



Building Covenants



Rise above all expectations...

NOOSA NORTHRISE VISION

The developers of Noosa NorthRise, Seymour Group, are committed to developing the finest residential estate on the Sunshine Coast. The estate was inspired by the natural beauty of the site poised on the fringes of Noosa's stunning waterways, with easy access to beaches, rivers, national parks and all amenities.

These Building Covenants and design regulations provide the necessary guidelines to meet this vision and ensures others purchasing in the Estate share the same values and commitment. The Covenants have been designed to ensure new developments complement the existing natural environment and are consistent with the quality of other homes built in Noosa NorthRise, to enhance the overall enjoyment of the built environment.

The Covenant forms part of the land purchase contract documents and contains specific obligations and suggestions for the buyers at Noosa NorthRise

These guidelines are intended to provide adequate development controls and design criteria to assist architects, designers and home builders in achieving a high quality and sensitive building development within this unique area.

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Building Covenants

1. DEFINITIONS

1.1 The following definitions are provided for these Building Covenants.

Architectural Review Committee (ARC) means the committee that assesses applications for proposed improvements in accordance with these Covenants. See Clause 3.2 for details of the ARC (page 3).

Background Noise Level means the average noise levels actually recorded at a given location within a specified period of time. If the Background Noise Level is required for comparison to a noise generated by something, then the object causing sound must not be operating when background noise is measured.

Building Height means the vertical distance from the Ground Level to the highest point of the roof structure.

Building Work includes any (proposed) external construction, alterations, additions, extensions and/or repairs to a dwelling or associated buildings. It can also mean any construction, alterations or additions to any fence, landscaping, retaining walls, exterior lighting, driveway or recreational structure.

Code means this architectural and landscaping code.

Council means the Sunshine Coast Regional Council.

Decks can be either on ground or suspended above ground. Suspended decks must be provided with required balustrading.

Crossover means the portion of a driveway between the Lot boundary and the road alignment.

Developer means KS 2 Pty Ltd ACN 100 846 884.

Development includes the existing improvements on any Lot and also means:

- a) Construction, alteration, addition, modification, decoration, redecoration painting, repainting or reconstruction of any improvements including fencing, driveways and pathways.
- b) Excavation or filling.
- c) Planting or removal of any vegetation, trees or shrubs.
- d) Construction of civil infrastructure, such as water supply, electricity lines and sewerage services.

Eaves means the overhang of the roof past the external wall line.

Front and Side Boundary Setback is an imaginary line beyond which no part of a building, structure or other improvement may project towards a Front or Side Boundary.

Front Boundary means the part of the boundary line of a Lot that coincides with the alignment of the street.

Good Neighbourhood Fencing means the fencing between your Lot and your neighbour's Lot. Good Neighbourhood Fencing should consider privacy between you and your neighbour and be built of suitable material to enhance your Lot.

Ground Level means the finished ground level of your Lot at settlement of your purchase.

Lot means proposed Lot in the Estate, as shown on Plan M1886-03E (page 6).

Pitch means the slope of a roof measured in degrees relative to the horizontal.

Plant and Equipment includes, but is not limited to, air conditioning (including reverse cycle), pool and water feature equipment, spa motors, solar mats, pool heaters and similar items.

Project means the residential land development project known as Noosa NorthRise.

Shade Structure means any structure - flexible or rigid - used to shade either a building or any part of a Lot.

Side Boundary means a side boundary line.

2. CONSTRUCTION TIME FRAME

The construction of the dwelling must be completed within twelve (12) months from the commencement of construction.

3. APPROVAL REQUIREMENTS

Approval Required

- 3.1 All improvements to a Lot, other than minor improvements, must be approved under these Covenants. Minor improvements to a Lot must also be consistent with these Covenants.

The ARC

- 3.2 An ARC (Architectural Review Committee) is the committee that determines whether proposed improvements to a Lot are consistent with the requirements of these Covenants and design guidelines.
- 3.3 The ARC will be a committee of at least two (2) people appointed by the developer, at least one of the ARC members must be an architect or licensed building designer. The developer may remove and replace the members of the ARC.

Approvals Required

- 3.4 You must not make improvements to a lot until:
- Plans and specifications of the proposed improvements are approved by the ARC under this code (which you must do before seeking any approvals required by law)
 - You have obtained any approval required by law for the improvements and any changes to the plans and specifications needed for an approval have also been approved under these Covenants.

- Copies of all required approvals have been given to the ARC.

Pre-lodgement Enquiries

- 3.5 Before making a formal application under these Covenants, you may seek advice as to whether proposed plans and specifications are consistent with these Covenants and design guidelines.

Variations from these Covenants

- 3.6 The ARC may approve plans and specifications that are not totally consistent with a part of the Covenants provided there is good reason for the variation or that it is deemed aesthetically pleasing in design.

The developer reserves the right to refuse an application, based on advice or recommendation from the ARC and that the proposed design of the residence is deemed inappropriate to the general feel of the estate.

Application

- 3.7 The first step for approval is an application to the ARC.

Three copies of the following drawings or documents will need to be submitted to the ARC:

Design Drawings as outlined below:

1). Site Plan (1:200) showing:

- North Point
 - Property lines with metres and bounds
 - Existing site contours
 - Building setbacks dimensioned
 - Building footprint with entries; porches, balconies, terraces, pools, pergolas and overhangs shown
 - Location of parking and garages
 - Driveways, paths, conceptual landscaping, and retaining walls and fencing
 - Swimming pools and ponds
 - Stormwater locations and description
 - All external structures
- 2). Site Analysis (could be part of site or floor plan) showing how the proposal responds to each item below and on the following page:
- Prevailing winds
 - Cooling breezes
 - Sun angles (use of natural lighting)
 - Orientation (effective response to North South East and West)

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3). Floor Plans and Roof Plans (1:100) showing:

- a) All windows and doors and openings including operation
- b) Overall dimensions
- c) Floor area statistics
- d) Floor level RLs
- e) Eaves and overhangs dotted and dimensioned
- f) Roof Lines shown dotted
- g) Upper stories shown dotted
- h) All external structures

4). Elevations (1:100) showing:

- a) Colours and location
- b) Materials
- c) Doors, windows and openings
- d) Overhangs
- e) Dimensioned height to eaves or overhangs
- f) Dimensioned overall height from finished ground level
- g) Dimensioned floor to ceiling heights
- h) Existing and modified ground levels
- i) Roof pitches
- j) Front fence elevations

5). Landscape Plan (1: 200) showing:

- a) North Point

- b) Property lines
- c) Building footprint
- d) Layouts of paved garden bed and turfed areas including general indication of finished levels and surfaces
- e) Location of driveways, parking, pools, ponds, paths, external structures, gardens, lawn, retaining walls, rubbish bin storage, pool equipment storage and clotheslines
- f) Fencing location
- g) List of landscape materials
- h) Proposed planting arrangement showing locations (eg. shade trees, screening shrubs etc)
- i) Planting Schedule including a suggested range of species to be used in the project. (refer to the Preferred Plant species Schedule for reference)
- j) Location of rain water tanks.

6) A Schedule describing the materials, finishes and colours showing:

- a) Roof type and colour
- b) Wall colour Palette
- c) Window type and colour
- d) Garage door, type and colour
- e) External features – material type and colour
- f) Paving type and colour
- g) Drive way type and colour

- h) Fencing type colour
- i) Any external structures materials and colours

3.8 All documents should include the Lot number, building type and the owner's name and contact details of the client/designer and the date.

Response for Design Review

3.9 Once you have lodged an initial application, the ARC will provide feedback to you as soon as reasonably possible.

3.10 If there are issues which need addressing, then the ARC will meet with you to discuss options. The ARC may issue a request for changes to your proposed plans and specifications and you will be requested to re-submit the relevant plans and specifications.

Construction Documentation Review and Approval

3.11 The ARC will not give you a final approval until you have provided construction plans and specifications to the standard required for approval by Sunshine Coast Regional Council. The construction plans and specifications must be consistent with any documents previously approved by the ARC.

4. GENERAL REQUIREMENTS FOR DEVELOPMENT

Subdivision

- 4.1 Any subdivision of Lot to create multiple dwellings on a single Lot, other than as provided for in these Covenants, is prohibited.

Designing For Privacy

- 4.2 Your home should be designed so that you and your neighbour's privacy is maximised to the greatest extent consistent with this Code. Consideration of room layout and window door openings in comparison to your neighbouring property should be taken into account if possible during the design process. Planting screens can be used effectively for privacy.

Designing For Climate

- 4.3 The following Guidelines are a starting point for achieving good climate design:
- All dwellings should be individually designed as well as positioned and orientated to maximise the benefits of each site's natural elements within the building zone.
 - The diagram on the following page indicates the climatic conditions and how effective design and building orientation can lead to a more efficient and liveable home.

- Appropriate design of roof overhangs, window shades, covered terraces, balconies and verandahs restrict summer sun. The design should still allow some warming winter sunshine to penetrate.
- There should be some consideration for roof ventilation and insulation.
- The house should also be designed to capture cooling summer breezes and also have some protection from the prevailing south east winds. Well articulated room layouts and provision courtyards will provide added flow through ventilation. The house can be designed to have the back to the prevailing winds while still allowing some breezes to enter in a controlled effect. Planting screens can also assist in wind protection.
- Any sun control or shading devices should be built from a material and in a colour that complements the design of the house and the overall colour scheme. Sails, fabric awnings and umbrellas are only allowed for side and rear yards where they are visible from the street.
- Individual homes that provide a character for the entire residential estate that are sensitive to the surrounding environment.

- Use of interesting roof lines and well articulated walls and room layouts combining passive solar design principles will provide homes that not only look good but will feel good as well.
- All set backs to boundaries, building heights etc. need to be in accordance with the Sunshine Coast Regional Councils by laws for the Northern /Noosa Plan.
- Energy efficient strategies and solutions particularly regarding solar orientation and control is encouraged

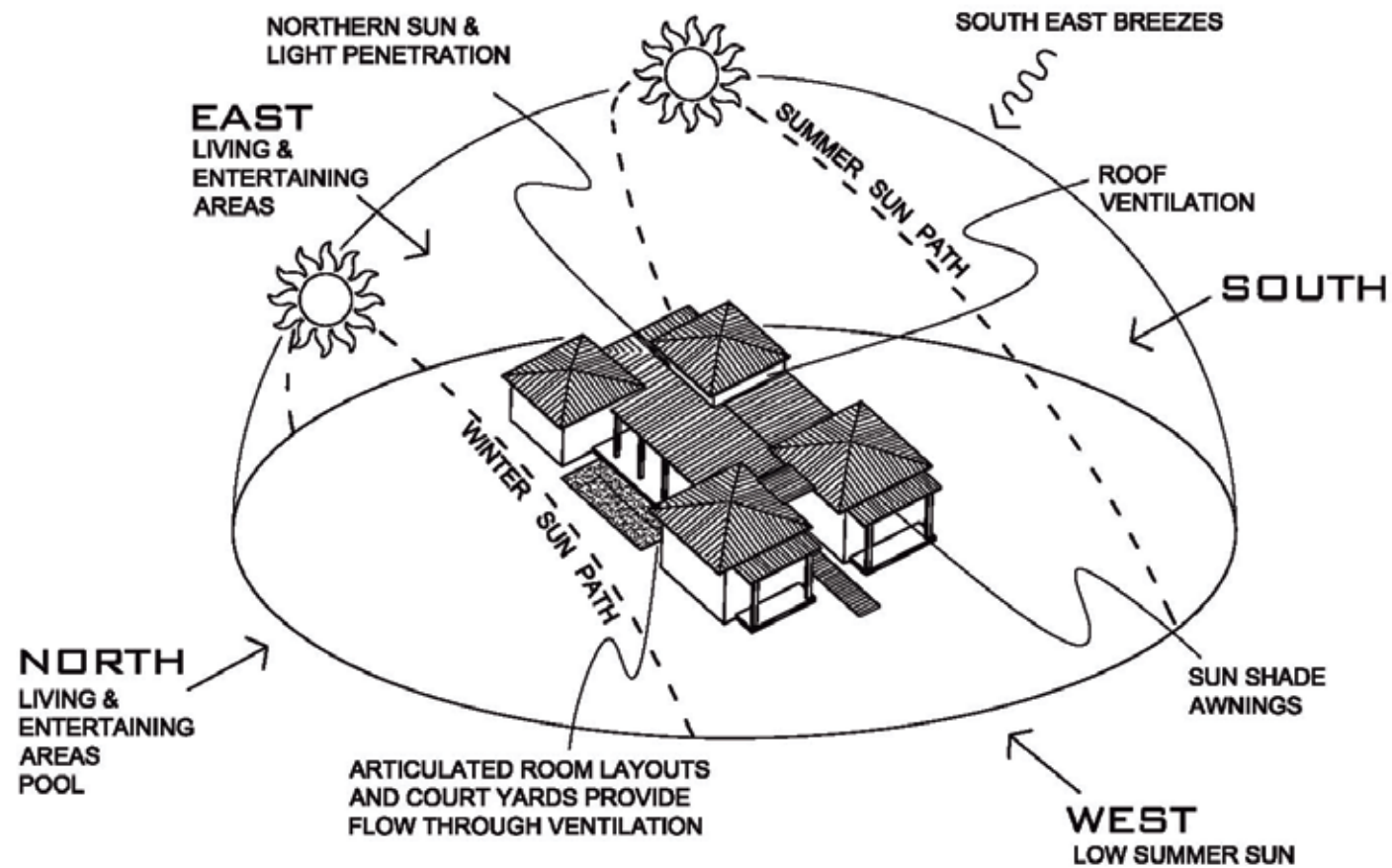
Design Style

- 4.4 The design of the house should reflect the Noosa lifestyle and complement our sub tropical environment. Relaxed informal indoor and outdoor living can be complemented by use of warm natural materials and finishes.

Use of interesting roof lines and well articulated walls and room layouts combining passive solar design principles will provide homes that not only look good but reflect innovation and a point of difference as well.

Individual homes should provide a character for the entire residential estate that is sensitive to the surrounding environment.

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Designing For Climate

5. BUILDING LOCATION, DIMENSIONS AND FORM

Comply With House Code

- 5.1 A dwelling and other improvements on a Lot must comply with the acceptable solutions and fit within the building envelope required under the Sunshine Coast Regional Council unless the ARC approves otherwise.

Minimum Dwelling Size and Car Parks

- 5.2 The minimum gross floor area (under main roof and excludes eaves) of a single dwelling is 275m². This must include an attached garage of a minimum floor area of 35m².
- 5.3 Garage should be either as part of the house or linked. Separated garages may be approved if the design of the structure is in keeping and complements the house.

Roofing

- 5.4 Roofs exert a strong impact on the look of an individual dwelling, streetscape and neighbourhood. Scale, form, material, design and colour all contribute to its beauty.
- 5.5 Roofs must be designed to provide good solar protection to all openings.
- 5.6 Generally, roofs must be constructed to have a minimum roof pitch of 20 degrees; however, flat and skillion roofs will be considered on the design merits of each individual home.
- 5.7 Roof forms shall further be evaluated on their architectural merits. Any necessary roof penetrations or features shall complement the roof line and colour. Service penetrations are to be concealed from view on front and rear elevations.
- 5.8 All homes should include eaves and overhangs, 900mm is encouraged to at least 70% and especially over major openings and other areas requiring sun and rain protection. Eave to be 600mm minimum.

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6. BUILDING MATERIAL AND COLOURS

6.1 No second-hand material may be used.

Building Colours

6.2 The criteria for external colours shall be to provide finishes complementary with the notion of a total community character and an overall appearance of unity in tone rather than clashing of colours.

In general, the colours should be light and or earthy colours with accents used with discretion.

Exterior Cladding

6.2 The design should give consideration to using a mix of materials to exterior cladding and wall linings of the house. The external walls of a building shall be finished with the follow materials:

- Masonry finished in a rendered and painted or textured finish.
- Timber weatherboards or plywood with a painted or stained finish for a maximum area of 50% wall faces.
- Natural stone for a maximum area of 30% of the wall faces

- Metal cladding for a maximum area of 30% of the wall faces.

- Masonry look with a rendered and painted or textured finish over cement sheeting or similar.

Face brick or block work will not be permitted.

The ARC shall consider any other materials on their merits during design approval.

6.3 If your design contains any architectural feature that appears out of sync with the overall character of the building, it will be questioned. The ARC retains the right to request its removal from your design.

6.4 The use of raw materials will be considered as part of the overall design of the building.

Roofing

6.5 Roof materials may include; colorbond metal, slate or terracotta shingle profile tiles, terracotta roman or spanish tiles, copper or zinc standing seam.

Roofs must be non-reflective and finished in muted colours.

Glazed concrete roof tiles may be approved on application.

6.6 All roof materials must not have reflective finishes.

6.7 Highly glazed or vitreous roof tiles are not acceptable.

6.8 The ARC may consider other material on their merit. It would be in your interest to discuss your ideas with them, prior to submitting a finished plan for design approval.

6.9 You should consider the colour of your roof within your overall colour scheme.

6.10 All guttering and downpipe treatments must complement and be in accordance with the proposed dwelling style and colour.

7. LANDSCAPING

- 7.1 Landscaping is considered a significant ingredient in establishing the Estate and conveying its quality.
- 7.2 Front lawns and gardens are to be established prior to occupation. The remaining areas should be established within three months of occupation.
- The front lawn is to be fully turfed and landscaped. Lawn seeding or runners are not permitted.
- 7.3 Use of local plant species are to be used predominately within residential gardens and will assist in blending the estate in with the surrounding parklands. Please refer to the Preferred Plant Species Schedule for reference.

Landscape Materials

- 7.4 A wide range of materials are available for use in domestic landscaping to promote a cohesive and consistent image. The following are preferred.

A. Mulches (Minimum 75mm but ideally 100mm deep):

- i) Medium to fine grades of hoop pine mulch
- ii) Rounded river stones of 25-75mm diameter
- iii) Forest blend leaf litter

B. Garden Edging:

- i) Treated softwood timber mowing edge, extruded concrete or pavers set into concrete, aluminium mowing edge
- Note: do not use spade cut edges

C. Turf:

- i) Sir Walter or Palmetto Broad-leafed Buffalo grass for a low maintenance and shade tolerant grass
 - ii) A grade green or blue couch
- 7.5 Drainage: Ensure that finished external levels drain away from the residence and connect into the site stormwater system. Ensure no ponding occurs on site.

- 7.6 Site Services: Ensure that access to site services is unimpeded.

8. PARKING, DRIVEWAYS AND CROSSOVERS

Car Parks

- 8.1 A minimum of two covered parking spaces incorporated into the dwelling should be provided within each Lot.

Driveways

- 8.2 Generally only one driveway and crossover will be permitted per block and should not be wider than 4 metres at the street boundary

to an allotment. Locate driveways near side boundaries to minimise impact on lot frontages. Driveways and uncovered parking areas must be finished with good quality paving material with first class workmanship and finish and may include:

- First quality coloured or exposed aggregate concrete
- Stone Paving
- Masonry Pavers
- Paving Tiles or Natural Stone
- All materials should be have a non slip finish.

Crossovers

- 8.3 Crossovers should comply with the standard Crossover details and be constructed as an extension of the materials used for the driveway.

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9. SWIMMING POOLS

- 9.1 Swimming pools, spas and ponds must be of in ground construction and must be structurally and geotechnically sound.
- Vertical exposed edges must have a first class finish that complements your residence. Superior workmanship is expected.
- All pools will be subject to the ARC approval and must comply with local government regulations.
- 9.2 Swimming pools and spas are not to be located and have boundary setbacks and be fenced as per requirements of the Sunshine Coast Regional Council.
- 9.4 Pumping facilities, motors and heating systems should be located within a well-designed, sound-proofed enclosure.
- 9.5 Solar water heaters maybe installed provided the solar panels remain flush with the roof and are not visible from any thoroughfare. Tanks and other equipment are not permitted on the roof.

10. ADDITIONAL STRUCTURES

Storage Sheds and Clothes Lines

- 10.1 Storage sheds may be approved if not visible from the street. They must not be more than 3m x 3m and not be made of highly reflective material. They must be shown on your application to the ARC.
- 10.2 Storage sheds must be constructed of materials that are visually compatible with your home. Sheds and other storage structures should also be matched to your colour scheme.
- 10.3 Clothes lines are another day-to-day essential that should be kept as unobtrusive as possible. Clothes lines should be a minimum 1.2m x 1.8m in area.
- 10.4 Clothes lines must not be visible from any street or public walkway. One way of doing this is to locate a wall mounted line at a level that is lower than the surrounding wall or fence. Where the fence is less than 2 metres then you should add screens to a minimum height of 2 metres.

TV Antennae, Aerials and Satellite Dishes

- 10.5 To maintain clear and attractive roof scapes, television antennae, aerials, satellite receiving or transmitting dishes or other equipment, must be as concealed as far as possible from any thoroughfare road or adjoining Lot

and painted or coloured the same colour as the roof.

Plant and Equipment

- 10.6 Plant and equipment outside a building must be located so it is not visible from any thoroughfare or road.
- Air conditioning units should not be placed on roofs unless they are incorporated into the design and are not visible from street or public walkways.
- 10.7 Insulation should be used to maintain a noise level that is below the Background Noise Level.
- 10.8 Noise levels from plant and equipment measured at common fences should not exceed Background Noise Level plus 10 decibels. All Plant and Equipment should be corrected for any impulsive or tonal noise character in accordance with Australian Standard AS1055.1.
- 10.9 A suitable drainage system should be incorporated into the design of air conditioning units to prevent staining of the façade, the building or paved areas.
- 10.10 Solar collectors and PV panels are only permitted on the roof of any building and must be not visible from street. Where these are intended to be used they should form part of the application to the ARC.

11. ACCESSORIES

Exterior Light Fittings

- 11.1 All exterior light fittings should be of first class quality and design. They need to be located and orientated so as not to cause a nuisance to your neighbours. Exterior lights must have translucent diffusers that prevent the bulb from being seen.

Energy efficient lighting is encouraged.

Insect Screens

- 11.2 Insect screens and security screens must be designed to be as unobtrusive as possible.

Skylights

- 11.3 Skylights may be approved by the ARC providing they comply with general guidelines on design and colour.

Letter Boxes

- 11.4 Letter boxes should be incorporated into any proposed fence to present an integrated frontage to the street. The letter box should be as attractive as possible and complement the design of the fence.

The street number of your residence should be illuminated and integrated with the mail box.

Rain Water Tanks

- 11.5 Rain water tanks as required by Sunshine Coast Regional Council are to be placed below ground and not to be visible from street or public walkways. If this is not possible, rainwater tanks are to be constructed from colorbond, polyvinyl or non-reflective material and be screened to be not visible from the street or public walkways.

Rubbish Bins

- 11.6 Rubbish bins are not to be visible from the street or public walkways.

Screened and gated service areas are encouraged to house these.

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12. FENCING/RETAINING WALLS

12.1 The fencing of your home and that of your neighbours will affect the overall appearance of Noosa NorthRise. The developer aims to create an open landscape appearance for the Estate.

12.2 Front and perimeter fencing and screening must be constructed of 'Good Neighbourhood Fencing' and to be a maximum height of 2 metres. The fences should be constructed of similar materials and colour to the house or by materials that will complement the materials used on the house. Rendered and painted block work, natural stonework, various timber or aluminium screenings painted or stained are encouraged. Treated pine timber paling or colorbond sheet fencing is discouraged.

12.3 Front fencing, all fencing with street frontage:

The front fencing to your home is a very important design element. Not only providing a security and privacy it can also be used to complement the overall design of your home.

Variation in height and shape, staggering the fence lines and varying the use of materials as well as thought with placement of feature trees plants and shrubs can all add to aesthetic appeal of the fence.

Some form of transparency 35% should also be used if the fence is above 1.2 metres high.

Front fencing layouts and elevations will need to be put on your application to the ARC.

12.5 Corner Lot fencing must be given particular consideration and must not obscure traffic visibility.

12.6 All fences are to entirely completed within 30 days from practical completion.

The Dividing Fences Act (1953) allows you to claim one half of the cost of a standard fence for the area from your neighbour providing one month's notice is given prior to erection and other requirements under that Act are complied with. NB. The developer unfortunately cannot be considered a neighbour should the adjacent allotment not have been sold.

12.7 All retaining walls visible from the street or public walkways are to be constructed of rendered and painted masonry, rock or stone.

12.8 All retaining walls over 600mm should be constructed of rendered and painted masonry, rock or stone.

12.9 All retaining walls must be aesthetically pleasing and all designs must be submitted to the ARC for approval.

13. MAINTENANCE BEFORE AND DURING CONSTRUCTION

- 13.1 Lots must be kept clean and tidy before and during construction of a dwelling. Weeds must be kept under control and grass mown or slashed at least once a month.
- 13.2 The buyer must not accumulate rubbish nor allow rubbish to be accumulated on the property.
- 13.3 Rubbish must be removed at least weekly before construction. During construction, rubbish must be picked up daily and placed in appropriate bins maintained on the Lot for that purpose.
- 13.4 The buyer must not remove any sand, soil or gravel from the property except for the excavation and preparation of foundations for the house, pool or the preparation and layout of gardens.

14. BUILDING COVENANTS SIGNAGE

- 14.1 If you are selling your house then you are permitted only one for sale sign only.
- 14.2 During construction, the builder and designer

may place only one sign on the Lot. This excludes other signage as required by Law.

- 14.3 If you are selling your lot, then you are not permitted any signage for a period of one year from date of purchase.

15. BOATS, CARAVANS, TRAILERS AND COMMERCIAL VEHICLES

- 15.1 If you intend to keep a boat, caravan, trailer or commercial vehicle on the Lot, it must be stored or parked in a garage or similar, to the rear of the house and must not be visible from the street or public walkway.
- 15.2 The parking of commercial and recreational vehicle is not permitted unless the vehicle is not visible from the street or public walkway.

16. TRANSFER OF COVENANTS

- 16.1 The Covenants are to form part of any future sale contract of a Lot within the Estate.

Disclaimer

Every reasonable effort has been taken in the preparation of this document to ensure the accuracy of its contents, however no warranty is given. Illustrations and all other photographic depictions are for presentation purposes only. Prospective purchasers are advised to carry out their own investigations to satisfy themselves as to all aspects of the development. To the extent permitted by law, liability for loss or damage incurred or suffered by any person who acts or makes decisions on the basis of the information and artistic illustrations shown to them, is excluded.

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NORTHRISE
NATURALLY EXCLUSIVE LIVING

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