



Design Guidelines for Building Your Dream Home

ARCHITECTURAL AND LANDSCAPE CODE FOR
RIDGES PEREGIAN SPRINGS COMMUNITY TITLES SCHEME

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1. About FKP

FKP Property Group is one of Australia's leading diversified property and investment groups, with more than 30 years in the property industry. FKP is ranked today as an ASX top 200 performer - with operations across the country and expertise in development, construction, land subdivision, retirement village ownership and management, investment, property and asset management.

FKP's thoughtful approach, responsive planning and reputation for outstanding results strive to protect and grow your investment for years to come. We are passionately focused on creating great communities and living solutions that continually redefine and improve environments. Our key points of difference focus on four core areas:

Lifestyle based communities

- Selecting sites with care to represent the best proximity to city centres, amenities and infrastructure.
- Delivering the added lifestyle facilities on a major scale with the emphasis on developing premium master planned communities.
- Striving to incorporate community recreation facilities, nature reserves, usable open spaces and public transport services linked to a network of paths and bikeways.
- Adopting our unique "whole to life" approach to development gives our projects the depth and diversity of a true urban village - expansive recreational spaces, shared facilities and appealing retail precincts which all help to nurture a strong sense of community.

Forefront of Environment Initiatives

- Master planned communities which are carefully designed to protect and sustain each area's delicate ecology. Putting in place strict design controls to maximize livability, energy efficiency, water efficiency and protect the surrounding native habitat.
- Dedicated significant tracks of land to environment protection, such as:
 - Setting aside conservation areas to protect endangered vegetation; and
 - The creation of wetlands to filter storm water and runoff.
- Innovative water management initiatives are designed to maximise efficiency and minimize hydrological impacts on each site.
- Revegetation of native habitat is monitored to ensure the successful long-term rehabilitation of the environment.

Deliver a Higher Level of Amenity

- Focus on excellence in urban design by providing a variety of housing choices. The quality and style of home design, creativity and fit out is both practical and inspirational, complemented by our commitment to landscaping.



2. Welcome to Ridges Peregian Springs

FKP is proud to welcome you to Ridges Peregian Springs, which we are confident will be a unique place, welcoming, environmentally friendly, innovative and located centrally to schools and shopping precincts. This combination helps create a lifestyle that will reward you and your family into the future. FKP has created a framework to protect your investment and the Ridges Peregian Springs Architectural and Landscape Code will guide the Ridges Peregian Springs community's creation. FKP hopes to be part of your community into the future and encourages you to embrace its vision and make it your own.

3. Ridges Peregian Springs Vision

Ridges Peregian Springs is about excellence. Excellence in design, innovation, construction, landscaping and lifestyle. These elements promote excellence in the creation and maintenance of a unique community, protecting and enhancing your investment and your lifestyle.

4. Why have an Architectural and Landscape Code?

FKP is developing Ridges Peregian Springs as a fully master planned residential community. The standards which are detailed in the Ridges Peregian Springs Architectural and Landscape Code will maintain, protect and enhance your most valuable asset, and are responsive to the influences of the surrounding setting, climate and environment.

Beyond the obvious design control functions, Ridges Peregian Springs Architectural and Landscape Code provides valuable information and knowledge on a variety of important community and environmental topics. By having this information within an easily accessible and consolidated document, it is hoped that this document can serve as a unique educational tool.

You are bound to the Architectural and Landscape Code by virtue of the Community Management Statement for Ridges Peregian Springs Community Titles Scheme, and by virtue of section 59 of the Body Corporate and Community Management Act 1997 (Qld). Some elements of the Code are design principles that the Body Corporate encourages you to follow, other elements are fixed requirements that you must comply with.

5. Ridges Peregian Springs Design Philosophy

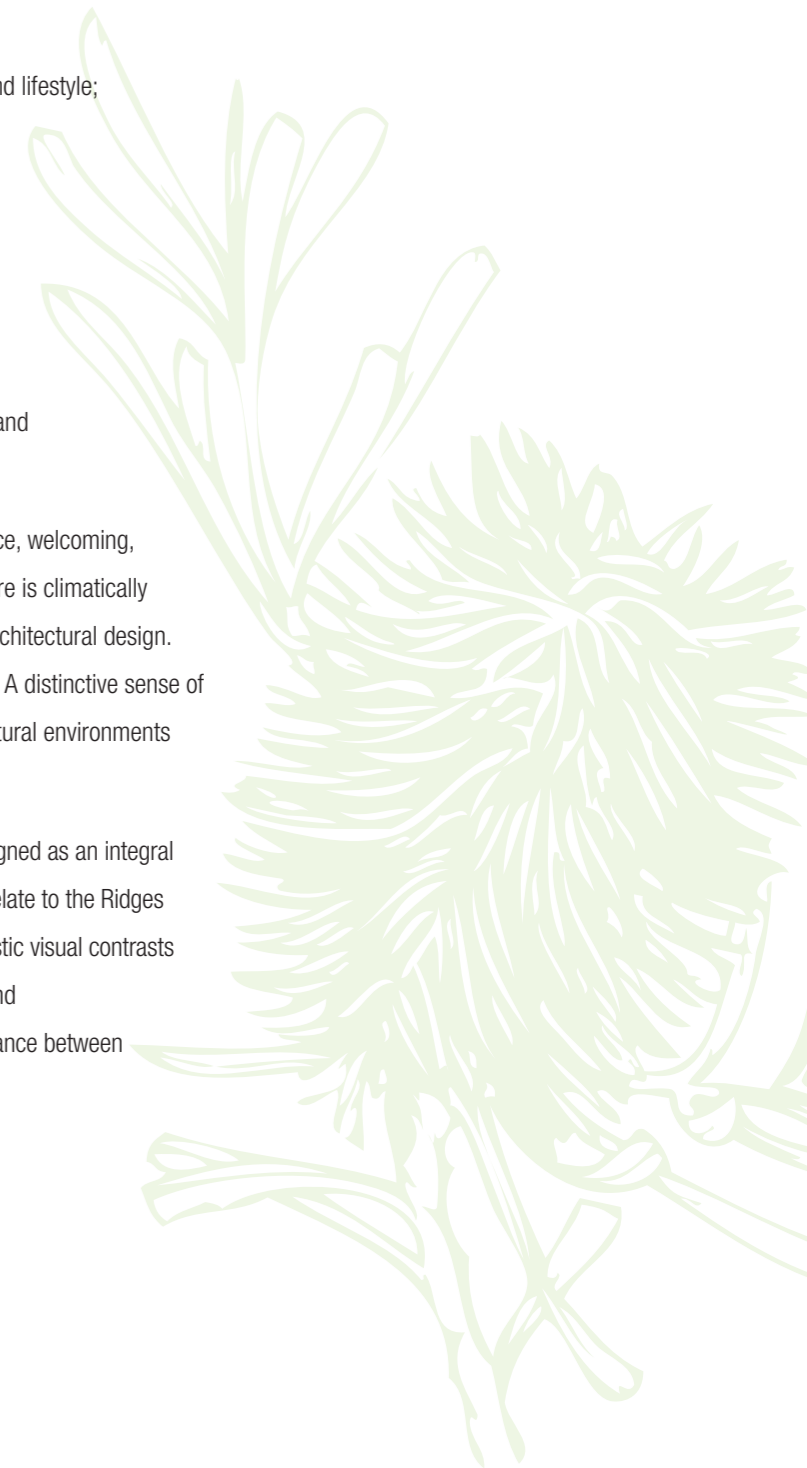
Ridges Peregian Springs will showcase environmentally sensitive initiatives, using Environmentally Sensitive Design (ESD) principles. These principles and initiatives will ensure the integration of the Ridges Peregian Springs Community with the natural environment.

These ESD principles will include:

- Architectural style complementing the subtropical Queensland lifestyle;
- Community capacity generation, integration and support;
- Promotion of community safety through design;
- Selective retention and protection of existing vegetation;
- Sensitive site earthworks;
- Bushfire management;
- Planting endemic native vegetation;
- Innovative water management and conservation strategies; and
- Energy efficient design.

We are confident Ridges Peregian Springs will be a unique place, welcoming, environmentally friendly and visually striking. Ridges architecture is climatically responsive and displays the best of Australian contemporary architectural design. Design features respond to its subtropical and coastal location. A distinctive sense of place and community pervades throughout. Built forms and natural environments inter-relate seamlessly.

Buildings and surrounding open spaces are conceived and designed as an integral part of Ridges Peregian Springs. The design of homes should relate to the Ridges Peregian Springs general street character. This will prevent drastic visual contrasts between homes in Ridges Peregian Springs. Whilst individual and contemporary design is desirable, the final result must be a balance between individuality and complementing the community.



6. Approval Process

There is an obligation for all Lot owners who intend to commence development on a Lot, to obtain the necessary written approval from the Architectural Review Committee (ARC).

The ARC has authority at its absolute discretion to grant approval based on design merit. It is expected that all designs will comply fully with this Architectural and Landscape Code. Where relaxation approval is given for a meritorious or innovative design solution, this does not create a precedent nor imply that the approval will be repeated.

Architectural or urban design merit based solutions which deviate from this Architectural and Landscape Code will require you to submit a report to the ARC outlining how the design satisfies the intent of the Code. All decisions of the ARC are final and binding.

7. Approval Time

The ARC shall endeavour to review your application within fifteen (15) working days of receipt of the application.

Following the ARC's review of an application the ARC will, within five (5) days after the review, confirm in writing that the preliminary design is acceptable or advise you on items which require further consideration.

You must have full ARC approval for your home or any improvement before lodging any applications to Council or a private certifier for building approvals.

Please note the responsibility in relation to seeking and obtaining the approval of the Sunshine Coast Regional Council for the proposed plans and specifications for a Lot rests solely with the owner/s of the Lot, notwithstanding that such plans and specifications may have been approved by the ARC with respect to this Architectural and Landscape Code.

The approval process detailed in this Architectural and Landscape Code is additional to any State or Council building or planning approval requirements.

8. Approval of Plans

To help assess your new home the ARC require that you provide clear documents to describe the look, layout and materials you intend to use and to make sure that all homes are in keeping with the vision for Ridges Peregian Springs.

To ensure that this is a clear process that gives you understandable feedback on your design, the ARC uses a two stage approval process. This requires you to present drawings for review at the early concept stage of the design process and later once the full documents are prepared. No variation will be permitted to site cover or setbacks requirements.

Building works may not commence until the ARC has issued formal written approval of the Stage Two documentation. Any renovations, extensions or modifications to the approved design must be approved by the ARC and are subject to the same approval process.

STEP 1	<ul style="list-style-type: none">• Once you have selected your Lot, discuss the housing and landscaping design standards with sales staff and/or the ARC representative.• Meet with your designer to commence concept design and review the Architectural and Landscape Code.
STEP 2	<ul style="list-style-type: none">• Prepare your First Stage Documents in accordance with the list below, and use the checklists in Appendices 3 and 4.• Submit two (2) copies with the application form (Appendix 5) to the ARC.• The ARC will give you written feedback within twenty (20) working days of making your application or may contact you to organize a meeting with you and your designer.• Address any issues raised by the ARC and resubmit if required.
STEP 3	<ul style="list-style-type: none">• After receiving your written approval from the ARC, commence your Building Application documents (to be lodged with your private certifier) including landscape plans in accordance with the Second Stage approval list.• Submit two copies of the above for approval to the ARC. The ARC will give you written feedback within twenty (20) working days of making your application or may contact you to organize a meeting with you and your designer.• Address any issues raised by the ARC and resubmit if required.
STEP 4	<ul style="list-style-type: none">• After receiving your written approval from the ARC, commence engineering and other consultant documents as required to submit your Building Application to your private certifier.• If your design changes through this process you must resubmit to the ARC.• Submit a copy of your stamped approved Building Application with the ARC.
STEP 5	<ul style="list-style-type: none">• Construction of your home must be commenced within twelve (12) months of purchase of the Lot and completed within a further nine (9) months.• Landscaping must be completed within two (2) months of completion of your home.• During construction and after completion the ARC may inspect your home to ensure its compliance with the approved drawings. The ARC has the power under the by-laws for Ridges Peregian Springs Community Titles Scheme to issue a notice of breach which requires you to address or rectify outstanding issues.• The ARC will issue a letter of compliance within five (5) working days of any inspection.

All documents at each stage should be 1:100 scale at A3 and show your contact information and site details, including Lot and street number.

8.1 LIST OF REQUIRED DOCUMENTS - First Stage Documents

PLANS

- Site plan indicating contours, setbacks, floor areas, site coverage, window locations, garages.
- North sign to indicate orientation.
- Location of covered outdoor spaces.
- Sheds, pool location and pergola structures.
- Finished floor levels.
- Cut and fill details.
- Proposed retaining wall locations and heights.

ELEVATIONS

- All elevations indicating roof form, window location and size, external materials.
- Location of screening devices for privacy.

8.2 LIST OF REQUIRED DOCUMENTS - Second Stage Documents

PLANS

- Site plan indicating contours, setbacks, floor areas, site coverage, window locations, garages.
- North sign to indicate orientation.
- Location of covered outdoor spaces.
- Sheds, pergola structures, finished levels.
- HWS, Solar panels, air-conditioning location, bin storage location.
- Cut and fill locations (maximum allowable combined retaining wall height is 1 metre ie. cut and fill retaining to be maximum .50 metre high each).

ELEVATIONS

- All elevations indicating roof form, window location and size, external materials.
- Location of screening devices for privacy.
- Schedule of colours for all walls, roof, gutters etc.
- Samples of all colours as colour chips and images.

LANDSCAPE PLANS

- Site plan showing location of pools, fences and fence types, driveway location and material, clothesline, retaining wall locations and heights.
- Planting plan and schedule, existing vegetation and location of trees that are proposed to be removed.
- Screened bin location, letterbox location.
- Pool pump location, outdoor structure locations.
- Water tank capacity, location and installation.

9. Construction Time

Your home must be commenced within twelve (12) months from change of ownership from the original owner and completed within a further nine (9) months. Landscaping must be completed within two (2) months of completion of your home.

9.1 Flowchart of a Typical Approval Process

To meet your building obligation and to obtain building approval, we recommend that you meet with an architect and builder as soon as possible after settlement. The typical timing for the approval process is as follows:

STEP 1	Meet with your architect and builder to discuss your designs, construction program and costs	2 months after settlement*
STEP 2	Compile all the information required for approval from the ARC - use the building checklist provided at the end of this Code	2-4 months after settlement*
STEP 3	Apply for Code approval from the ARC	4-6 months after settlement*
STEP 4	Apply for building approval from Council	8-10 months after settlement*
STEP 5	Commence building	11 months after settlement*

* Indicative time frames only

10. Ridges Peregrin Springs Design Principles

Dwelling Design Criteria

Lot Type	Conservation	Traditional	Courtyard & Cottage	Duplex
Site Cover	Refer to HGLE*	50% - ground floor 40% - upper floor	50% - ground floor 40% - upper floor	50% - ground floor 40% - upper floor
Front setback + <small>*Relaxations for balconies, verandahs, open porches & covered ways only</small>	6m	6m <small>*Relaxable to 4.5m</small>	6m <small>*Relaxable to 4.5m</small>	6m <small>*Relaxable to 4.5m</small>
Garage setback	6m	6m	6m	6m
Side setback +	1.5m - ground floor	1.5m - ground floor 2.0m - upper floor	1.5m - ground floor 2.0m - upper floor	1.5m - ground floor 2.0m - upper floor
Built to boundary	NA	NA	6m min length & 15m max length of side wall of dwelling to be built to zero Lot boundary Height 3.5m max	Party wall
House size minimum under roof	240sqm	220sqm	190sqm or 50% of total Lot size, whichever is the least	170sqm
Rear setback <small>*Relaxations dependant on site orientation</small> <small>Refer to HGLE*</small>	Variable Refer to HGLE*	4.5m - ground floor 6m - upper floor <small>*Relaxable to 3m for 30% of Lot width single storey only</small>	4.5m - ground floor 6m - upper floor <small>*Relaxable to 3m for 30% of Lot width single storey only</small>	4.5m - ground floor 6m - upper floor <small>*Relaxable to 3m for 30% of Lot width single storey only</small>
Corner setback <small>Secondary frontage</small>	4.5m building 6m garage	4.5m building 6m garage	4.5m building 6m garage	4.5m building 6m garage

*Home & Garage Location Envelope

Setbacks are to be measured to the outer most point of the dwelling.

+Front and side boundary setbacks are to be in accordance with Council requirements and the Queensland Development Code acceptable measures as applicable.



11. Design Themes

The vision for Ridges Peregrin Springs incorporates residences, community facilities and landscaping that expresses contemporary sub tropical residential styles and themes. The vision includes a high quality, cohesive streetscape with a high level of articulation through a variety of horizontal and vertical expressed elements and a mixture of building materials. Some elements are critical to achieving the desired external appearance of your home and contribute to maintaining a desirable streetscape. Designs that address and engage with the street are encouraged, ensuring that elements such as garage doors do not dominate.

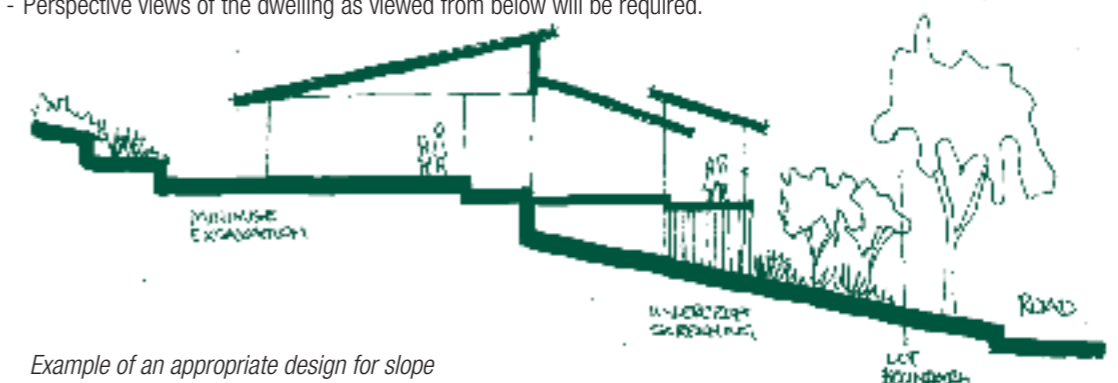
The following key factors influence the building's external appearance:

- The vision for the Ridges Peregrin Springs is for contemporary building forms including skillion roofs and parapet elements. Hip roofs and gables may be acceptable if used in a modern manner, subject to ARC approval. Reproduction houses including Federation or Mediterranean styles will not be approved.
- Garages are to be integrated with the dwelling design and the garage door must be set back from the main building line of the house.
- Multiple houses with the same plan and elevations will not be allowed in the same streetscape or within close proximity in order to ensure variety.
- Houses on corner Lots and fronting parklands must consider the side elevations to ensure the degree of articulation and design elements address the secondary street frontage.
- Two storey homes are required to step in or out at the upper level to create articulation and interest.

11.1 Design for Slope

The intent is to minimise the environmental impact of buildings on sloping sites; prevent unsightly earthworks and retaining walls; promote designs sympathetic to the topography and landscape.

- Design on sloping sites should minimise excavation and consider split levels to avoid major excavation by stepping gradually down the site. Use minor changes in level and smaller retaining walls. (Refer to diagram below)
- 0.5 metre maximum cut and 0.5 metre maximum fill. The ARC at its discretion may allow a maximum cut of 0.8m and fill of 0.8m providing the home complies in other respects.
- All retaining walls are to be shown on the first stage drawings submitted to the ARC.
- Any visible retaining wall should be constructed of stone, rendered masonry or timber sleepers. Large boulder retaining walls will not be permitted where they are in public view. Smaller boulders can be arranged between planting to form low terraced retaining walls.
- Undercroft areas must be suitably screened and elegantly designed to complement the residence as a whole.
- Perspective views of the dwelling as viewed from below will be required.



Example of an appropriate design for slope

11.2 Building Height

The intent is to preserve the visual landscape character of the area; minimise overlooking and overshadowing; and protect views from parkland areas.

The maximum height of construction is 8.5 metres measured from any point on the roof down to the natural ground level directly below this point.

For walls built to the side boundary the maximum average wall height is 3.5 metres measured to the top of the gutter or parapet from the natural ground line.

11.3 Materials, Colours and Finishes Criteria

11.3.1 External Wall Materials

The intent is to promote diversity of expression while retaining visual coherency; ensure colours and materials complement the colours of the surrounding landscape; create a distinctive character for each precinct.

- Rendered masonry with a preference for matt cement-based finishes in muted earthy tones.
- Face bricks may only be used in architectural feature panels on approval.
- Weatherboard with stain or matt low-reflective paint finish.
- Plywood with stain or matt low-reflective paint finish.
- Fibre cement wall cladding with timber batten cover strips.
- Glass with reflective finishes will not be permitted.

11.3.2 External Colours and Finishes

To create a harmonious streetscape, the colours of your home must complement the natural environment. Earthy hues used in conjunction with natural material may be combined with minor colour accents on feature elements. Bold colours are not acceptable other than as very minor elements. A brightly coloured home amongst homes with muted colours may in fact have significantly reduced street appeal. Materials such as stone and timber are encouraged to complement and contrast with rendered walls. All colour schemes are subject to approval by the ARC.



11.3.3 Roof Materials and Colours

The intent is to ensure visual coherency; prevent the use of reflective surfaces to minimise the visual impact within the landscape; ensure the colours of all roof materials are sympathetic to the landscape; protect the visual amenity of all residents. Gutter and downpipe design must complement the dwelling.

Roofs may only be clad in the following materials:

- Metal roof sheeting matt finished Custom Orb profile or similar (on approval) including copper and zinc finishes.

Roof colours and materials with high reflectivity are not preferred (ie. white colours), and will only be approved on the overall design assessment taking this characteristic into assessment.

11.3.4 Roof Design

Roof design is very important to the look and performance of a building. The intent is to ensure that all windows and door openings are protected, allowing good ventilation and cooling in wet weather; ensure roof overhangs and screens or shading devices are correctly designed to protect walls and windows from hot summer sun, while allowing in warm winter sun.

- Flat and curved roofs will be considered on their merits.
- Roofs should generally be pitched to the outside walls reducing internal gutters.
- For pitched roofs the pitch should be 25 degrees.
- Overhangs and eaves to eastern, northern and western walls must be a design feature of all homes. It is preferred that they project a minimum of 600mm from the building face to provide adequate shelter from the sun and wind-driven rain.
- Alternatively, windows and doors should be recessed a minimum of 450mm or be shaded with window awnings, screens, trellises or balconies suitable to the overall design of the home.

11.4 External Fixtures and Plumbing

The intent is to appropriately conceal unsightly building features from the street such as antennae, hot water systems, air-conditioners etc.

- Roof mounted fixtures such as television antennae, satellite dishes, air-conditioning units, swimming pool heating and solar hot water storage devices must be located below the ridgeline and must not be visible from the street or neighbouring parkland.
- These fittings must be mounted as close as possible to the roof line and match the colour of the roof or be concealed within the roof cavity.
- Solar hot water systems should be located for optimal efficiency and mounted flush with the roof. Water storage units for these systems must be located on the ground or in the roof cavity.
- Hot water systems must be screened from the street and heat pump and air-conditioning systems must be suitably located to reduce noise to neighbouring properties.

11.5 Streetscape

The intent is to ensure a good visual relationship between individual homes and the street; and promote interaction between residents.

- The front door entry of a home is required to be no less than 1200mm wide.
- Home designs of the same or similar model may not be built within 150 metres of each other, with precedence being given for approved or completed homes.
- A limit may be placed on the number of project homes of a particular model being built within a precinct at the ARC's discretion.
- Clothes drying areas should not be positioned on street or parkland frontages unless suitably screened.

11.6 Ancillary Structures

The intent is to ensure that the design and location of additional structures for storage and outdoor living are considered during the dwelling and landscape design.

- If an Ancillary Structure is greater than 12m² it will require ARC approval prior to construction.
- If an Ancillary Structure is to be connected to the house it must be included in the house approval drawings.

Storage sheds:

- Shall not be placed in front yards.
- Shall not be higher than 2.5 metres.
- Will not obstruct neighbours' views.
- Will not overlook neighbours' living areas.
- Preferably located on the western or southern side of the house (in the back or side yard).
- Shall not be constructed of raw steel, plain galvanised or zincalume.

Pergolas/Landscape Shelters:

These are encouraged and will be addressed on individual merit.

11.7 Corner Lots

- Homes on corner Lots or Lots abutting parklands or reserves must address both frontages and facades.
- Large blank walls will not be approved.
- Double storey homes are preferred for corner Lots particularly in prominent locations.
- Street elevations for corner Lots must be attractively designed and address both frontages with windows, balconies, verandahs and screens used to vary and articulate the building form.
- Walls to secondary street frontages must include at least 10% glazing and step in plan at least once every 8metres, to prevent blank unattractive facades.
- Minimum setbacks to secondary street frontages are 4.5 metres for all Lots other than conservation Lots, which must have a minimum setback of 6 metres.
- Garages built on secondary street frontages must be set back from the main building line to reduce their impact on the streetscape.

11.8 Vehicle Accommodation

- Dual car accommodation must be provided onsite for each dwelling. Parking may be arranged in tandem for sites less than 400m².
- The maximum visible garage frontage is 6.5 metres.
- Finishes include timber paneling, battening and approved metal doors.
- Storage of boats, caravans or additional vehicles must not be visible from the street and must be accommodated in tandem and side boundary parking arrangements behind garage areas.
- Vehicle crossovers may not exceed 4.5 metres in width but driveways may widen as required at entry to garages.



12. Designing for Better Living

The design of your new home should take advantage of the site and the aspect. Good design principles can make your home more comfortable all year round and reduce your long term energy use and carbon emissions.

In winter, good design can warm your home by allowing in the sun. In summer, orientation of living spaces to the north, eaves and careful placement of windows to encourage cross ventilation will reduce your reliance on air conditioning. Be sure to avoid large areas of glass to the west.

In addition, this document contains suggested orientation diagrams for each Lot type to help you design an energy efficient home that can save your long term living costs and make your home more comfortable year round.

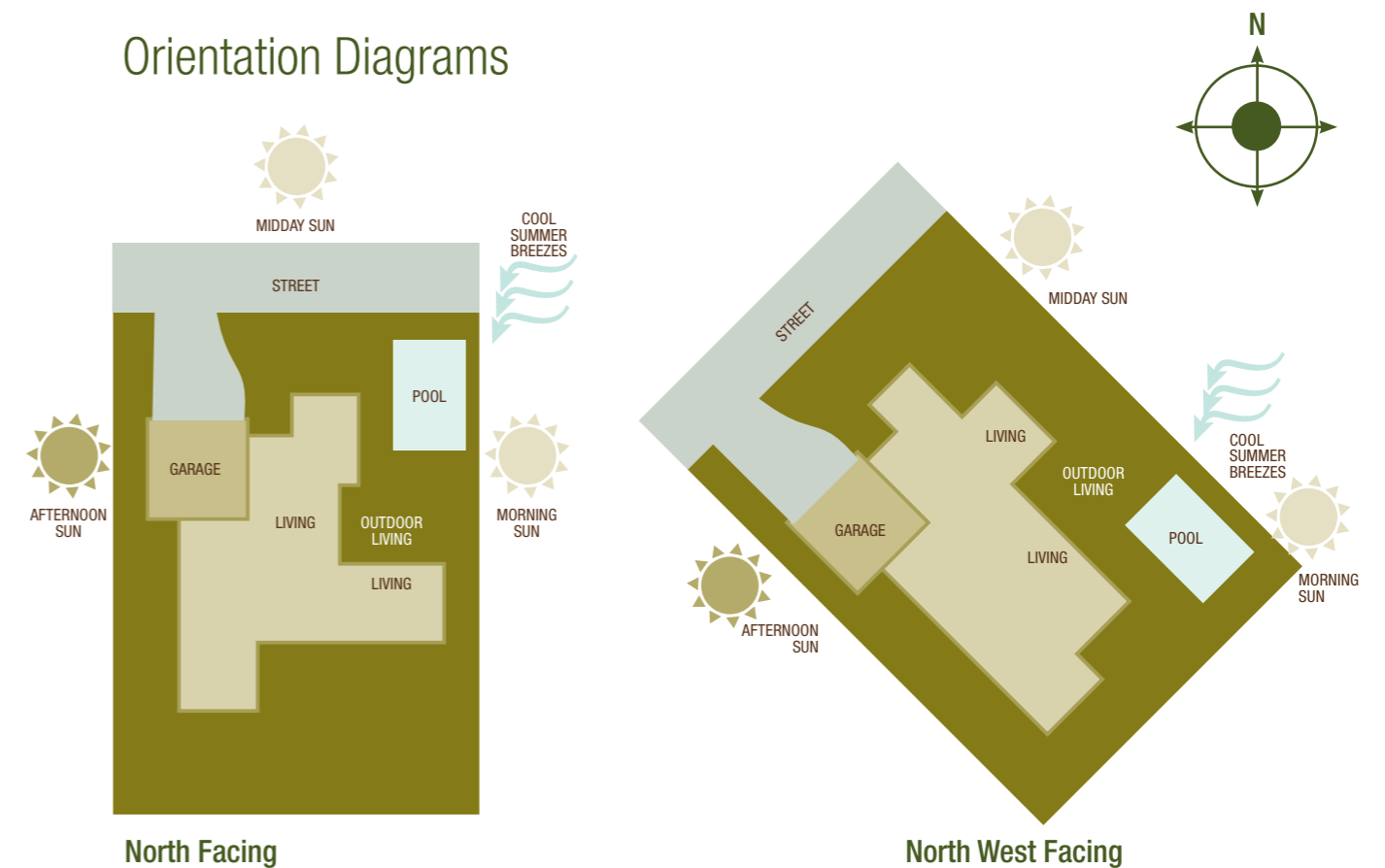
Also the following principles should be incorporated into your home to ensure good environmental outcomes:

12.1 Siting Your New Home – General Principles

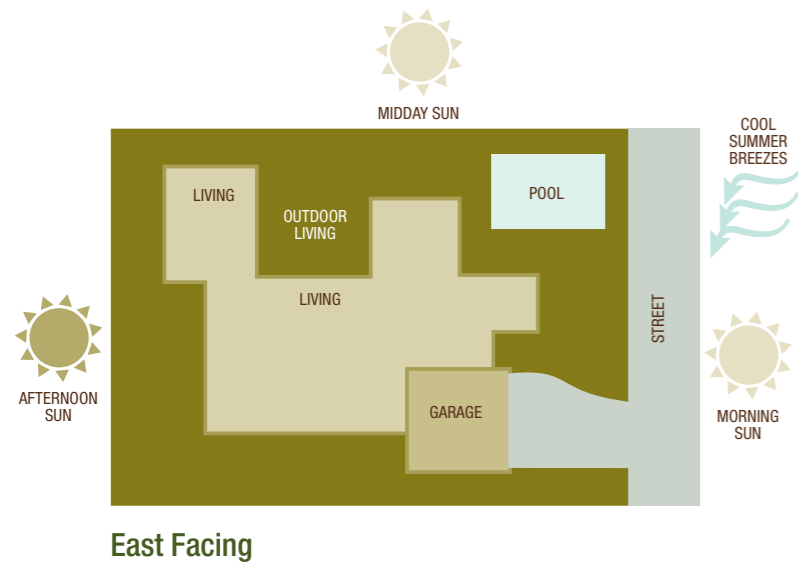
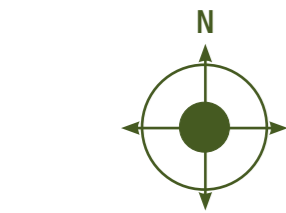
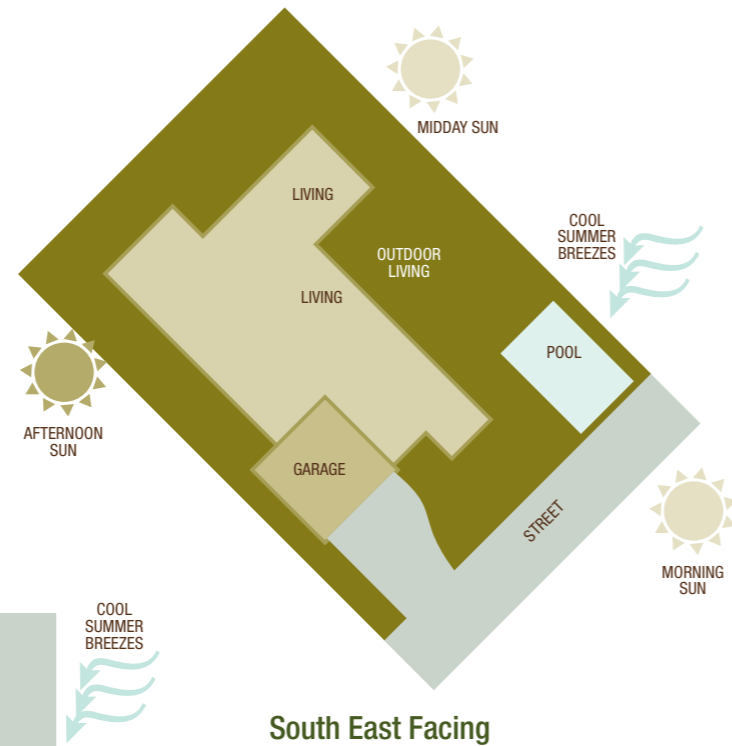
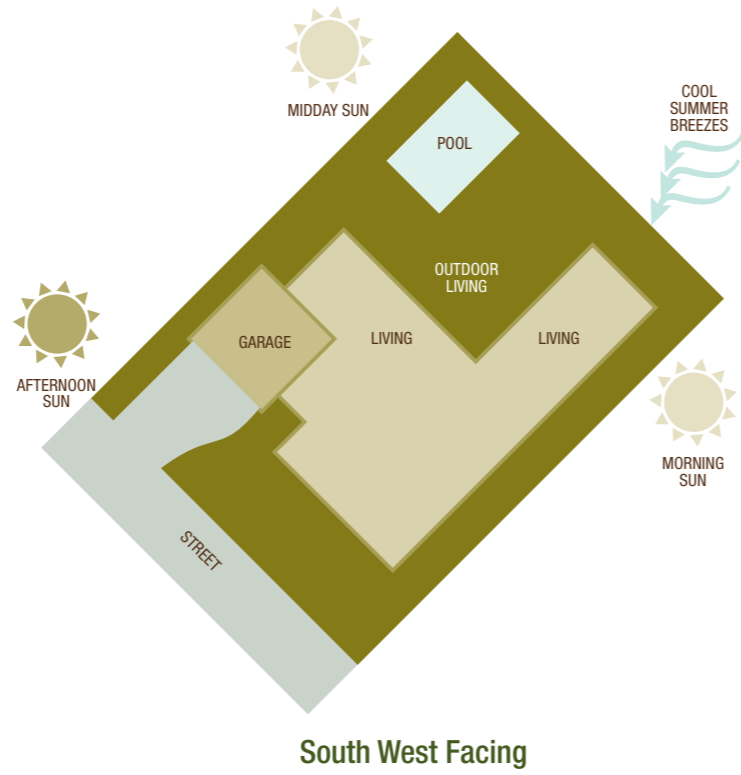
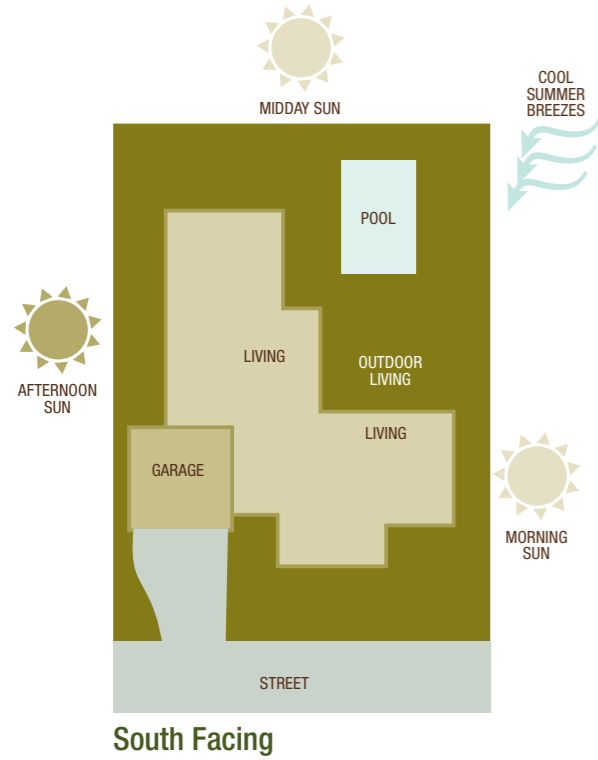
Good orientation of your living spaces, both indoor and outdoor, can improve the comfort of your home. Living spaces should generally be oriented to the north or north east where possible.

- Ensure good flow between living, kitchen and outdoor spaces.
- Avoid large glass areas and living spaces to the western boundaries.
- Locate garages and service spaces such as laundries and bathrooms to the west or southern boundary.
- Use courtyard type design to create privacy and allow light into the central spaces of your home.
- Orientate openings to take advantage of prevailing breezes. Two windows to each room will ensure improved cross ventilation. With the addition of ceiling fans, good cross ventilation can significantly reduce your need for air conditioning.

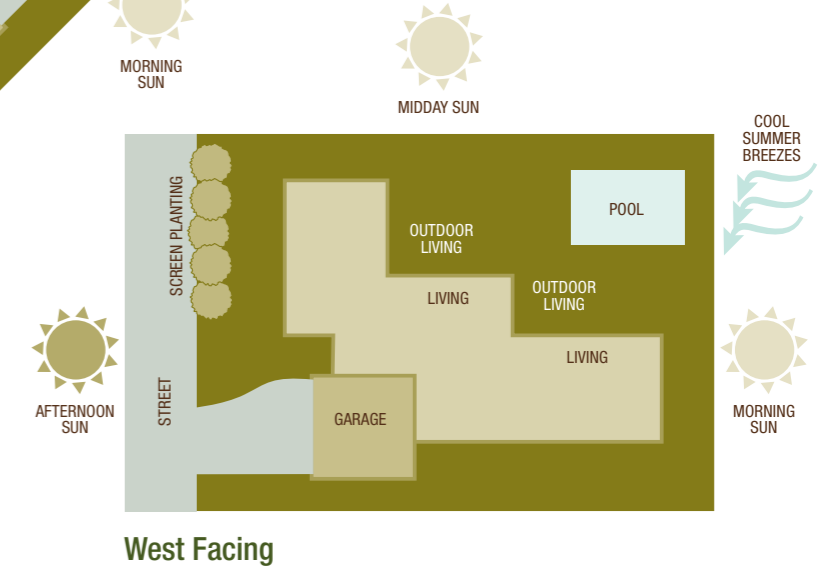
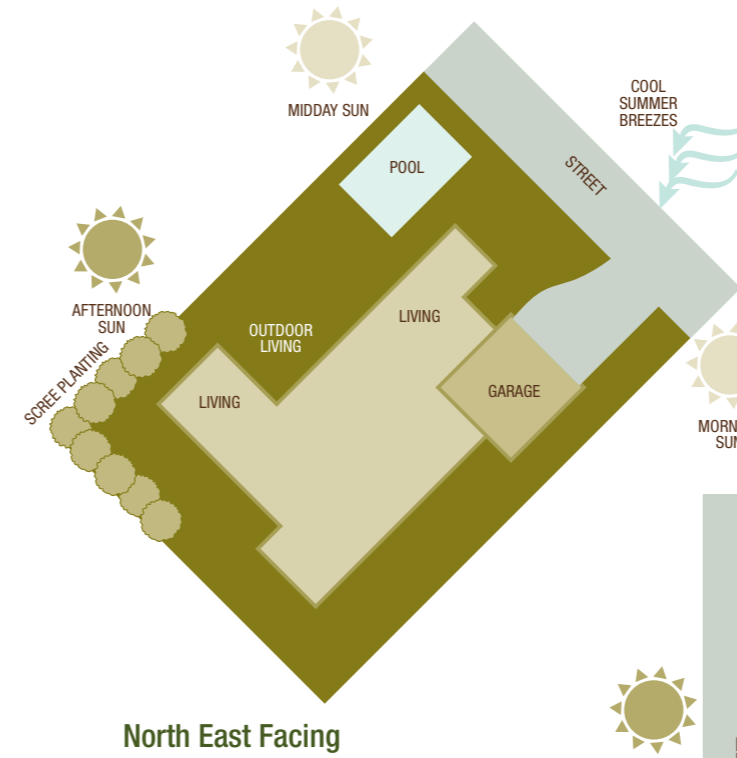
Orientation Diagrams



Orientation Diagrams



Orientation Diagrams



*Diagrams indicative of optimal home siting only

12.2 Environmental Objectives – Energy Efficiency

By adopting environmentally sensitive design principles, you can make a significant contribution to energy efficiency. Ridges Peregrin Springs encourages residents to participate in the sustainable development philosophy, through everyday choices and practices. Use of materials that have low levels of embodied energy are encouraged.

“Embodied Energy” is the energy consumed by all of the processes associated with the production of a building, from the acquisition of natural resources to product delivery. This includes the mining and manufacturing of materials and the administrative functions.

Embodied energy also includes the use of locally produced or sourced materials such as local stone and timbers. Promoting the use of locally produced and supplied goods and materials further fosters social and economic growth in the community. Landscape design should consider this aspect to reduce energy demands and enhance the sustainability of your landscape design proposals.

All new houses are now required to achieve certain minimum energy and water use standards by the Queensland Government. The rating system is an indication of how well your home is designed and orientated in order to reduce your heating and cooling costs and energy use.

To achieve the rating and to meet Queensland State regulatory requirements you will need to consider among other things:

- Orientation of windows.
- Sun shading to the north, west and east sides of the dwelling via minimum 600mm eaves or sunshade devices.
- Wall and roof insulation.
- Incorporating ceiling fans to all living rooms and bedrooms.



13. Care of Your Lot Before and During Construction

13.1 Rubbish

- Is not allowed to be placed on or to accumulate on your Lot.
- Builders must remove rubbish daily or keep it in a rubbish compound or removal bin prior to removal. Rubbish compounds and bins must be cleared and emptied regularly so that rubbish does not accumulate or spill out.
- Large accumulations of rubbish may be removed by the Body Corporate at its discretion and the Body Corporate will recover the costs from you.

13.2 Grass and Plants

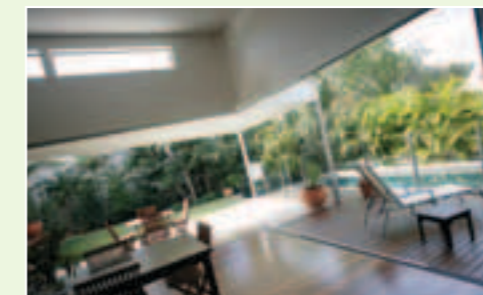
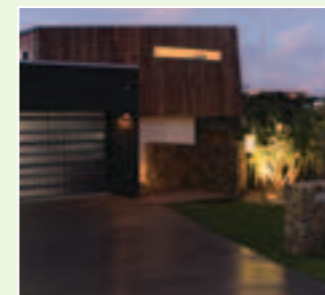
- Must be kept under control on a regular basis on your vacant Lot to discourage pests and weeds. This includes keeping the grass slashed and weeds sprayed. Particular maintenance clauses apply to conservation Lots.
- If maintenance is required to bring your Lot to an appropriate standard, the Body Corporate will undertake maintenance works and recover the costs from you.

13.3 Construction Parking

- Construction vehicles must not be left on roads or hinder development construction in any way.

13.4 Temporary Structures

- Temporary sheds and buildings are only allowed on your Lot during construction of a permanent home. They may only be used for construction purposes and must be removed when complete.
- You must not live (or allow anyone to live) in a caravan, tent or any temporary structure on your Lot.





14. Landscaping

Landscaping is an important feature of Ridges Peregrian Springs. The overall value of the community as well as your property will be enhanced by skilful landscape design and by maintaining gardens to a high standard.

Careful consideration ought to be given to how water is used in maintaining your garden. The ARC recommends a garden design that does not rely heavily on water for its overall health and appearance.

We believe in leading by example in the design and management of public landscape areas. It is the perfect opportunity to incorporate as many of the sustainable design philosophies as possible. The result of using plants that are well matched to the area is that they establish quickly, require less maintenance and need very little by way of soil nutrient augmentation and irrigation.

14.1 Landscape Design Criteria

All Lots shall be landscaped to the following minimum requirements prior to occupancy:

- The landscape design will need to be approved by the ARC prior to the construction of the work.
- Water-wise planting and the use of local indigenous species is also required.
- You will need to plant 5 new major trees in front of your residence, selected from the list of recommended trees (these will be purchased in pots greater than 45 litres and be a size reasonably expected for trees sold in 45 litre pots); where your Lot has existing trees to the front that will be retained, this requirement can be reduced at the time of approval.

14.2 Fencing

The intent is to ensure a consistently high standard in the design and materials used for fencing; to maintain good visual connection from the house to the public realm, for safety and security and good neighbourly relations; to promote the use of soft landscaping elements and screen planting for privacy and reduce the impact of hard landscaping elements.

Front fencing is not permitted. You must fence the sides and rear of your Lot, starting in line with the front wall of your residence.

Your fence along a boundary of another Lot must be 1.8 metres high and constructed of one of the following:

- Masonry to match your dwelling;
- CCA treated timber; or
- Brushwood.

14.2.1 Fencing Liability

You agree that, notwithstanding the Dividing Fences Act 1953, the original owner or the Body Corporate is not required, and you must not ask the original owner or the Body Corporate to contribute to the construction of a dividing fence between your Lot and any land the original owner or the Body Corporate owns.

14.2.2 Landscaping Walls

The ARC may, at its absolute discretion, approve the construction of landscaping walls along the front boundary of a Lot and the secondary front boundary for corner Lots if they comply with the following guidelines:

- Walls must not be higher than 1.6 metres and no longer than 3.0 metres at any section and must be setback at least 1.0 metres from the front boundary.
- Walls are to contain earth for landscaping purposes and are not a substitute for front fencing.
- Walls must be constructed of approved materials and if painted or rendered must be finished in colours complimentary to the dwelling.
- Walls must be incorporated within the overall landscaping plan and must be landscaped with plantings, trees and/or shrubs to soften their appearance.
- Walls may include letterboxes and/or residence numbers.

For boundaries adjoining Conservation Areas, Common Property and Parks the ARC may approve black powder coated metal pool style fencing for the section of fencing adjoining the area at its discretion.

14.3 Driveways

Materials and colours are to complement the dwelling and landscape and may include:

- Natural crushed stone on coloured bitumen;
- Masonry pavers; or
- Exposed aggregate.

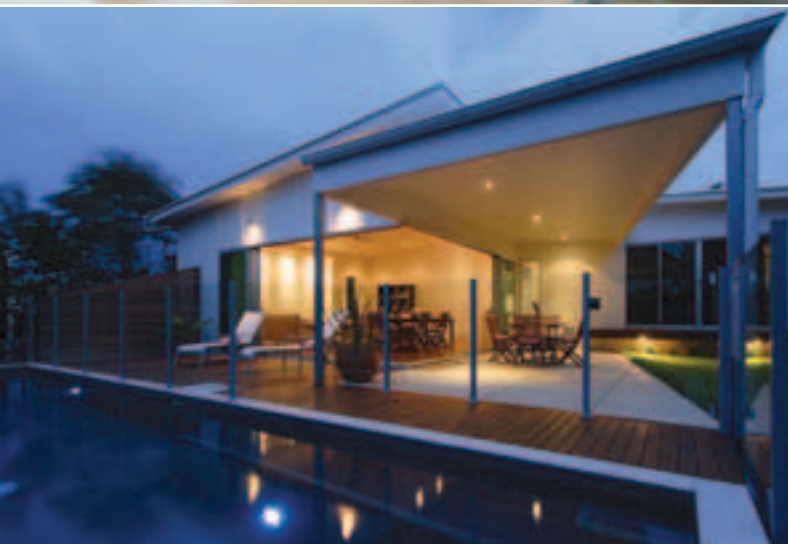
Paths to the front yard should be complementary with the driveway and the external finishes of the house.

14.4 Plant and Turf Species

The intent is to ensure that plants used are appropriate to the character of Ridges Peregrin Springs, reduce maintenance time and costs, improve microclimates and encourage wildlife.

- Plants should be selected for colour, flower, texture and form.
- Trees, shrubs and groundcovers shall be selected from the preferred lists provided. (See Appendix 1)
- Turf must be A-Grade quality.





15. Completion – Moving In and Care and Maintenance

This Code has been prepared to ensure the creation of a high quality living environment and also to ensure that your home and garden complements that of your neighbours; as part of a community everyone contributes to the quality of the area.

These principles are to be followed:

- Keeping your lawns mown and in good condition.
- Maintaining your gardens and landscaping in good condition and free of weeds and pests.
- Keeping the exterior of your dwelling clean and the exterior finish in good condition.
- Maintaining your fences and other structures in good condition.
- Washing not to be in view of public areas - if necessary, clothes lines should be behind suitable screening or approved landscaping.

15.1 Working From Home

Recognising that many people operate an office or small business from their home, a partnership has been established with Telstra to provide telecommunications infrastructure. This infrastructure, known as “fibre to the premises” (FTTP), enables virtually unlimited broadband and telecommunication capacity which we are confident will give Ridges Peregian Springs residents a future proofed solution for all their home entertainment and communication needs. FTTP will provide lifestyle flexibility enabling Ridges residents to adopt working from home and/or tele-commuting which will enhance your lifestyle and the environment.

While not wanting to unduly limit the opportunities and benefits that flow from working from home and spending time with the family, certain restriction on the types of activities that can be conducted from your home are required to preserve the overall quality of life in Ridges Peregian Springs. The following requirements apply to the use of your dwelling for an office or business:

- You must not carry on any business from your Lot unless you have the Body Corporate’s written consent and you comply with all relevant laws;
- You must not have any signs, advertisements or other promotional material on your Lot;
- You must not do anything that is immoral or is a nuisance to the community including your neighbours;
- The following types of activities are not permitted:
 - Noxious or offensive activities or industries;
 - Noisy or disruptive activities.
- No dwelling may be used as a display home without the Body Corporate’s written consent;
- You must not make any application to the Council relating to your Lot without first obtaining the Body Corporate’s written approval.



16. Sale of Lots and Breaches of Architectural and Landscape Code

16.1 Rectifying Your Breaches

You acknowledge and agree that if you, or a person you are responsible for, breaches this Architectural and Landscape Code and you do not rectify that breach within a reasonable time after the Body Corporate give you a notice requiring you to rectify that breach then:

- (a) The Body Corporate may rectify that breach (and is authorised to enter your Lot and do work for that purpose);
- (b) You must pay the Body Corporate the reasonable cost it incurred rectifying that breach (payment must be made within seven (7) days after a written claim for the payment); and
- (c) The cost may be recovered as liquidated damages if you do not pay the amount claimed within seven (7) days.

16.2 Architectural and Landscape Code

The Body Corporate and the Architectural Review Committee reserve the right to vary or exclude any of the obligations under the Architectural and Landscape Code provided that such action will only be taken in keeping with the aim of establishing a modern well designed residential community. You hereby absolve the Body Corporate and the Architectural Review Committee from any liability whatsoever for any action taken in the variation or exclusion of the Architectural and Landscape Code.

The Body Corporate and the Architectural Review Committee are not obliged to treat each Lot and Lot owner within the Ridges Peregian Springs Estate consistently, and are not bound to approve or reject a design for one Lot owner that they may have approved or rejected for another Lot owner, or to enforce or fail to enforce this Architectural and Landscape Code against one Lot owner consistently with the manner in which it has enforced or failed to enforce against another Lot owner. Each Lot, and each application under this Architectural and Landscape Code, will be considered separately, and the Body Corporate and the Architectural Review Committee will not be bound by decisions made in relation to other Lots or other applications, whether such decisions were made in accordance with, or were inconsistent with, the provisions of this Architectural and Landscape Code. You must not make any objection or claim against any other Lot owner, the Body Corporate or the Architectural Review Committee in relation to any failure by the Body Corporate or the Architectural Review Committee to approve an application for another Lot owner in accordance with this Architectural and Landscape Code, to enforce this Architectural and Landscape Code (whether correctly or incorrectly) against another Lot owner or to treat Lot owners or applications consistently.

17. Signs and Hoardings

As the aim is to ensure the consistent and aesthetic appeal of Ridges Peregian Springs, you must obtain the ARC's consent prior to erecting any signage or hoarding on your Lot.

The ARC may, at its absolute discretion, consent to the placement of one "builders construction sign" if it is considered by the ARC to comply with the "Estate Signage" specifications. See below.

Resale homes may be marketed and promoted by the installation of one "For Sale" sign, at the consent of the ARC, which is at its absolute discretion, and if it complies with the specifications and requirements below.

Additionally, resale homes may be marketed and promoted by the use of signage during "Open for Inspections" or on the day of Auction provided the signage is first approved by the ARC, at its absolute discretion and complies with the specifications as below.

You acknowledge Ridges Peregian Springs marketing signage may remain in place for the total life of the estate, and can be retained, varied, replaced and relocated at any time.

17.1 Builders Sign

After obtaining the ARC's consent you must not allow more than one "builders construction sign" to be erected or placed on or in front of your Lot. All signs must be approved and comply with the following specifications:



Dimensions: 1000mm x 1000mm

Materials: Weather Tex 9.5mm

Content: Only the following content is to be included on the sign:

- Company Logo
- Builder: Name/Company Pty Ltd
- BSA Licence No
- Lot No
- Contact: (nominated name)
- Ph:

Font: All sign content must be produced in the following font:

- Font: Trade Gothic
- Size: 80mm

Post: 35mm x 45mm Treated Pine

Position: Inside the front boundary at either the left or right hand side of the Lot

Note: No corflute signs or star pickets are allowed on any Lot. A list of preferred signage suppliers is available on request.

17.2 For Sale Sign

After obtaining the ARC's consent you must not allow more than one "For Sale" sign to be erected or placed in front of your residence.

For Sale signs are not to be erected inside a residence or on vacant land. Reapplication for a "For Sale" sign can be made and will be granted at the ARC's absolute discretion.

Dimensions: 1200mm x 900mm

Materials: Substrate: 0.55mm galvanized tin

Fascia: Adhesive UV-tolerant vinyl printed in full colour, applied onto substrate

Design: Only the design as illustrated may be included on the sign.

Content: Only the following content may be included on the sign:

- Full colour photograph of the residence.
- Description of the residence (maximum 100 words)

Contact name, telephone number and email address for the owner or marketing agent.

Posts: Treated Pine 35mm x 70mm

Installation: Sign to be installed only by nominated supplier.

Star pickets (if used to support posts) are not to be visible at any time.

Position: Inside boundary to either left hand side or right hand side of the residence.

Number: Only one sign per Lot.

Period: Maximum time allowed for sign to be installed at the residence is 90 days.

Note: No corflute signs or star pickets are allowed on any Lot.

CORRECT FOR SALE SIGNAGE >

These design specifications must be followed by your nominated sign writer.

Photograph: 515mm high x 900mm wide

Heading Panel: 75mm high x 900mm wide
Text: FOR SALE or AUCTION only

Description: 440mm high x 900mm wide
Maximum of 100 words

Contact Panel: 170mm high x 900mm wide
Contact name, Telephone No. & email address only



17.3 Open For Inspection and Auction Day Signage

After obtaining the ARC's consent you may at your residence install the following signage during "Open for Inspections" and on the day of Auction.

Open for Inspection: One "sandwich board" sign and one promotional flag are permitted to be used for the duration of the "Open for Inspection".

Auction Day: On the day of an auction the following promotional signage may be installed at your residence:
 one "sandwich board"
 "promotional bunting"
 "promotional flags"

Note: **No directional signage is permitted to be used within the estate at any time.**

17.4 Other Signs

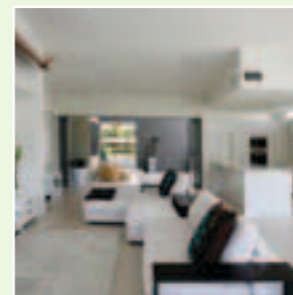
All other signs or hoardings can only be erected with the ARC's prior consent, which may be given or withheld at its absolute discretion.

17.5 Removal of Signs

The Body Corporate reserves the right to remove signs that do not conform with this Code. Any costs related to this will be recovered from you.

18. Community Structure

Ridges Peregrin Springs has been designed to incorporate a proposed community hub, centred around a Community Centre to be known as the Rec Club. This proposed multifunctional facility will be the focal point for a large number of services, facilities and management of the Ridges Peregrin Springs Community. It is anticipated that the Rec Club will cater to the cross section of the community for recreation and business. The Ridges Peregrin Springs Community Manager will be responsible for the management of the community vision, design philosophy and the Ridges networks.



Appendix 1: Plant Selections

Ridges Peregian Springs Landscape Guidelines Master Plant List

Trees Palms	Common Names
<i>Acemena smithii</i>	Lilly Pilly
<i>Acronychia imperforata</i>	Fraser Island Apple
<i>Alphitonia excelsa</i>	Red Ash
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm
<i>Banksia integrifolia</i>	Coast Banksia
<i>Buckinghamia celcissima</i>	Ivory Curl Flower
<i>Casuarina equisetifolia</i>	Horsetail She-Oak
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Cupaniopsis anacardioides</i>	Tuckeroo/Cupania
<i>Elaeocarpus eumundi</i>	Quandong
<i>Elaeocarpus reticulatis</i>	Blueberry Ash
<i>Hibiscus tiliaceus</i>	Cottonwood
<i>Livistona australis</i>	Cabbage Tree Palm
<i>Lophostemon confertus</i>	Brush Box
<i>Macaranga tanarius</i>	Macaranga
<i>Melaleuca quinquenervia</i>	Paperbark Tea Tree
<i>Melia azedarach</i>	White Cedar
<i>Pandanus pdeunclatus</i>	Pandanus
<i>Syzygium australe</i>	Scrub Cherry
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly
Shrubs Groundcovers	
<i>Adiantum spp</i>	Maidenhair Ferns
<i>Arisolochia praevenosa</i>	Birdwing Butterfly Vine
<i>Austromyrtus dulcis</i>	Midyim
<i>Baeckea virgata miniature</i>	Heath Myrtle
<i>Banksia robur</i>	Swamp Banksia
<i>Brachysome spp</i>	River Daisies
<i>Callistemon spp</i>	Bottle Brush
<i>Carpobrotus glaucescens</i>	Pig Face
<i>Crinum pedunculatum</i>	Swamp Lily
<i>Dampiera stricta</i>	Glass House Glory
<i>Danthonia racemosa</i>	Wallaby Grass
<i>Dianella caerulea</i>	Flax Lily
<i>Grevillea spp</i>	Grevillea
<i>Hardenbergia violacea</i>	Native Sarsaparilla
<i>Hibbertia scandens</i>	Snake Vine
<i>Lomandra histryx</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Melastoma affine</i>	Native Lasiandra
<i>Myoporum ellipticum</i>	Boobiella
<i>Pultenea spp</i>	Bush Pea
<i>Ricinocarpus pinifolius prostrate form</i>	Wedding Bush
<i>Themeda triandra</i>	Kangaroo Grass
<i>Tristaniopsis laurina</i>	Water Gum
<i>Xanthorrea sp</i>	Grass Tree

Appendix 2: Definitions

Ancillary Structures

Ancillary structures are outbuildings including sheds, animal shelters, pool houses and such like.

Duplex

Two dwellings attached by a common wall and on a separate title.

Floor Area

The floor area calculation used to describe the total minimum building area is the sum of all the enclosed plan areas inclusive of walls, columns and garages and may include covered outdoor entertaining areas or decks (minimum 5 metres x 5 metres and preferred ceiling height 2700mm) provided this area is designed to integrate with the dwelling as a whole and is constructed with materials, details and finishes of an equivalent standard to the dwelling.

Frontage boundary

A frontage boundary is the property line of a Lot or part thereof which coincides with the primary street frontage whether public or common property including unconstructed road reserves, parklands or reserves.

Height

The building height is the total height of the building or other structure measured from the natural ground line including architectural features, satellite dishes and lift motor rooms.

Lot

A Lot means a lot that is part of the Ridges Peregian Springs Community Titles Scheme within the meaning of section 10 (6) of the Body Corporate and Community Management Act 1997 (QLD).

Primary street frontage

The street address of a corner Lot determines the primary street frontage.

Setbacks

The setback is comprised of a line or lines parallel to each boundary beyond which the building or other structure shall not encroach.

Side boundary

The side boundary is the property line of a Lot or part thereof which coincides with the boundary of another Lot which is not the rear boundary.

Site Cover

Site cover is to be calculated as the portion of the Lot covered by impervious roofs including eaves.

Rear boundary

The rear boundary is the property line of a Lot coinciding with another Lot and generally running in parallel with the nominated primary street frontage boundary.



Appendix 3: Compliance Checklist

The checklist will assist you in ensuring that all the design criteria have been addressed. For non-conforming or alternative solutions written comment affixed to the checklist will be required explaining how your project proposes to conform to the intent of the Code.

Dwelling Design Criteria

D1 Design for Slope

- Earthworks and retaining walls minimised
- Design sympathetic to topography
- Undercroft screening provided
- Retaining walls maximum of 1 metre in height

D2 Building Height

- Maximum height of construction 8.5 metres above natural ground
- Visual accents/lookouts less than 9.5 metres above natural ground
- Built-to-boundary walls less than 3.5 metres above natural ground

D3 Garages and Ancillary Structures

- Garage
- Garden Shed
- Other

D4 Rainwater Harvesting

- Roof plumbing considered and integrated into design to avoid unsightly pipe-work
- Roof plumbing and downpipes indicated on plans and elevations

D5 Roof Overhangs

- Overhangs/eaves minimum of 600mm from building face
- Alternative solution for windows and doors: recessing 450mm, awning screens etc.
- Additional shading to unfavourable orientations

D6 External Fixtures and Plumbing

- Roof mounted fixtures comply with all relevant provisions
- Hot water systems and air-conditioning appliances screened from street

D7 Streetscape

- Home and entry have direct visual access to street
- Rooms facing the street enable good surveillance through design of openings and function
- Fencing design retains visual connection to street
- Relationship to neighbouring properties considered

D8 Vehicle Accommodation

- Dual car accommodation
- Garage designed to complement dwelling
- Garage set back from building line
- Visible garage frontage less than 6.5 metres in width
- Vehicle crossover no more than 3.5 metres in width
- Garage door detailed to complement the dwelling
- Tandem accommodation for recreational vehicles

Materials, Colours and Finishes Criteria

M1 External Wall Materials

- Acceptable wall materials
- Variation in facades through use of materials

M2 External Colours and Finishes

- Non-reflective materials
- Colours selected sympathetic to landscape

M3 Roof Materials and Colours

- Appropriate roofing material
- Appropriate roof colour

Appendix 4: Landscaping Compliance Checklist

L1 Fencing

- Fences abuts parklands or native reserves
 - Construction materials
- Secondary street frontage fencing
 - No more than 50% of Lot frontage
- Boundary fencing
 - Maximum height 1.8 metres
 - 1 metre or > behind building alignment
 - Construction materials

L2 Landscaping Walls

- Maximum height 1.6 metres
- Construction Materials
- Landscaping

L3 Driveways and Swales

- Width
- Materials
- Crossover

L4 Plant Species

- Suitable
- Unsuitable
- Turf selection

L5 Ancillary Structures

- Height
- Visual Impact
- Materials



Appendix 5: Application Form

A. OWNER DETAILS

Name: _____
Address: _____
Home: _____
Mobile: _____
Business: _____
Fax: _____

B. BUILDER/ARCHITECT DETAILS

Name: _____
Address: _____
Mobile: _____
Business: _____
Fax: _____

C. HOUSE DETAILS

Lot _____
What is the % Site Coverage of your home? _____
What is the total floor area of the home?
(including garages, but excluding outdoor living areas) _____
What is the area of the outdoor living areas? _____
What is the roof pitch of your home? _____
What is the building height of your home? _____

Lot Type (please indicate)?

Conservation Traditional Courtyard
Cottage Duplex

Please specify if your Lot is in a corner Lot.

Yes No

D. EXTERNAL MATERIALS/COLOURS

Wall Material _____
Brand _____
Colour _____
Roof Material _____
Brand _____
Colour _____
Gutter Colour _____
Brand _____
Fascia Colour _____
Brand _____
Window Frame Colour _____
Brand _____
Driveway Material _____
Garage Door Colour _____
Signature of Applicant: _____
Are you the owner or /builder: _____

E. ATTACHMENTS

Make sure you attach the documents required by 8.1 and 8.2 to this Application.

All plans, elevations and attachments must be presented in A3 format.

Appendix 6: Buyer's Acknowledgement

We acknowledge we have read and understand and agree to comply with the Ridges Peregrin Springs Architectural and Landscape Code.

Lot No: _____

Stage: _____

Name: _____

Address: _____

Signed: _____

Name: _____

Address: _____

Signed: _____

Notes



For more information call the
Ridges Peregian Springs Sales & Information Centre
Open 9.00am – 5.00pm daily

Cnr of Peregian Springs and Longwood Drive,
Peregian Springs QLD 4573

(07) 5448 2690

www.peregiansprings.com.au

This document and its contents forms part of the contract for properties in the 'Ridges Peregian Springs' estate. Photographs and diagrams are indicative only, and drawings are not necessarily to scale. It is strongly recommended that you seek independent advice before entering into any agreement of any nature with any party. Copyright © 2011 FKP Limited. Version 4

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