

M A C K A Y

OORALEA WATERS

Design Guidelines

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Design Guidelines

Building your home at Ooralea Waters is not just an investment in your future happiness - it's also a financial investment. These Design Guidelines have been developed to protect that investment. They ensure that high standards of design and construction will be maintained throughout the community, while encouraging architectural diversity and a visually interesting neighbourhood.



1. Introduction



1.1. Developer Approval Process

- 1.1.1.

Select and purchase a lot that best suits you.
- 1.1.2.

Select your preferred builder and/or a house design that best suits your chosen lot.
- 1.1.3.

Familiarise yourself with the requirements of the Design Guidelines or ensure that your builder or building designer is familiar with them. Confirm with your builder or building designer that your house design complies, or can be altered to comply, with the Design Guidelines.
- 1.1.4.

Prepare your submission to be lodged for Approval with the DAP.
- 1.1.5.

Submit your drawings and colour samples in PDF format to NGD Design via the website link: <https://portal.ngdd.com.au/application/ooralea-waters/>.
- 1.1.6.

After a Developer Approval is issued, you or your builder must apply for a Building Permit.
- 1.1.7.

Once a Building Permit is issued, you may commence the construction of your home.
- The design review panel will review your proposal and provide written comments. Please allow 10 working days for this.

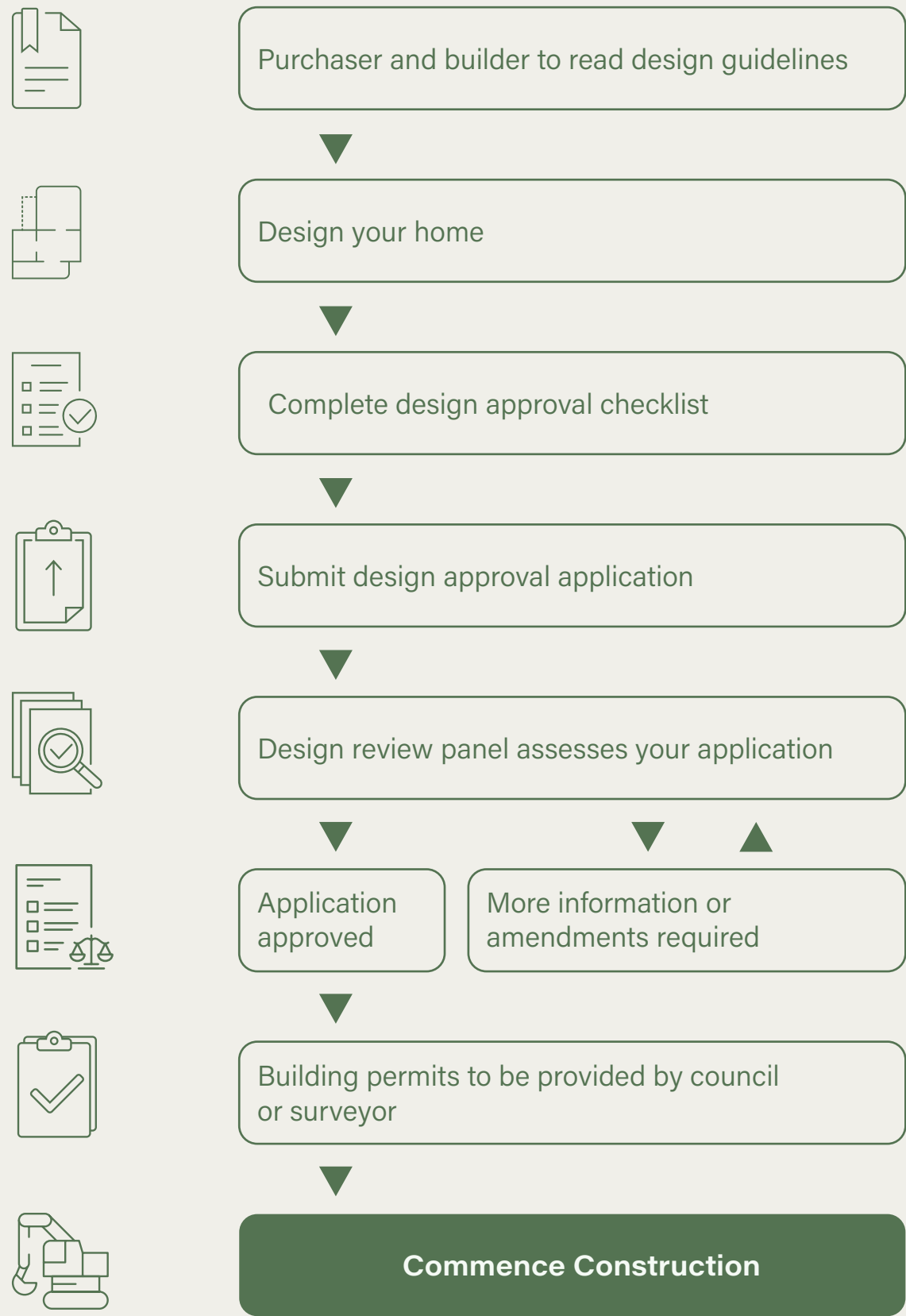
a.

If your proposal is not approved, detailed feedback will identify the issues that need to be addressed, in order for an approval to be issued. Your proposal must be amended and re-submitted for Approval; or

b.

If your proposal complies with the Design Guidelines, a Developer Approval will be issued.

Developer approval process flow diagram



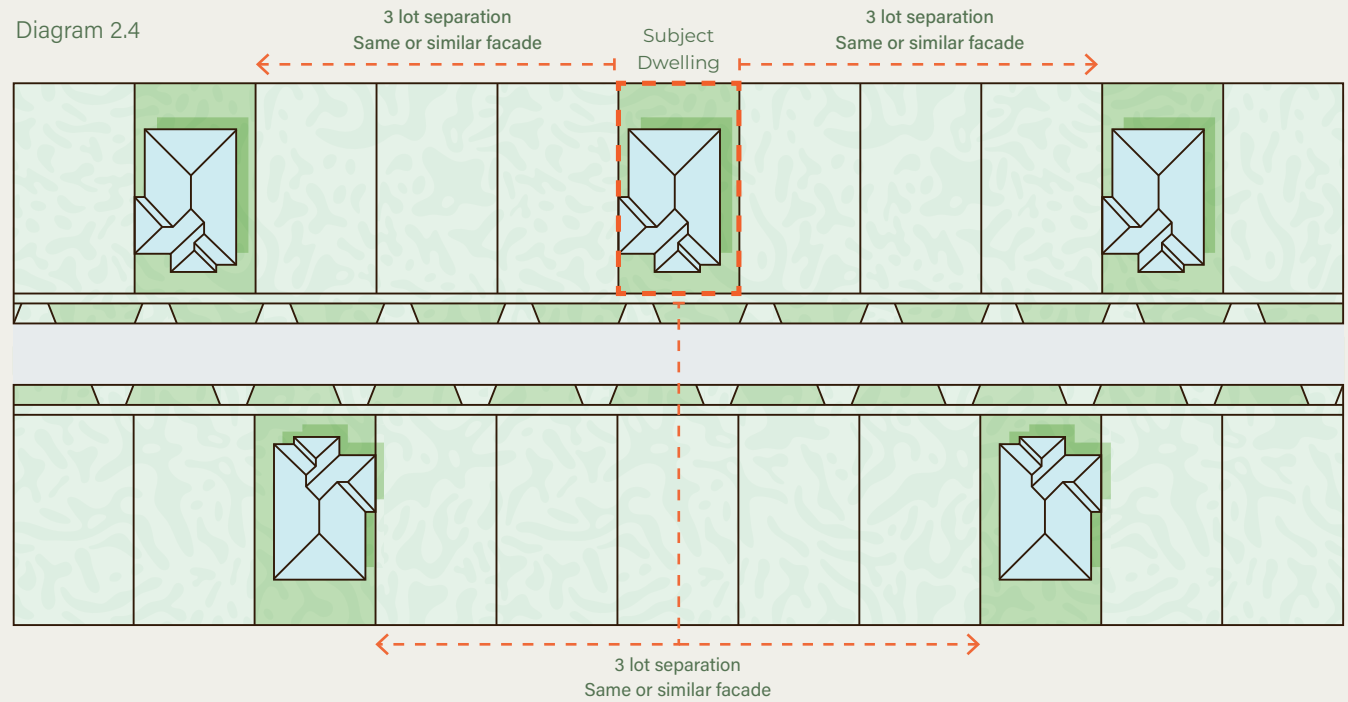
2. Lot Planning

2.1 Density

2.2.1. Only one dwelling is permitted per lot, unless otherwise provided for on the relevant Plan of Development.

2.2 Setbacks

- 2.2.1. All setbacks must comply with all relevant Local Authority codes and building setback requirements, or otherwise as determined by approved Building Envelopes (if any).
- 2.2.2. In addition to the above setbacks, the following encroachments are allowed:
- a. Entry features such as verandahs, porches, porticos and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6m above natural ground level.
 - b. Eaves, gutters, fascias may encroach up to 0.6m into a setback.
- 2.2.3. If a setback is relaxed by the local Council the developer must be advised and approval granted.



2.3 Surrounding Services

2.3.1. House construction and site works must not impact, damage, or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by the Developer or a utility provider, this rectification cost will be passed on to the property owner.

2.4 Streetscape Variety

- 2.4.1. Facades must not be identical within 3 house lots, along both sides of the street.
- If any two façades are deemed to be too similar to each other, the earlier application will take precedence.
- The determination of any facade variations required for approval will be at the sole discretion of the DAP.

3. Building Design

3.1 Architectural Character

It is preferred that all homes reflect contemporary Queensland architecture, and have regard to the climatic conditions of the area and of the estate's unique location. It is also acknowledged, however, that a diversity of design styles will help the Ooralea Waters community to achieve a unique look and feeling.

Diagram 3.1

Skillion Roof



Hip Roof



Flat Roof



Gable Roof



3.1.1. The front façade of the dwelling must incorporate an entry feature at the front door that addresses the Primary Frontage and creates a strong sense of entry.

3.1.2. The front entry point may take the form of a portico, porch, verandah or other feature - to the satisfaction of the DAP - that has:

- A minimum covered area of 3m²
- A minimum depth of 1.5m

- 3.1.1. Front elevations must address the street through the use of articulation to the floor plan and façade. Blank or uninterrupted walls will not be permitted.
- 3.1.2. Each elevation that faces the Public Realm must incorporate glazing for at least 10% of that elevation's area.
The elevation area calculation does not include the garage door, but does include the front door.
- 3.1.3. Every dwelling must have at least one habitable room window on each storey that addresses each public realm frontage.

Diagram 3.1.4



- 3.1.4. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.
- 3.1.5. Ceiling heights on single storey homes must be at least 2400mm.
- 3.1.6. Walls addressing the Public Realm must not be continuously straight for a distance exceeding 7.5 meters. A step in the wall and eaves line of at least 450mm is required to articulate these walls appropriately.

3.2 Building Materials

- 3.2.1. External colour schemes for the dwelling, outbuilding, driveway, and landscaping surfaces should adopt a colour palette of predominantly muted, neutral tones and materials. Bright and vibrant colours are not permitted.
- 3.2.2. Face brick finishes must not comprise more than 50% of any elevation that addresses the Public Realm.

Diagram 3.2.1



Diagram 3.2.2



- 3.2.3. The front façade must be constructed using a mixture of external materials or finishes.

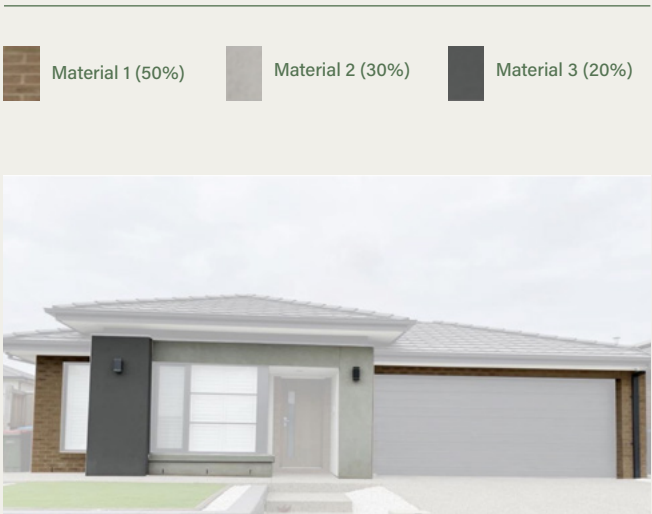
- a. One material must not comprise more than 80% of any elevation that addressed the Public Realm.
This calculation does not include any openings (doors, including the garage door, windows etc.)

Appropriate materials or finishes include:

- Face Brick
- Render
- Stacked stone
- Masonry blocks
- Weatherboard
- Timber cladding
- Other materials at the discretion of the DAP

- b. Contrasting render colours may be considered as different materials at the discretion of the DAP.
- c. Contrasting face brick or block colours will not be approved.

Diagram 3.2.3



- 3.2.4. The following finishes are not permitted:
- Raw fibre cement
 - Untreated concrete block or precast concrete
 - Leadlight or stained glass
 - Reflective glass
 - Tinted windows at the front of the property

3.2.5. Acceptable roof colours are shown in the "Approved Roof Colour Palette".

Other colours that have not been specified on the approved colour palette will be assessed on design merit.

- 3.2.6. In order to ensure that the roof material complements the style of your home, the following roof materials are acceptable:
- Powder coated, colorbond metal roofing with corrugated profile.
 - "Atura" profile roof tiles, or similar approved by the DAP.

Diagram 3.2.5

COLORBOND

Light Tones

Dove White

Southerly

Surfmist

Shade Grey

Medium Tones

Evening Haze

Paperbark

Dune

Classic Cream

Darker Tones

Wallaby

Windspray

- Please note, no other roof tile profile will be accepted.
- 3.2.7. Roof materials and rainwater fixtures, including gutters, flashing, fascias, and cladding, must complement the roof colour and have a non-reflective finish.
- Unfinished, reflective, galvanised, zincalume, fibre cement, curved profile tile, or tray deck sheeting finishes are not permitted.
- 3.2.8. Any façade that faces the public realm must not include infill or recessed panels above doors, windows, or garage doors. The finish above the opening must match the finish on either side of the opening unless the DAP considers the panels to be part of an allowable design element.

Diagram 3.2.8
Non-Complying

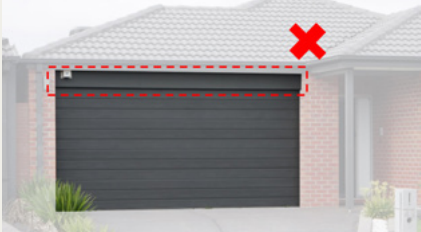


Diagram 3.2.8
Non-Complying



Diagram 3.2.8
Complying



3.3 Corner Lots

- 3.3.1. Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the Primary Frontage (Corner Features).
- Examples of acceptable corner features include, but are not limited to:
- Windows
 - Materials and/or Finishes
 - Architectural elements such as piers, pergolas, balconies etc.
- 3.3.2. Dwellings must have at least one window on each floor of the secondary façade, forward of the return fence. This window must have the same head height as the closest front façade window and a sill height that provides for a sense of passive surveillance from the Public Realm.
- 3.3.3. It is highly encouraged that this is a habitable room window.

Diagram 3.3.4



- 3.3.4. Materials used at the interface of the primary and secondary façade must continue from the primary façade, along the secondary façade, for a minimum of 3m.
- 3.3.5. Any secondary façade that exceeds 8.0m in length must incorporate articulation with a step of at least 450mm that ensures the wall is not continually straight.
- 3.3.6. Dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.
- 3.3.7. Corner features must be forward of the return fence and readily visible from the public realm.
- Please note that blank walls forward of the return fence are not permitted.
- Corner lots also have additional fencing requirements compared to lots that are not corner lots. Please refer to section 4.2.3.

Diagram 3.3.6



3.4 Roof Design

Whilst a variety of roof shapes are encouraged, roofing must be of a scale and form representative of contemporary Queensland architecture. Articulated roof shapes with elements such as hips and/or gables are preferred.

3.4.1. Hip and Gable roofs home must have:

- A roof pitch of at least 22.5°
- A minimum eaves width of 450mm to the front façade.
- A minimum eaves width of 450mm to the entire upper level on two storey dwellings.

Single hip and single gable roof forms to the front facade will not be approved.

Where the design is contemporary and does not allow for eaves, the use of awnings and/or sunshade materials is strongly encouraged where there is a window to improve energy efficiency.

3.4.2. Skillion roof planes must not exceed a maximum pitch of 15°.

3.4.3. Flat Roofs are not encouraged, but if used they must incorporate a parapet to screen the roof material from the Public Realm.

Diagram 3.4.4



3.4.4. Parapets that address the Public Realm must return along the side wall for at least 500mm.

3.4.5. Eaves that surround the entire roof are encouraged, as they assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.

Corner lots have different requirements for roof design. Please refer to Section 3.3.

3.4.6. Roof water shall be taken to the kerb only via the "down pipe" kerb adaptors provided at the Buyer's expense. No kerb shall be cut for the purpose of accommodating stormwater pipes. If no kerb adaptor is provided, then it will be the responsibility of the Buyer to provide same. Any kerb adaptor is to be aluminium.

3.4.7. It is the Buyer's responsibility to advise its builder of the location of any street or footpath irrigation that is used for watering the street trees. Should the street irrigation, trees or kerb be damaged during the construction of the Buyer's dwelling, it will be the Buyer's responsibility to pay to the Developer any costs the Developer incurs in making good any such damage.

Diagram 3.4.5



3.5 Garages

3.5.1. All lots must incorporate a fully enclosed garage that matches or complements the dwelling in materials, colours, and roof form.

Carports and open sided garages are not allowed.

3.5.2. Garages accessed from the Primary Frontage of a lot must be integrated into the overall form of the dwelling.

3.5.3. Double garage width should not exceed 7m internally unless provision is made for a workshop space or additional storage space.

3.5.4. Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the public realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.

3.5.5. Lots with a width of greater than 12.5m must provide a double width garage (min. 5.5m wide internally).

3.5.6. Contents of garages must be capable of being screened from view from the street by roller doors, tilt panels doors or similar.

3.5.7. When designing garages consideration should be given for the parking of boats, trailers, and caravans, and for drive through access to the rear yard. The parking of boats and other recreational vehicles (e.g. caravans, watercraft, cars, trucks, and trailers) must be screened from public view from the street to which the dwelling fronts if stored for more than a 48-hour period.

Triple Garages

3.5.8. In addition to the other requirements in this section, triple garages will be considered where the garage front wall provides articulation.

Examples of further articulation include:

- Either one double and one single garage element, or three single garage elements; and
- The wall that contains the third door is stepped back at least 500mm from the other front wall of

the garage.

Diagram 3.5.3



Diagram 3.5.6



Diagram 3.5.4



Diagram 3.5.8



4. Landscape Design

4.1 Driveways

- 4.1.1. Only one crossover is permitted per lot.
- 4.1.2. The driveway width at the front boundary must not be wider than the width of the crossover at the front boundary.
- 4.1.3. The Driveway must be set back a minimum of 0.5m off the side boundary to allow for a planting strip along the side boundary of the property.
- 4.1.4. Driveways must be constructed from:
 - Exposed aggregate concrete; or
 - Colour-through concrete (concrete with the colour added to the mixture before pouring); or
 - Any other DAP approved finish.
- 4.1.5. The colour of the driveway should be in a muted tone that enhances the streetscape.

Plain concrete and colour-on (painted) driveways are not permitted.

Diagram 4.1.2



- Driveways and crossovers are to be completed prior to occupation and within 60 days of the practical completion of the dwelling.
- Parking areas and hardstand materials are to be designed so that they integrate with the landscape concept for the front yard and overall design of the home.
- 4.1.6. All driveways and crossovers must be completed in accordance with the Local Authority's requirements.
 - 4.1.7. It will be the Buyer's responsibility to pay for the replacement of street trees or for repairs to street irrigation damaged whilst the Buyer's work is being carried out on the Buyer's driveway.
 - 4.1.8. Street Tree positioning may be in a different position than shown on civil or disclosure plans so prior to driveway location confirmation please confirm onsite for exact position or as-constructed drawings

Diagram 4.1.3



4.2 Fencing

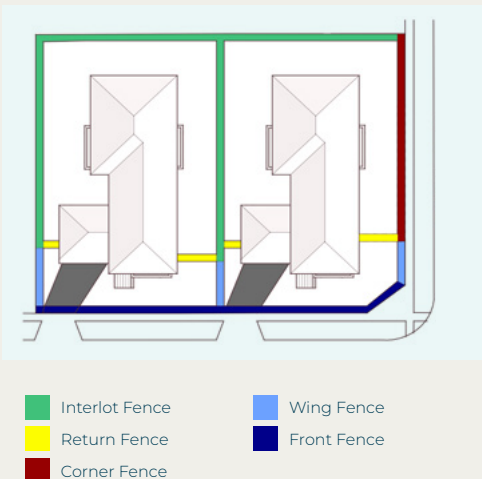
- 4.2.1. Front fencing, if erected, is to be a maximum of 1.2m high, and shall generally be constructed of colour metal tube, CCA treated timber, brick or rendered block and set back from the front property boundary by 1.0 metre to allow landscape screening which should include shrubs and garden beds. In the case of a shed being located at the front of the property (not be permitted forward of the main building line) then a 1.8m fence will be permitted to screen the shed so as not to be seen from the street as the dominant structure.

All allotment front fencing is to be approved by the DAP and completed to an acceptable standard within sixty (60) days of the practical completion of the dwelling.

Dense planting that is no higher than 1m, such as hedges, may be used to provide a definition between the lot and the public realm.

- 4.2.2. Side and rear fencing (fencing between lots) must be:
 - Constructed with lapped timber palings; and
 - A height of 1.8m above natural ground level; and
 - Terminated behind the closest front wall of the dwelling.

Diagram 4.2.1



- 4.2.3. Corner fencing (i.e. fencing on a side boundary that abuts the public realm) must be:
 - Constructed with lapped timber palings, timber capping and exposed posts; and
 - A minimum height of 1.95m above natural ground level for the posts; and
 - A maximum height of 1.85m above natural ground level for the capping; and
 - Terminated at least 6m behind the closest front wall of the dwelling; and
 - No longer than 40% of the secondary frontage boundary.

- 4.2.4. If a return fence is built, (i.e. the fence between the boundary fence and the dwelling or garage) it must be:
 - a. constructed to match the adjacent boundary fence, or from timber slats.
 - b. no higher than the adjacent boundary fence.

- 4.2.5. Gates that form part of any fence must match the height, material and specifications of that fence.
- 4.2.6. Wing fences (i.e. fences along the side boundary, forward of the return fence or the building) are not allowed.
- 4.2.7. All fencing above is to be completed to a standard acceptable to the Developer within thirty (30) days of the practical completion of the dwelling.

It is recommended that Buyers discuss their proposed fencing with their adjoining owners prior to construction of the fence, and that Buyers refer to the Queensland "Dividing Fences" legislation, guidelines and factsheets.

Diagram 4.2.2

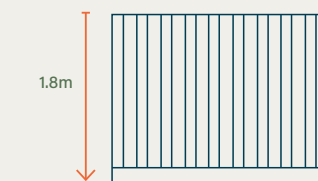
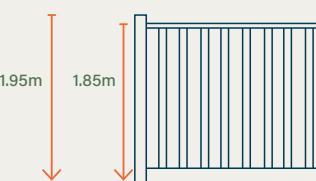


Diagram 4.2.3



4.3 Retaining Walls

- 4.3.1.

Retaining walls visible from the public realm must visually complement the house, to the satisfaction of the DAP.

Allowable finishes include:
 - Stone;
 - Masonry; and/or
 - Timber.
- 4.3.2.

Any proposed retaining wall must be no higher than 300mm.
- 4.3.3.

If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering, and other landscape treatment to soften the appearance of the change in levels.
- 4.3.4.

The minimum distance between two retaining walls is 600mm.
- 4.3.5.

Residents must obtain all necessary permits and approvals from relevant authorities for retaining walls.
- 4.3.6.

Any wall on the boundary of an adjoining lot must have written approval from the adjoining lot owner.



4.4 Front Garden

- High quality landscaping is a fundamental element of attractive and welcoming streetscapes and assists with providing a cohesive link between the home and the street. Planting native species preserves biodiversity, creating food and shelter for native wildlife and contributes to the creation of healthy ecosystems.
- 4.4.1.

The landscape works to the front garden and nature strip are part of the design approval process. A landscape plan must be approved as part of the Developer Approval process and must incorporate the following:
- 4.4.2.

Maximum 20% of the front garden area must comprise of hardscape such as:
 - Decorative pavers/stones or pebbles.
- 4.4.3.

Turf is to be applied to the remainder of the front yard between the front building line and kerb line, except where an alternative landscape treatment is provided. Synthetic/artificial turf is not permitted.
- 4.4.4.

At least one indigenous feature tree canopy tree with a minimum installation height of 1.5 m must be planted between the front building line and street boundary. Examples are provided further below.

Consideration should be given to the mature size of any trees, to allow appropriate room for roots and branches to spread.
- 4.4.5.

In addition to the tree requirement above, a minimum of 5 plants (from 200mm pot size at installation) must be planted in garden beds in your front yard.
- 4.4.6.

All plants and trees must be installed adjacent to fence lines, pathways, driveways, and the front building line of the home.
- 4.4.7.

All garden beds must be edged and mulched. Edging with raw materials (e.g. timber) is not permitted.
- 4.4.8.

The letter box must:
 - a. Be positioned in accordance with Australia Post standards; and
 - b. Have the street number of the property clearly displayed; and
 - c. Be contemporary in style, to match and complement the style of the dwelling.
- 4.4.9.

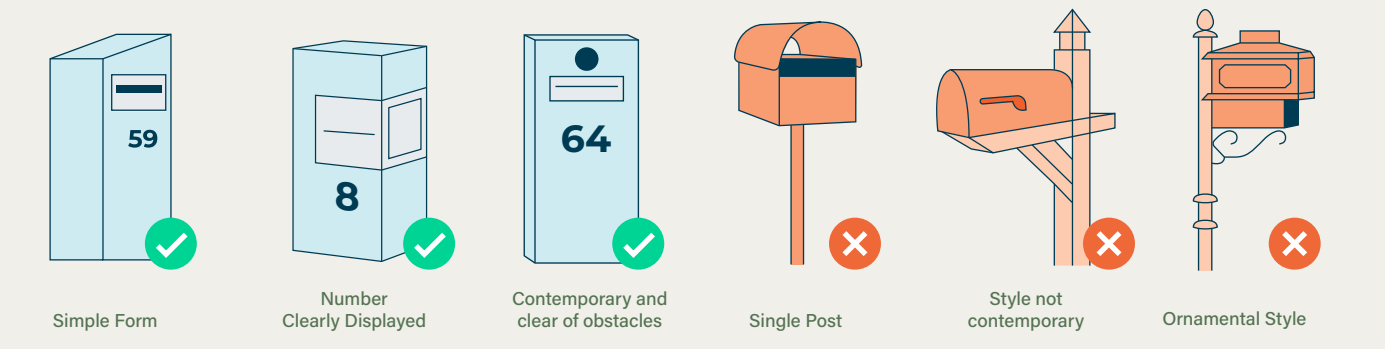
Single post letter boxes are not permitted.
- 4.4.10.

Landscaping must be within the lot boundary only. Planting or altering the nature strip is not permitted, and will need to be rectified at the owner's cost.
- 4.4.11.

The area between the dwelling and the property boundary, together with other areas of the land within public view, shall be landscaped to an acceptable standard within sixty (60) days of the practical completion of the dwelling. Such standard shall minimally include the proper workmanlike levelling of the ground, the laying of turf lawn.
- 4.4.12.

If the footpath/verge area has been directly impacted by the construction work, it must be reinstated to the original condition within thirty (30) days of completion of building. This includes levelling the ground, re-turfing the entire footpath/verge area and watering until established.

Diagram 4.4.10



5. Ancillary Items

5.1 Outbuildings

Sheds and outbuildings must incorporate gutters and downpipes, and must have a powder-coated or painted appearance.

Land Size:	Sheds may not exceed:
<400m ²	9m ²
400m ² – 500m ²	15m ²
500m ² – 600m ²	24m ²
600m ² – 700m ²	42m ²
700m ² – 800m ²	56m ²
800m ² >	63m ²

MRC Regulations apply in area unless the prior written approval of the Developer has been obtained.

- Sheds will not only be permitted 1.5m behind the main building line and must be screened so as not to be seen from the adjacent streets or parks.
- All outbuildings (e.g. sheds and lawn lockers) less than 36m2 in area will be permitted with wall and roof cladding in coloured metal or other such non-reflective material. The roof pitch and colour material should also match or compliment the roof of the main building.
- Plain galvanised iron, zinc or aluminium coated steel will not be allowed as either wall or roof cladding.
- Sheds and all other improvements cannot be used as a fence or placed on a boundary.
- All walls of the shed must be no higher than 2.7m above natural ground level and the top of the structure must be no higher than 3.0m.
- The shed must not overshadow or block light from the windows of any adjacent houses.

5.2 Service Equipment

- 5.2.1.** Satellite dishes, external receivers, television antennae and the like should be:
- located to the rear of the dwelling; and
 - not readily visible from the public realm.
- 5.2.2.** Heating and cooling units should be:
- Located towards the rear of the dwelling;
 - Not readily visible from the street; and
 - if located on the roof, Heating and Cooling

- Units should be:
- Positioned below the ridge line.
 - Positioned to the rear of the roof; and
 - Coloured to match the roof as far as practical.

- 5.2.3.** Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

5.3 Security Shutters/Doors

- 5.3.1.** Security doors must be contemporary in appearance. Traditional or period type patterns are not permitted.
- 5.3.2.** No tinted windows at the front of the property.
- 5.3.3.** Security shutters to windows and the like are not permitted where they are visible from the Public Realm.

5.4 Screening

- 5.4.1.** Ancillary structures and elements must be located so that they are not readily visible from the public realm. This includes items such as:
- Rubbish bin storage areas
 - Washing lines
 - Hot water systems
 - Solar water heaters
 - Any water storage tanks
 - Spa pumps
 - External plumbing other than that for rain water
 - Sheds and outbuildings

5.5 Signage

- 5.5.1.** Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.
- 5.5.2.** One sign only may be erected to advertise the sale of a completed dwelling

5.6 Allotment

Maintenance

- 5.6.1.** Prior to, during and after construction commencing, there must not be any rubbish; including site excavations and building materials; allowed to accumulate or excessive growth of grass or weeds upon the subject lot or adjoining lots.
- 5.6.2.** If in the opinion of the Developer, rubbish has accumulated or there is an excess growth of weeds on the subject lot, then upon giving seven (7) days' notice, the Developer and/or the Developer's Agents and/or independent contractors, may enter onto the land for the purpose of generally tidying up, including without limitation, slashing or mowing grass and weeds at the cost of the Purchaser. The Purchaser will pay to the Developer on demand, the costs of carrying out such work.
- 5.6.3.** The Purchaser shall also pay to the Developer the cost of having to remove building materials or debris from adjoining lots that are a result of construction of the subject property.
- 5.6.4.** Builders should provide an enclosed rubbish container/area during the construction period to contain rubbish on site..

6. Developer Approval



All homes built at Ooralea Waters must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines, for the following reasons:

- The Land forms part of Ooralea Waters which is a quality residential community;
- Unsold lots in Ooralea Waters are a valuable asset of the Developer, the value of which depends, in part, on Ooralea Waters continuing to be and being regarded as a quality residential community;
- The Developer has a legitimate business interest in ensuring that Ooralea Waters remains a quality residential community;
- The value of other lots in Ooralea Waters already sold to other owners depends, in part, on Ooralea Waters continuing to be and being regarded as a quality residential community; and
- It is necessary and in the interest of all owners of land within Ooralea Waters that the Developer exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping, and completion of construction of dwellings, other improvements and landscaping within Ooralea Waters and other matters generally.

The Design Guidelines may be changed from time to time at the DAP's discretion, acting reasonably. In exercising the right to change the Design Guidelines, the Developer will have regard to:

- The reasonable interests of the owner and any neighbouring property owners;
- The purpose and objective of the Design Guidelines as described in Special Condition 19

- of the contract of sale; and
- The extent that:
 - The variation and/or modifications; or
 - The exclusion or non-enforcement of the Design Guidelines (or parts of them),
 - Will materially and detrimentally affect the owner and/or the Property and/or Ooralea Waters.

Applications for Developer's Approval will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP, acting reasonably.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it reasonably believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Ooralea Waters.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

6.1 Submission Requirements

All submissions for Design Approval must be in PDF format and include the following information:

- 6.1.1.** Site plan at 1:200, with dimensions and showing:
 - Lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - On-site car parking and driveways
 - Other external structures (including pools and spas)
 - All ancillary items
- 6.1.2.** All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
 - Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
- 6.1.3.** Finishes and colour samples.
 - Provide samples or images (swatches, colour

photos, paint chips etc.) of all proposed external materials and colour selections.

- 6.1.4.** Landscape plan at 1:100, with dimension and showing:
 - Indicative extent of all hardscape and softscape
 - Planting schedule that lists all proposed species referenced on landscape plan
 - The extent, height, and finish of all proposed retaining walls

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.

6.2 Submission Lodgement

When you are ready to make your submission for Design Approval, you can email to ooraleawaters@rpmgrp.com.au.

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

6.3 Re-submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

6.4 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt

the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

6.5 Definitions

For the purposes of these guidelines:

- 6.5.1.** Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.
- 6.5.2.** Primary Frontage is the boundary that abuts the Public Realm.
- 6.5.3.** A Corner Lot is any lot that has more than one boundary that abuts the Public Realm.
- 6.5.4.** On corner lots, the Primary Frontage is the shorter one adjacent to the street, unless noted otherwise on the Building Envelope Plan.
- 6.5.5.** Secondary Frontage is any boundary, other than the Primary Frontage, that abuts the Public Realm.
- 6.5.6.** A Side Boundary is the boundary on either side of the primary boundary.
- 6.5.7.** The front building line is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line. Piers and nib walls do not form part of the front building line.
- 6.5.8.** For irregular lots, the Lot Width is the width of the lot at the front building line.
- 6.5.9.** Natural Ground Level means the finished surface level of the ground at the time of registration.
- 6.5.10.** A habitable room is a living room or a bedroom.
- 6.5.11.** Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.
- 6.5.12.** Front Loaded refers to a lot where the garage is accessed from the Primary Frontage.

date; unless otherwise agreed in writing by the Developer.

- 6.6.2.** Completion of your dwelling, including garage, driveway, fencing and retaining walls must occur within 12 months of construction starting, unless otherwise agreed in writing by the Developer.

- 6.6.3.** Completion of the front landscaping must occur within 3 months of the date of issue of the Certificate of Occupancy for the dwelling.
- Diagram 6.5.3

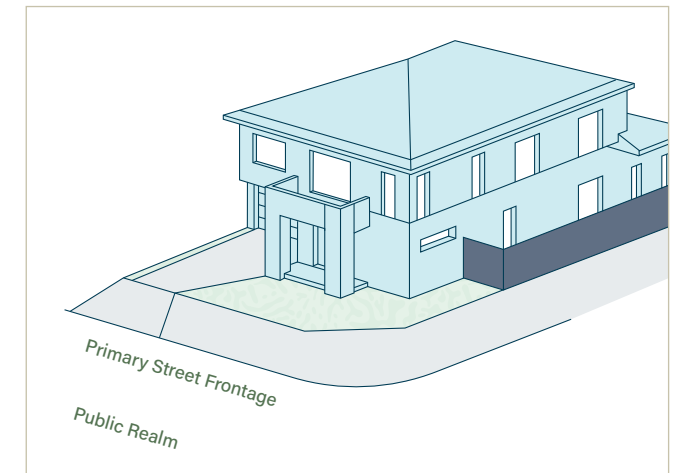


Diagram 6.5.8

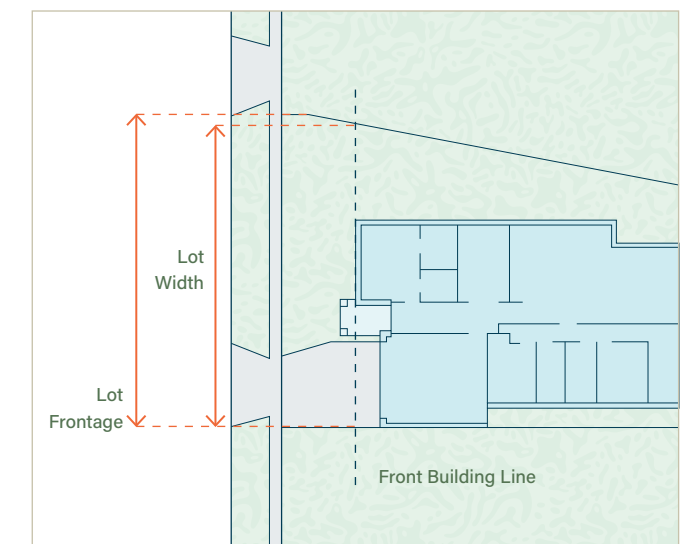
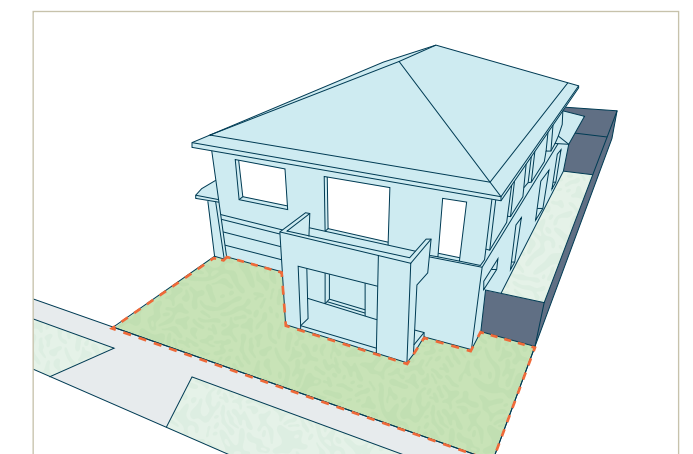


Diagram 6.5.11



OORALEA WATERS



ooraleawaters.com.au

Site address

Waters Boulevard, Bakers Creek
QLD, 4740, Australia

0467 623 386 | ooraleawaters@rpmgrp.com.au

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