Ashford

RESIDENCES

Design Guidelines

CONTENTS

Design Guidelines Overview 3
- Covenant Approval Process 3
- Section 1 - Home Size & Siting 3
- Section 2 - Built Form 3
- Section 3 - Landscaping 3
- Section 4 - Fencing 3
- Section 5 - Construction Obligations 3
- Section 6 - Sustainable Living Guidelines 3

The Covenant Approval Process 4
- Step 1 - Design 4
- Step 2 - Submission 4
- Step 3 - Covenant Bond Payment 4
- Step 4 - Assessment 4
- Step 5 - Covenant Approval 4
- Step 6 - Building Approval 4
- Step 7 - Construction 4
- Step 8 - Final Inspection 4
- Step 9 - Final Compliance Approval 4
- Step 10 - Refund of Covenant Bond 4
- Step 11 - Living at Ashford 4

Section 1 - Home Size Siting 5

Section 2 - Built Form 6
- Minimum Building Size 6
- Facade Design 6
  - Primary Street Facade Design 6
  - Corner Lot Facade Design 6
  - Glazing 8
- External Wall Materials & Colours 8
  - External Wall Colours 8
  - External Wall Materials 8
- Roofs 8
- Garages 10
- Front Entry Door 10
- Security & Insect Screens 10
- External Services & Waste Recycling 10
- Privacy & Cross Viewing 10

Section 3: Landscaping 12
- Landscaping (Planting) 12
- Landscaping (Materials) 12
- Retaining Walls 19
- Letterboxes 20
- Driveways & Entry Paths 20
- Sheds 20

Section 4: Fencing 26
- Fences General 26
- Fencing Locations 27
  - Fencing Facing the Primary Street 27
  - Return Fencing 27
  - Side & Rear Fencing 27
  - Fencing Facing Secondary Street or Pedestrian Pathway 27
- Fencing Types 28
  - Type 1 - Timber Paling Fence 28
  - Type 2 - Dressed Hardwood Vertical Battens 28
  - Type 3 - Dressed Hardwood Horizontal Battens 28

Section 5: Construction Obligations 30

Section 6: Sustainable Living Recommendations 31
- Energy Consumption and Greenhouse gas-emission reduction 31
- Water Conservation and Reuse 31
- Materials and Waste 32
- Landscaping 32
- Smart Technology 32

Definitions 33

DESIGN GUIDELINES OVERVIEW

The Ashford Design Guidelines have been prepared to assist Ashford purchasers (and their builders/designers) to construct well designed, high quality homes to create a premium Mirvac community with a consistent vision. Each house within Ashford must be constructed in accordance with the guidelines which will be managed by the Design Committee.

A great design will help you add value to your home, increase sustainability, improve your quality of life and foster an image for Ashford. These guidelines are not intended to limit design however have instead been included to ensure that Ashford presents as an attractive development with harmonious streetscapes making it a highly desirable place in which you will be proud to live.

The document will cover the following particulars;

Covenant Approval Process

This section provides you with easy to follow steps on the approval process managed by the Design Committee. Following these steps will ensure your house design meets all of Ashford''s design guidelines.

Section 1 - Home Size & Siting

The size of your home is a personal choice and at Ashford it is not a requirement to have a bigger or smaller house than you desire. However, it is required that the size of your house suits the lot you have chosen.

Section 2 - Built Form

The built form design of each home in Ashford will contribute to the overall aesthetic of the development. Owners are required to build quality and innovative house designs to ensure a cohesive and premium residential image for Ashford.

Section 3 - Landscaping

A great way to compliment your built form design is through high quality landscaping. We ask that you include attractive low maintenance and water sensitive landscaping and that the design of your front yard compliments the streetscapes of Ashford.

Section 4 - Fencing

Fences are an important part of the streetscape and define the lot boundary of your home. To ensure the architecture of your home is complimented by fencing we require you to include quality fencing materials and design measures.

Section 5 - Construction Obligations

Maintaining appealing streetscapes is integral to Ashford even during construction. We ask that you follow specific guidelines to ensure that the development always presents highly.

Section 6 - Sustainable Living Recommendations

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses. The guidelines provided will guide you on sustainable measures you can implement.

COVENANT APPROVAL PROCESS

Step 1 - Design

Your builder will work with you to design your home to meet the mandatory design guidelines. It is important that your builder has access to the Ashford Design Guidelines as well as the Ashford Building Envelope Guide. During the design phase should you or your builder wish to raise any questions with Mirvac please submit your query to ashfordmpc@mirvac.com

Step 2 - Submission

Once your design is finalised, please submit your Covenant Application on our on online Application Portal - ashford.mirvac.com/portal and track your covenant journey.

Step 3 - Covenant Bond Payment

A Covenant Bond of $3,500 is required to be paid to the following:

HWL Ebsworth Lawyers Law Practice Trust Account

Account Number: 24 66 34

BSB: 034 003

Description: “Surname” Ashford “Lot Number” – Covenant Bond

Be sure to include the proof of bond payment as part of your covenant application to avoid a delay in the assessment and approval process. This amount is held in trust and is fully refundable upon completion of your home and landscaping in accordance with these Design Guidelines.

Step 4 - Assessment

The Design Committee will assess your plans for compliance with the Design Guidelines. This process will generally take 2 weeks, assuming all information is provided. Any items requiring amendment will be raised with you and your builder, and plans will need to be amended and resubmitted prior to approval being granted.

Step 5 - Covenant Approval

Covenant Approval will be issued when the submission has been assessed by the Design Committee and complies with the Design Guidelines. Please take care to note any comment(s) on your approved plans to ensure that all conditions of the Covenant Approval are addressed.

Step 6 - Building Approval

Once Covenant Approval has been issued, an application can then be made to your accredited building certifier/Council for the statutory Building Approval.

Step 7 - Construction

Please ensure that your lot is properly maintained to be free of excessive weeds, rubbish or garbage prior to and during the construction phase of your home. This will ensure that your land is clean and safe at all times.

Step 8 - Final Inspection

Once your House & Landscaping are complete, please request your Final Inspection via the Application Portal. The Final Inspection will be carried out by the Design Committee and assessed against your previously issued Covenant Approval. This process will generally take 2 weeks.

Step 9 - Final Compliance Approval

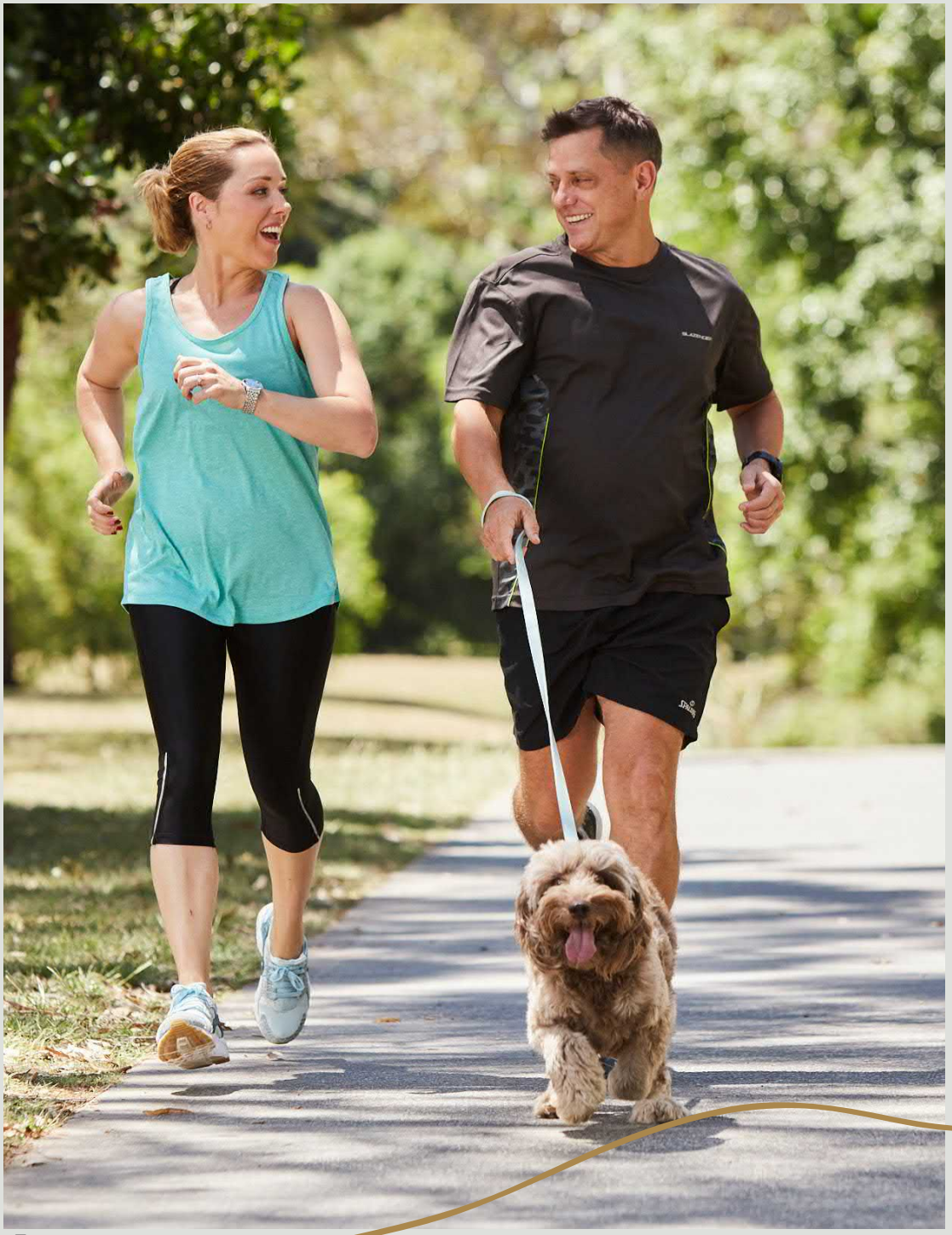
If your home has complied, the Design Committee will issue a Final Compliance Approval. Should your home not be in accordance with the previously issued Covenant Approval the Design Committee will notify on items to remedy prior to issuing a Final Compliance Approval.

Step 10 - Refund of Covenant Bond

The Covenant Bond will be refunded to your bank account once Final Compliance Approval is issued. This process will generally take 2 weeks.

Step 11 - Living at Ashford

The best part! Move into your new home and enjoy the beautiful community that is Ashford.



SECTION 1 - HOME SIZE AND SITING

To assist you in determining if your desired home will fit on a particular lot Mirvac has created the Ashford Building Envelope Guide. This guide is a seperate document and can be found at ashford.mirvac.com/portal

This document will detail relevant home size and siting constraints that will help you determine how your desired home may fit on a particular lot including but not limited to;

- Front Setbacks
- Side Setbacks
- Rear Setbacks
- Site Coverage

DISCLAIMER:It is important to note that this is not an approved document from a local authority such as the Brisbane City Council or other legislative body and is intended to be used as a guide only. Mirvac recommends you liaise with a professional building certifier to determine if you can construct your desired home on a particular lot.

SECTION 2 - BUILT FORM

Your built form design is essential to ensuring a consistent high standard of quality throughout Ashford. Facade design, materials, colours, screening, service locations, roof design and well thought out designs allowing privacy and reducing cross viewing are all important factors in delivering a home to be proud of.

Following these guidelines will give you and your neighbours comfort in what you can expect to be built throughout the estate.

Minimum Building Size

- For Standard Lots the minimum width of your home is 75% of the Primary Street frontage width, measured to the outside of walls.
- For Corner Lots the minimum width and length is 65% of the respective frontage.

Facade Design
Primary Street Facade Design

- The residential character of your home must be of a contemporary sub-tropical aesthetic or modern design. Please see examples in Figure 1.
- The Facade must have one substantial projecting feature element such as a portico, balcony, verandah or feature wall.
- Excluding eave overhangs, steps & entry paths, any entrance portico is required to be a minimum of 4m² and 1.5m deep. It must also be open and not enclosed.
- The Primary Street frontage should also include one or more of the following;
  - Windows recessed into the Facade.
  - Window hoods.
  - Shadow lines created on the building through minor changes in the Facade (100mm minimum).
- At least 1 habitable room should address the Primary Street frontage.
- The use of architecturally styled and arranged windows/ glazing is required.
- Obscure windows or windows to toilets and bathrooms should not front the Primary Street. If they do they must be aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers, clothes lines or other utilities/services can be located between the Primary Street Facade and street verge.
- Similar homes with similar Facades are not allowed on adjoining lots.

Corner Lot Façade Design

This section is only applicable to Corner Lots.

- Your home must be designed to address all streets frontages, refer to Figure 2 for reference.
- It must have variation in the Secondary Street Facade with at least one substantial projecting feature element such as a portico, verandah or feature wall and a variation in colour or materials.
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the Secondary Street frontage.
- No garden sheds, air conditioning condensers, clothes lines or other utilities can be located between the Secondary Street Facade and boundary unless they are screened from view from a Public Area by approved screens or fences.

Figure 2 - Corner Lot Façade Design

Figure 1 - Facade Character Examples

Image courtesy of Stylemaster

Image courtesy of Stylemaster

Image courtesy of Stylemaster

Image courtesy of Stylemaster

Image courtesy of Metricon

Image courtesy of Metricon

Image courtesy of Metricon

Image courtesy of Metricon

Image courtesy of Kalka

Image courtesy of Kalka

Image courtesy of Kalka

Image courtesy of Kalka

Please note that images above are not intended to represent a completely compliant design in line with the Design Guidelines, however instead should be used as a guide on the character designs that are generally acceptable.

SECTION 2 - BUILT FORM

Glazing

- All Facades (excluding the garage door) are to include glazing for a minimum 10% of the Facade area to provide surveillance, interest and variation.
- Sliding windows under 1200mm width are not permitted.
- Reflective glass is not permitted.
- Temporary window treatments or vertical blinds are not permitted.

External Wall Materials & Colours

To give a sense of variety and interest, a mix of selected materials or colours must be used to all external walls of your home facing a street frontage. For your convenience Mirvac has created a schedule of pre-approved colours and materials. Please refer to Schedule 1 & 2. Other colour and material schedules will be accepted on merit by the Design Committee.

External Wall Colours

- Your colour scheme must primarily consist of muted tones. Pre-approved external colour schemes are included within Schedule 1. Other colour schemes can be assessed and approved on merit. This decision will be at the discretion of the Design Committee.
- Limited use of feature highlight colours may be approved on merit if they compliment the colour palette of your home and achieve a positive addition to your facade. This decision will be at the discretion of the Design Committee.
- Each covenant application must be accompanied by an external colour schedule clearly nominating the location and extent of colours on the proposed dwelling.

External Wall Materials

- Solid render is required to all external walls of a house excluding feature walls.
- External walls facing Primary and Secondary Street (applicable to corner lots) must incorporate a feature material such as stained timber, stone, metal, tile, brick, profiled wall cladding. Windows, doors and garage doors are not included as a feature material. Pre-approved external materials are included within Schedule 2. Other material selections can be assessed and be approved on merit. This decision will be at the discretion of the Design Committee.
- Bag and painting is not permitted at all on any external wall of a house.
- Face brickwork or split-face block work is not permitted on any external walls of a house except as a feature only, this must be limited to 25% of total Facade.
- Double or 1.5 height face brick is not permitted at all on any external wall of a house.
- Each covenant application must be accompanied by an external materials schedule clearly nominating the location and extent of materials on the proposed dwelling.

Roofs

- 40 degrees is the maximum pitch for traditional hip and gable roofs.
- Eaves and/or similar architectural shading devices are required to provide shading of walls and windows.
- Eaves must be minimum 450mm wide except where no eave is permitted on walls on zero lot boundaries (if applicable).
- Contemporary house designs with no eaves may be approved on merit if they achieve a positive addition to the Facade of your home.
- Your roof materials must compliment the colour of your home and are limited to corrugated pre-finished metal sheets (e.g. Colorbond). Any alternate material must be approved by the Design Committee.
- Galvanised steel and similar reflective roofs are not permitted.

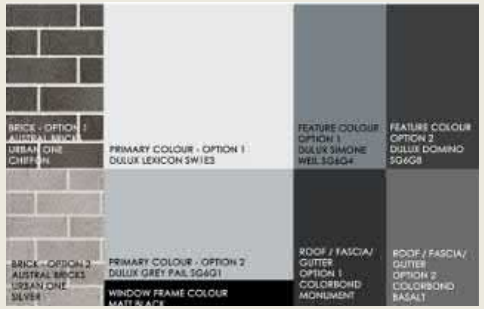
Schedule 1 - Pre-approved External Colour Schemes

This image is an Example only to demonstrate indicative colour selection and placement.

Pre-approved Colour Scheme 1 Example

1. **Primary Colour - Option 1**
   Dulux Lexicon SW1E3
2. **Primary Colour - Option 2**
   Dulux Grey Pail SG6G1
3. **Feature Colour - Option 1**
   Dulux Simone Weil SG6G4
4. **Feature Colour - Option 2**
   Dulux Domino SG6G8
5. **Roof/Fascia/Gutter Colour Option 1**
   Colourbond Monument
6. **Roof/Fascia/Gutter Colour Option 2**
   Colourbond Basalt
7. **Window Frame Colour**
   Matt Black

Scheme 1



Scheme 2

Scheme 3

Scheme 4

SECTION 2 - BUILT FORM

Garages

- Garages must be integrated into the main built form and are to be setback a minimum of 1m behind the main building front wall (excluding portico).
- Garage doors must be of a modern contemporary style. No glazing permitted.
- Maximum width of your garage is nominally 6m.
- Minimum internal garage dimensions are 5.7m deep and 5.7m wide.
- Minimum two car internal garage and minimum two off road visitor car space (in driveway and wholly within the lot boundary).
- Triple garages are not encouraged and will only be permitted on a case by case basis on merit by the Design Committee.
- Carports or shade-sails are not permitted.
- The side parking of boats/caravan must be screened and not highly visible from the Primary Street. Each case will be assessed on merit by the Design Committee.

Front Entry Door

- Your home's front door must be well defined and/or visible from the Primary Street.
- Your entry door must be nominal 1200mm wide with minimum 20% glazing, or;
- Nominal 1000mm wide door combined with a minimum 200mm wide sidelight.
- Other combinations may be approved on merit if they achieve a positive addition to the Facade of your home.

Security & Insect Screens

- The style of any screen visible from a Public Area must be of a simple profile. Hexagonal or ornate historical styles are not permitted.
- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area.

External Services & Waste Recycling

- If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the external wall colour to which they are attached.
- TV aerials are to be installed inside the roof cavity or designed and located so that they are not visible from Public Areas.
- Radio masts or satellite dishes are to be designed and located so that they are not visible from Public Areas.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, air conditioning condensers, clothes drying facilities, garbage bins and service yards are not to be visible from Public Areas.
- Garbage bin pads are mandatory and are to be located so that they are not visible from Public Areas.

Privacy & Cross Viewing

It is important to take into consideration privacy for both you and your neighbour when designing your home. This is achieved by one or more of the following measures;

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.
- Where a direct view from a verandah or deck exists into the private open space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

This is applicable to facades adjoining other lot boundaries. This is not applicable to any facade facing the primary street and/or secondary street (for corner lots).

Schedule 2 - Pre-approved External Materials

Render

Feature Timber Cladding

Scyon™ Axon™ cladding
James Hardie

Scyon™ Stria™ cladding
James Hardie

Scyon™ Matrix™ cladding
James Hardie

Bricks
Austral Bricks

Urban One - Chiffon

Urban One - Silver

Urban One - Pepper

Urban One - Grecian Gold

SECTION 3 - LANDSCAPING

High quality landscaping softens the Facade of your home and is essential to increasing the overall aesthetic of the streetscape. A lush and well-maintained streetscape will ensure that Ashford has a consistent premium look and feel throughout the development.

Landscape (Planting)

All landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee. You must submit a detailed landscaping plan as part of your covenant approval.

- In the Queensland climate, water can be a precious commodity. To conserve water and ensure that your landscaping looks healthy all year round we encourage the use of drought tolerant plant species. Example planting selections can be seen in Schedule 3.
- To ensure Ashford streetscapes are presented as best as possible Mirvac has included three Pre-Approved Landscaping Designs to assist you. Please refer to Figure 9, 10, 11 & 12 on pages 21, 22, 23 & 24. Should you wish to implement an alternate design this will be assessed on merit by the Design Committee.
- Your landscaping design must incorporate a mix of trees, shrubs/hedging, ground covers and high quality turf.
- The planting theme to be adopted is generally of a native, sub-tropical, contemporary or architectural character. All trees, shrubs, and ground covers must be selected for their appropriateness according to their proposed location.
- Planted gardens beds must be provided to a minimum of 40% of the available landscaping area on the Primary Street frontage.
- Garden beds should be planted with an appropriate number of shrubs/hedging and groundcovers that present highly at the time of planting.
- Your landscaping must include one advanced tree min 100L/1.8m at the time of planting, located on the primary street frontage.
- Garden beds should be edged with concrete, smooth face galvanised steel, masonry, hardwood but not round timber or logs. Edging must be dug to be in line with turf level.
- High quality mulch must be used with a minimum depth of 75mm.
- High quality turf must be used to the remainder of the soft landscaping area.
- Artificial turf is not permitted.
- Your landscaping must be completed as part of the construction of your home. Completing your landscaping in a timely manner ensures that the appearance of the development is maintained.

Landscaping (Materials)

- Landscape materials should be robust, easily maintained and present well to Public Areas.
- Colours of the materials should compliment the external colours and materials of your home.
- Example landscaping materials and finishes can be seen in Schedule 4.

Schedule 3 - Example Planting Palette Selections - Trees

01

02

03

TREES

	Code	*Scientific name*	Common Name
01	CYAcoo	*Cyathea cooperi*	Australian Tree Fern
02	ELAeum	*Elaeocarpus eumundi*	Smooth-leaved Quandong
03	ELAret	*Elaeocarpus reticulatus*	Blueberry Ash
04	FLIaus	*Flindersia australis*	Crows Ash
05	LIVaus	*Livistona australis*	Fan Palm
06	RANfit	*Randia fitzalanii*	Native Gardenia
07	SYZtie	*Syzygium tierneyanum*	Lilly Pilly
08	TRIlus	*Tristaniopsis 'Luscious'*	Water Gum
09	WATflo	*Waterhousia floribunda*	Weeping Lily Pilly
10	HARpen	*Harpullia pendula*	Tulipwood
11	CUPana	*Cupaniopsis*	Tuckeroo

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Schedule 3 - Example Planting Palette Selections - Shrubs

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SHRUBS

	Code	*Scientific name*	Common Name
01	ALObri	*Alocasia brisbanensis*	Cunjevoi
02	ALPcae	*Alpinia caerulea 'Redback'*	Native Ginger
03	ALPnut	*Alpinia nutans*	Dwarf Cardamom
04	BAElap	*Baeckea virgata 'La Petite'*	La Petit
05	BANrob	*Banksia robur*	Swamp Banksia
06	BLEcar	*Blechnum cartilagineum*	Soft Water Fern
07	CARgra	*Carissa grandiflora*	Natal Plum
08	CARmac	*Carissa macrocarpa*	Desert Star
09	CORstr	*Cordyline stricta*	Native Cordyline
10	CRAova	*Crassula ovata*	Jade Plant
11	DIArev	*Dianella revoluta 'Little Revoluta'*	Little Rev
12	DORpal	*Doryanthes palmeri*	Giant Spear Lily
13	FICgre	*Ficus microcarpa 'Green Island'*	Green Island Fig
14	GREcoo	*Grevillea 'Cooroora Cascade'*	Cooroora Cascade
15	GREtam	*Grevillea lanigera 'Mt Tamboritha'*	Mt Tamboritha Grevillea
16	GREros	*Grevillea rosmarinifolia*	Rosemary Grevillea

Schedule 3 - Example Planting Palette Selections - Shrubs

17

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SHRUBS

	Code	*Scientific name*	Common Name
17	**ISOcer**	*Isolepis cernua*	Low Bulrush
18	**ISOnod**	*Isolepis nodosa*	Knobby Club Rush
19	**LEPpin**	*Leptospermum 'Pink Cascade'*	Pink Cascade
20	**LIReve**	*Liriope muscari 'Evergreen Giant'*	Lilyturf
21	**LIRstr**	*Liriope muscari 'Stripey White'*	Varigated Lilyturf
22	**LOMcra**	*Lomandra confertifolia 'Crackerjack'*	Lomandra Crackerjack
23	**LOMhys**	*Lomandra hystrix*	Slender Mat Rush
24	**LOMtil**	*Lomandra confertifolia 'Tilga'*	Lomandra Tilga
25	**SYZcas**	*Syzygium cascade*	Cascade
26	**SYZres**	*Syzygium australe 'Resilience'*	Resilience Lilly Pilly
27	**WESjer**	*Westringia fruticosa 'Jervis Gem'*	Coastal Rosemary

Schedule 3 - Example Planting Palette Selections - Groundcovers

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GROUNDCOVERS

	Code	*Scientific name*	Common Name
01	**ACAcog**	*Acacia cognata dwarf*	Green Mist Wattle
02	**CAScou**	*Casuarina glauca 'Cousin It'*	Cousin It
03	**CISant**	*Cissus antarctica*	Kangaroo Vine
04	**CISell**	*Cissus alata 'Ellen Danica'*	Oak Leaf Ivy
05	**FICpum**	*Ficus pumila*	Climbing Fig
06	**GOOova**	*Goodenia ovata*	Hop goodenia
07	**MYOpar**	*Myoporum parvifolium*	Creeping Boobialla
08	**PANjas**	*Pandorea jasminoides*	Bower Vine
09	**PHYmin**	*Phyllanthus minutiflora*	Phyllanthus
10	**PLEaus**	*Plectranthus australis*	Swedish Ivy
11	**VIOhed**	*Viola hederacea*	Native Violet
12	**ZOYten**	*Zoysia tenuifolia*	Korean Carpet Grass

Schedule 4 - Landscaping Materials and Finishes

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	HARD SURFACE FINISHES	
01	Paving Finish 1	*Concrete Broom Finish* *Neutral Colours*
02	Paving Finish 2	*Tiles* *Large Module*
03	Paving Finish 3 *(side yard access)*	*Concrete Steppers* *600mm x 600mm Square Stepper*
04	Cobblestone Finish *(accent only)*	*Cobblestones between paving finishes* *Cobble Setts*
05	Gravel Finish *(side yard access)*	*Decorative Gravel* *20-40mm River Pebble Stones*
06	Driveway Finish 1	*Exposed Aggregate Concrete* *Neilson Eclipse Finish or similar*
07	Driveway Finish 2	*Exposed Aggregate Concrete* *Neilson Manning Finish or similar*
	SOFT SURFACE FINISHES	
08	Turf Type	*'Wintergreen' Green Couch* *Where it connects with Road Verge*
09	Mulch Type	*Cypress Mulch* *Brown or Black only*
10	Edge Finish	*Timber Edge* *25mm (min width) Natural Treated Timber*
	FURNITURE	
11	Letterbox	*Modern Architectual Design*
12	Letterbox	*Masonry Built-in*
13	Arbour	*Timber Arbour* *Natural Timber, Charcoal or Black Finish*

Schedule 4 - Landscaping Materials and Finishes

ENTRANCE PATH

Accepted

- *Plain or neutral toned brushed concrete finish.*
- *Uniform colour.*

- *Cobblestone banding around finished concrete, paver or tile.*

- *Approved tile or paver finish and size*

- *Approved groundcover planting between finished hard surface.*

Not Accepted

- *Extensive concrete or multi-coloured concrete on entry paths or driveways..*

- *Irregular sized paving and / or tiling in gravel surface.*

- *Irregular banding and material choices between hard surface.*
- *Inconsistent or non-uniform width of hard surface path.*

- *Irregular or non-uniform offset of hard surface path.*
- *Overgrown groundcover planting which grows or settles above hard surface finish.*

OTHER FINSHES

Accepted

- *Small hedging or planting in front yard.*

- *Soft-planting to the extent of lot boundary*

- *Approved turf*

Not Accepted

- *Fencing to the extent of lot boundary*

- *Edging to the extent of lot boundary*

- *Grass species other than specified by Landscape Architect*

SECTION 3 - LANDSCAPING

Retaining Walls

- A Retaining Wall is defined as any retaining structure higher than 200mm.
- All Retaining Walls must be constructed as part of the construction of your home.
- Retaining Walls must be constructed in accordance with the below:
  - Pre-approved Retaining Wall materials are referenced in Figure 3 and Figure 4.
  - Concrete sleeper and treated pine is not permitted in any location visible from any Public Area. It may be used for inter-lot retaining, however must not be visible from any Public Area. Refer to Figure 5 & 6.
  - Retaining Walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local Authorities requirements with regard to this matter.
  - Retaining Wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
  - Retaining Wall heights must not exceed 1.5m without constructing a horizontal offset including a minimum 1m planting zone between each section of the retaining wall to soften the visual impact.
  - Retaining Walls constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).

Figure 3 - Painted rendered block wall: Colour must compliment your house design

Figure 4 - Charcoal coloured smooth faced masonry block

Figure 5 - Concrete Sleeper Retaining Wall

Figure 6 - Treated Pine Retaining Wall

SECTION 3 - LANDSCAPING

Letterboxes

- Letter boxes are a repeating element in the streetscape that with consistent detailing and careful selection will help to visually link the individual homes on a street to provide a coherent streetscape character.
- The letter box must be clearly in view at the front of the property, positioned adjacent to the street boundary next to the driveway or similar. The property number must clearly be displayed on the letter box which must be located within your property.
- Letter boxes must be contemporary in style keeping within modern aesthetic and constructed from masonry or timber. Letter boxes can also be incorporated as part of your front masonry fence. See Figure 7 below.
- Please ensure details of your letterbox as outlined above are included within your covenant application. This will form part of your covenant approval.

Figure 7 - Letterbox Design

Letter boxes that are supported

Letter boxes that are not supported

Driveways & Entry Paths

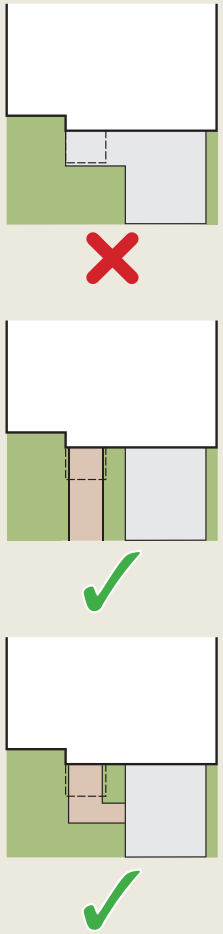
Well thought out driveway and entry path design is essential to increasing the overall aesthetic of your home and the general streetscape. To ensure this is achieved the following guidelines must be followed;

- Only one driveway is permitted per lot.
- Acceptable materials include coloured concrete or exposed aggregate concrete which must compliment the external colour scheme of your home. This must be provided and approved as part of your covenant application.
- The main pedestrian entry path to your home must be constructed from a permanent hard surface such as hardwood timber, stone, tiles etc that is a different material to your driveway. Please refer to Figure 8 opposite for pre-approved driveway and entry path designs.
- It is essential that your builder complies with Council's approval requirements for your driveway. If your driveway is not constructed correctly Council may require you to remove it and reconstruct it.

Sheds

- Sheds should not be visible from any public roads or Public Areas.
- Sheds must be painted to suit the colour scheme of the home.
- Reflective materials are not permitted on your shed.
- Sheds must be less than 12m^2.
- Sheds must be less than 2.1m in height.

Figure 8 - Driveways & Entry Paths



Driveways and Entry Paths that are not supported

Driveways and Entry Paths that are supported

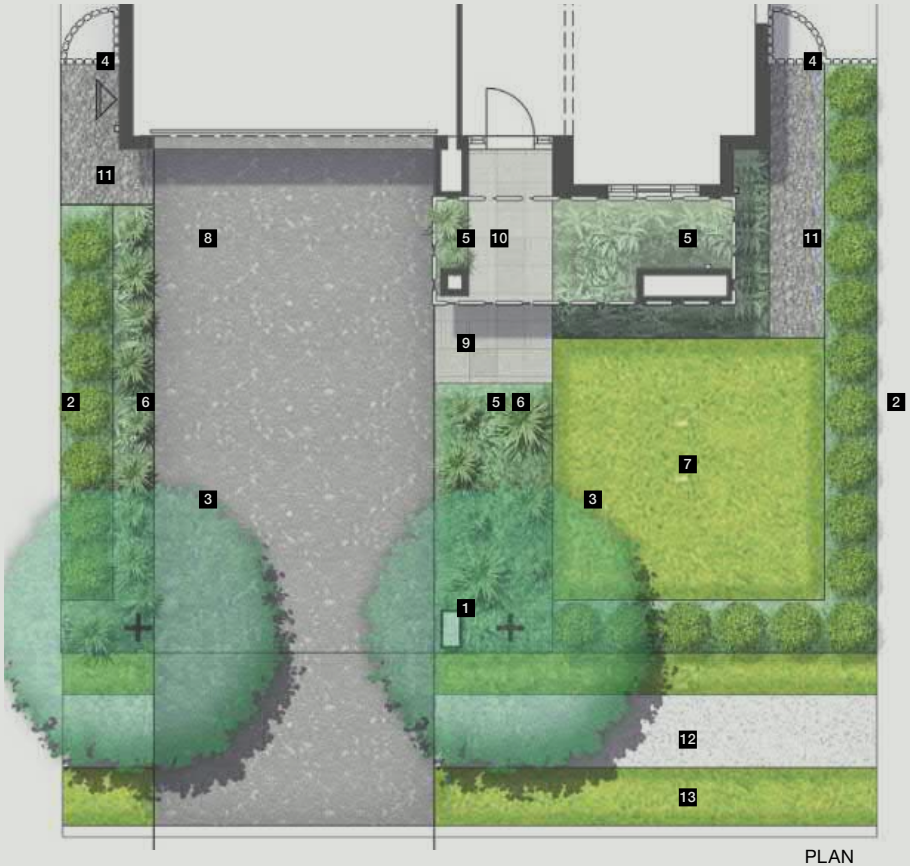
Legend

- Driveway
- Entry Path (different material to driveway)
- Front Yard
- Portico roof over

SECTION 3 - LANDSCAPING

Option A (Enclosed Yard)

Figure 9



PLAN

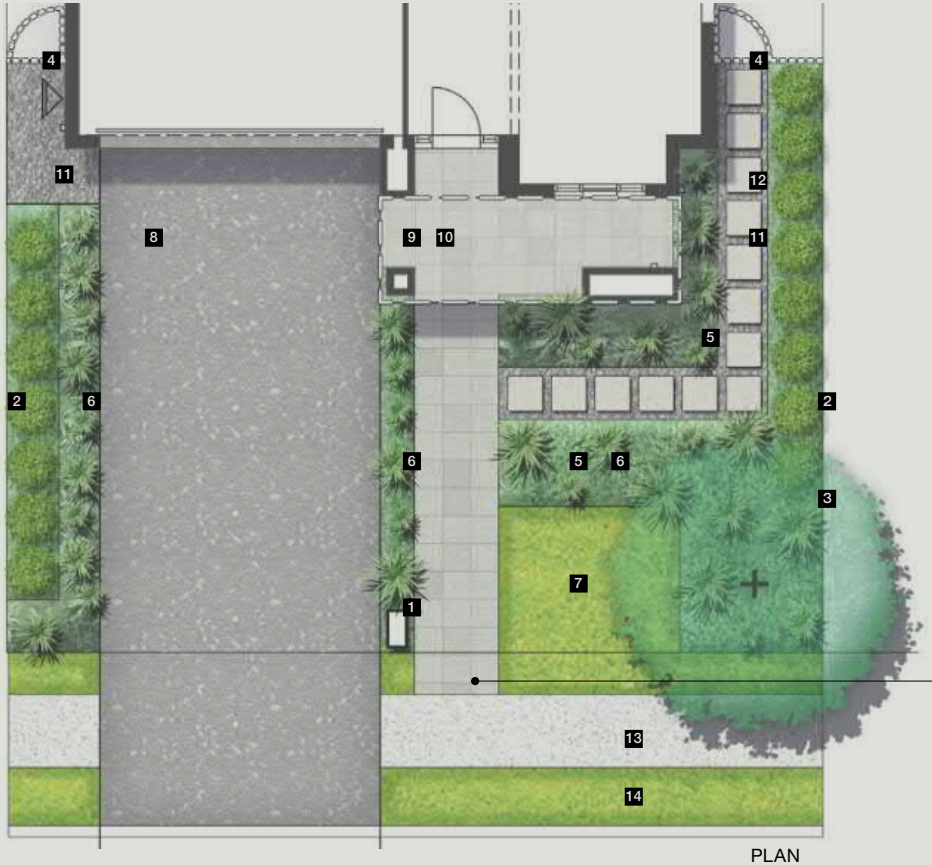
Legend

1. Letterbox
2. Boundary Hedging
3. Feature Tree (min install height of 1800mm)
4. Side Gate (1500mm setback behind building line)
5. Midstorey Planting (900-1200mm)
6. Groundcovers
7. Turf
8. Driveway
9. Entry Path
10. Porch
11. Gravel
12. Footpath (Where applicable)
13. Verge (Where applicable)

SECTION 3 - LANDSCAPING

Option B (Open Yard)

Figure 10



PLAN

ENTRY PATH TO CONTINUE AND CONNECT WITH STREET FOOTPATH (WHERE APPLICABLE)

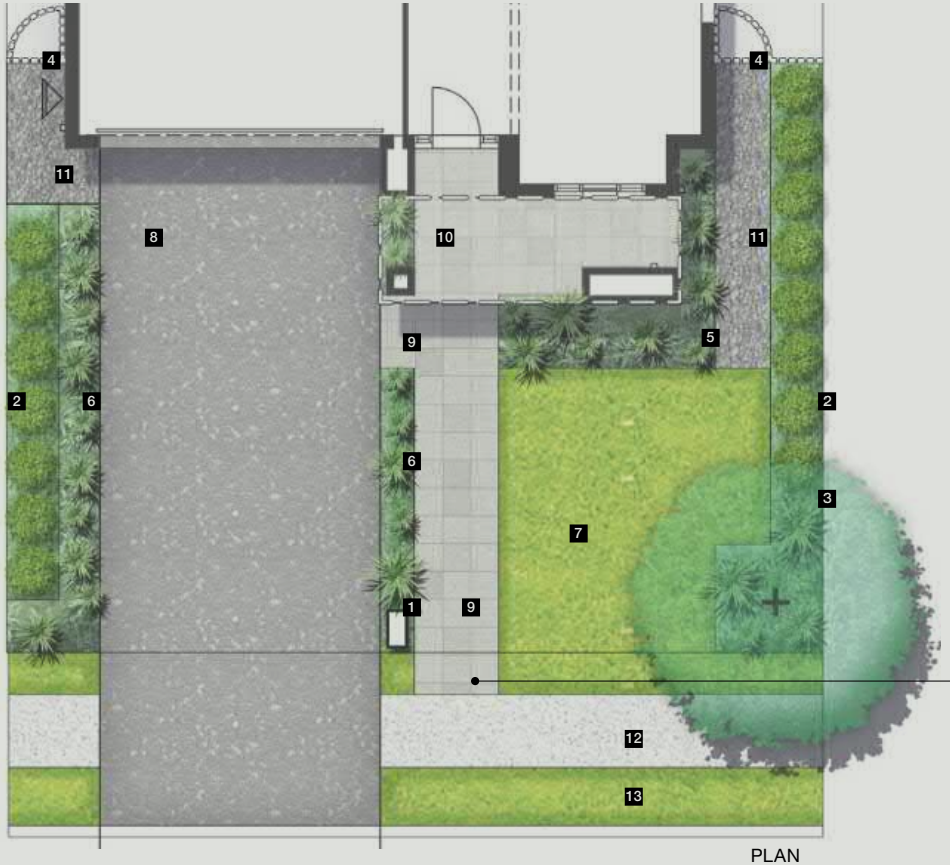
Legend

1. Letterbox
2. Boundary Hedging
3. Feature Tree (min install height of 1800mm)
4. Side Gate (1500mm setback behind building line)
5. Midstorey Planting (900-1200mm)
6. Groundcovers
7. Turf
8. Driveway
9. Entry Path
10. Porch
11. Gravel
12. Steppers
13. Footpath (Where applicable)
14. Verge (Where applicable)

SECTION 3 - LANDSCAPING

Option C (Open Yard Large)

Figure 11



PLAN

ENTRY PATH TO CONTINUE AND CONNECT WITH STREET FOOTPATH (WHERE APPLICABLE)

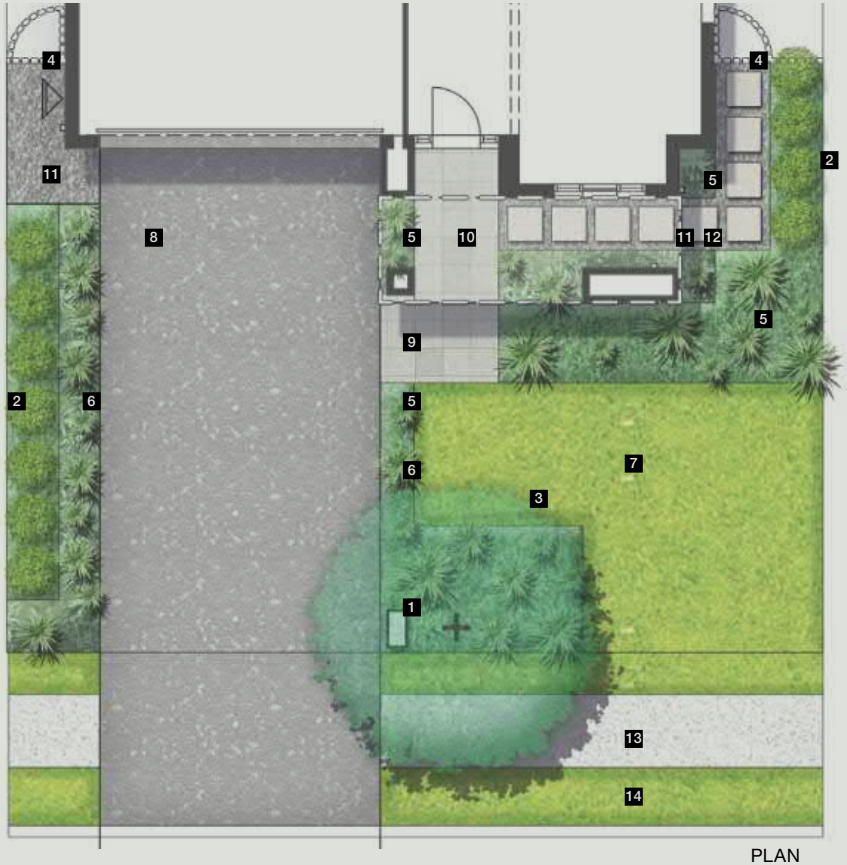
Legend

1. Letterbox
2. Boundary Hedging
3. Feature Tree (min install height of 1800mm)
4. Side Gate (1500mm setback behind building line)
5. Midstorey Planting (900-1200mm)
6. Groundcovers
7. Turf
8. Driveway
9. Entry Path
10. Porch
11. Gravel
12. Footpath (Where applicable)
13. Verge (Where applicable)

SECTION 3 - LANDSCAPING

Option D (Enclosed Entrance with Open Yard)

Figure 12



PLAN

Legend

1. Letterbox
2. Boundary Hedging
3. Feature Tree (min install height of 1800mm)
4. Side Gate (1500mm setback behind building line)
5. Midstorey Planting (900-1200mm)
6. Groundcovers
7. Turf
8. Driveway
9. Entry Path
10. Porch
11. Gravel
12. Steppers
13. Footpath (Where applicable)
14. Verge (Where applicable)

SECTION 3 - LANDSCAPING

Indicative Landscaping Plan

To complete your landscaping submission to the Design Committee you will be required to submit a landscaping plan prepared by a landscape architect. It will need to be to scale and clearly outline the planting species and materials proposed to be included within your lot. Figure 13 opposite demonstrates an indicative landscape plan.

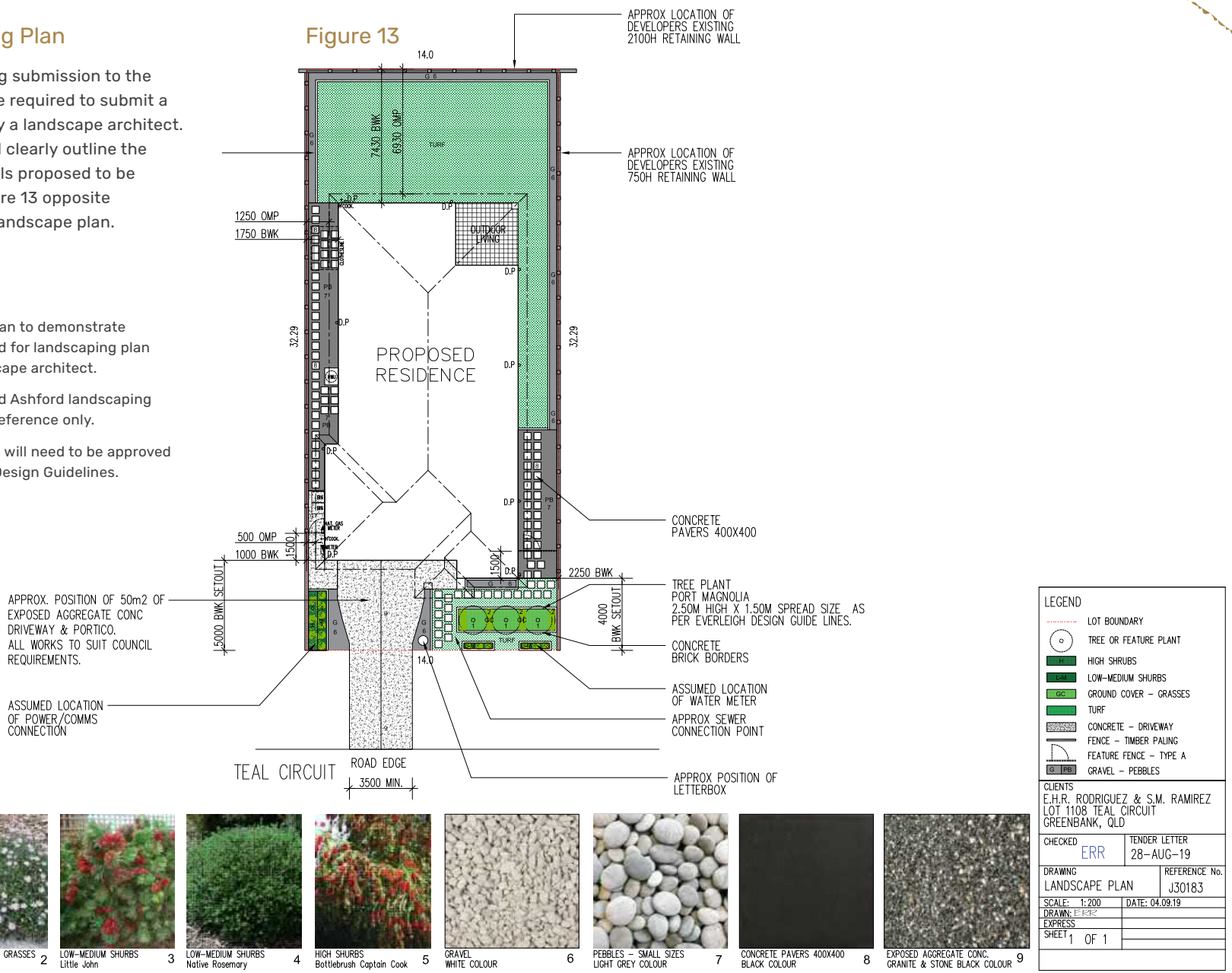
PLEASE NOTE:

This is an indicative landscape plan to demonstrate the level of detail that is expected for landscaping plan submission, prepared by a landscape architect.

It does not represent an approved Ashford landscaping design and should be used as a reference only.

All landscaping plan submissions will need to be approved in accordance with the Ashford Design Guidelines.

Figure 13



TREE PLANT
Port Wine Magnolia
1

GROUND COVER – GRASSES
Cut Leaf Daisy
2

LOW-MEDIUM SHURBS
Little John
3

LOW-MEDIUM SHURBS
Native Rosemary
4

HIGH SHURBS
Bottlebrush Captain Cook
5

GRAVEL
WHITE COLOUR
6

PEBBLES – SMALL SIZES
LIGHT GREY COLOUR
7

CONCRETE PAVERS 400X400
BLACK COLOUR
8

EXPOSED AGGREGATE CONC.
GRANITE & STONE BLACK COLOUR
9

SECTION 4 - FENCING

Fencing is an important part of forming the streetscape at Ashford. Any fences that are visible from the street or Public Area contribute towards the overall aesthetic of the development. Ashford residents are required to choose a quality fence design that compliments the innovative architecture of your home.

Fences General

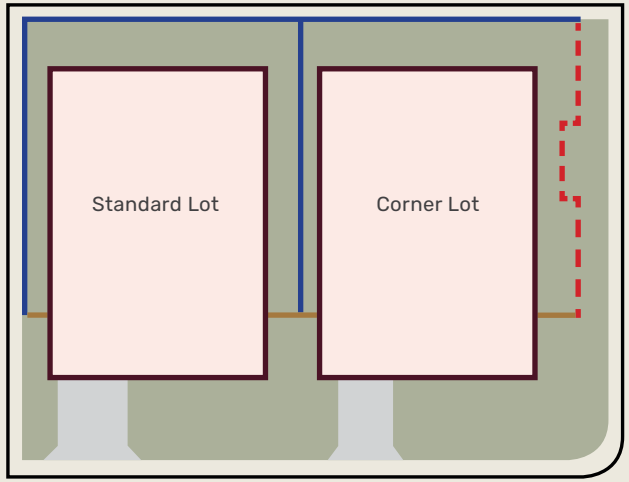
- Only approved fences of the types and materials shown in Fencing Types on pages 28-29 are permitted. Any other proposed materials will be assessed on merit by the Design Committee.
- It is important that fencing takes into consideration public safety through passive surveillance. This can be achieved through ensuring that Public Areas such as streets and walkways can be overlooked from your house.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).
- Fences visible from Public Areas must be maintained on an ongoing basis in accordance with the recommended maintenance instructions provided by the timber treatment supplier.
- All lots are required to have side and back boundary fences.
- All fences to your lot must be approved by the Design Committee.

SECTION 4 - FENCING

Fencing Locations

To assist you in understanding the specified fencing locations the diagram below has been prepared. Refer Figure 14 below.

Figure 14 Fencing Locations



Side and Rear Fencing
Return Fencing and or Gates
Secondary Street / Pedestrian Pathway Fencing

Return Fencing

- Must be Fence Type 2 or 3 and a maximum of 1.8m in height or
- Must be positioned at least 1m behind the front building alignment of the Primary Street frontage.

Side and Rear Fencing

- Must be Fence Type 1 and 1.8m in height.
- Must be a high quality built fence with no spacing between palings to ensure privacy between lots.

Fencing Facing Secondary or Pedestrian Pathway

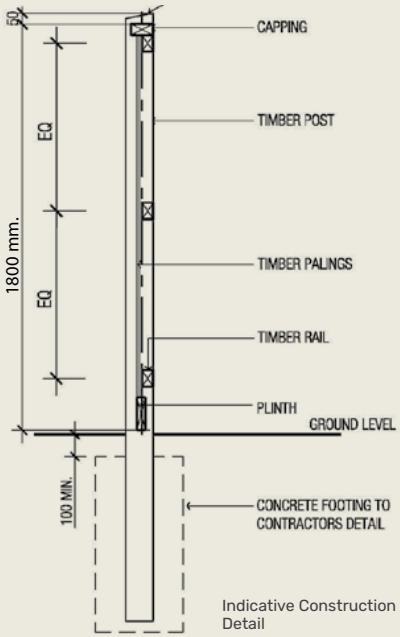
Unless constructed by Mirvac, the fencing must adhere to the following;

- Must be Fence Type 2.
- Must not extend past the front building alignment of the Primary Street frontage.
- Fences more than 10m in length must be offset further from the boundary to allow for planting alcove(s) by a minimum 0.3m alignment variation over a minimum length of 3m. Appropriate landscaping must be including within this alcove area.

SECTION 4 - FENCING

Fencing Types

Type 1 - Timber Paling Fence

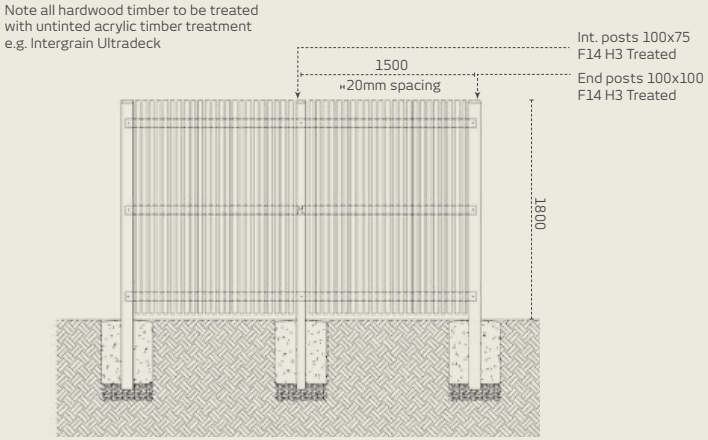


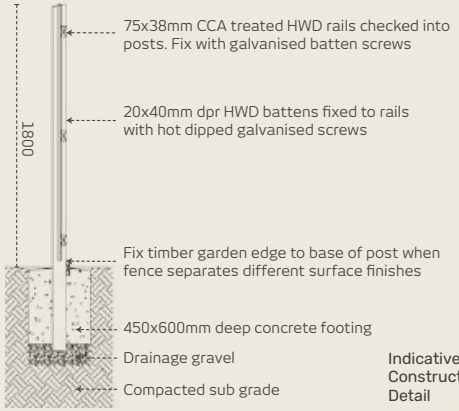
Indicative Construction Detail

Indicative Image

Type 2 - Dressed Hardwood Vertical Battens

Must be treated with untinted acrylic timber treatment eg. Intergrain Ultradeck. This is to be regularly maintained in accordance with product guidelines. Please note fencing cannot be painted.



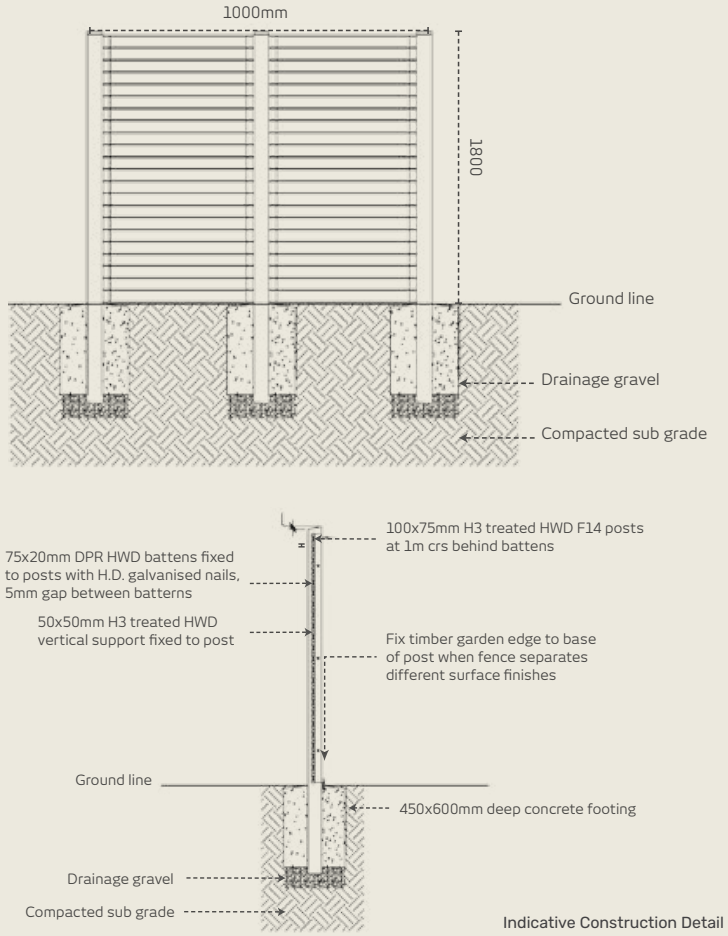


Indicative Construction Detail

SECTION 4 - FENCING

Type 3 - Dressed Hardwood Horizontal Battens

Must be treated with untinted acrylic timber treatment eg. Intergrain Ultradeck. This is to be regularly maintained in accordance with product guidelines. Please note fencing cannot be painted.



Indicative Construction Detail

SECTION 5 - CONSTRUCTION OBLIGATIONS

- Your building site must be clean and safe at all times.
- You are responsible for maintaining your site prior to construction commencing – including mowing, slashing all grass and trimming all grass edges. Your grass must not exceed 150mm in height. Please note that sites that are yet to be constructed on must be grassed (i,e you cannot leave your building pad stripped for long periods.
- Your builder must provide a skip bin or enclosure on site to contain rubbish for the duration of the construction period. Leaving rubbish on any lot visible from Public Areas is not permitted.
- Bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other Public Areas at all times.
- The road and verge in front of your lot including the concrete footpath, kerb, street trees and services such as water meters, telecommunication boxes and electrical pillars are assets owned by Council or service authorities. They have been constructed to the required standards and Council and other service authorities have recorded them as correctly constructed prior to your house building commencing. These assets cannot be altered, including changing the ground levels, without the correct approval from Council. Mirvac and Council inspects these assets at completion of your home to ensure no damage or alteration has occurred. Please ensure you make your builder aware that they will need to rectify any damage to these assets as Mirvac is unable to return your Covenant Bond until we have received clearance to do so from Council or relevant authority.
- Where Mirvac has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.

SECTION 6 - SUSTAINABLE LIVING RECOMMENDATIONS

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses. Please note the following items within Section 6 are not mandatory and are intended to be used as a guide only.

Energy Consumption and Greenhouse Gas-Emission Reduction

- Mirvac encourages all homes to achieve a 7 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary;
  - Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
  - Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
  - Increased rating of the wall and ceiling insulation to the required specification.
  - Treated glazing or double glazing where necessary.
  - Draft sealing (weather seals on external doors etc.) where necessary.
  - Sealed exhaust fans where necessary.
- In addition to achieving a 6 Star rating on the building fabric, Mirvac encourage house designs to include the following energy saving features:
  - Gas boosted solar hot water or electric heat pump hot water systems.
  - Gas or induction cook tops.
  - LED light fittings throughout the home.
  - Exterior lighting fitted with motion sensors.
  - Low energy use appliances (aim for energy ratings greater than 4 star).
  - Energy efficient air conditioning systems (aim for a COP greater than 3).
  - Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
  - Solar photovoltaic electricity systems with battery storage.

Water Conservation and Reuse

- To assist in achieving an overall reduction in household water usage, Mirvac recommends that homes incorporate the following measures:
  - Rainwater tanks for toilet flushing and irrigation.
  - Dishwasher and washing machines with a 4 Star or greater WELS rating.
  - Tapware and toilets with a 4 Star or greater WELS rating.
  - Showers with a 3 Star WELS rating.
  - Purchasers are encouraged to consider water efficient landscape design, soil mix, and plant selections, with a target of a minimum of 70% of planted species to be drought tolerant.

SECTION 6 - SUSTAINABLE LIVING RECOMMENDATIONS

Materials and Waste

- Maximise the use of standard sizes of materials wherever possible to minimise wastage.
- Mirvac recommends the use of low-impact construction materials;
  - For masonry consider low impact options, such as recycled or carbon neutral bricks.
  - For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.
- Internal Finishes;
  - Consider the use of flooring, joinery and plasterboard that is environmentally certified by independent certification schemes such as GECA, EcoSpecifier or the Carpet Institute of Australia.
  - Select high quality, durable finishes with long warranty periods.
- To reduce the airborne chemicals within your home consider the following products;
  - Engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde (rated as E1 or E0).
- Paints, adhesives and carpets rated to have low levels of volatile organic compounds (VOCs).
- To reduce waste to landfill during the operation of your home, consider;
  - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.
  - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

Landscaping

- The use of permeable surfaces is encouraged to maximise opportunities for natural infiltration and groundwater recharge.
- The use of waterwise plant species, waterwise irrigation and mulching of garden beds is encouraged to reduce water use.
- The planting of trees offering shade for the house and outdoor living areas and contributing to bird habitat is encouraged.
- The use of locally native plant species is encouraged to increase biodiversity.
- Consider the use of herbs, vegetables and fruit trees to create a productive garden. Please note this is to be located in areas not visible from Public Areas.

Smart Technology

- Smart monitoring.
  - Consider the use of smart meters to help track your energy consumption and reduce your bills even further.
- Smart home automation.
- Consider the use of smart home automation to make your life easier and future proof your home. Systems available include:
  - Smart Security systems.
  - Smart intercom and access controls.
  - Smart controls of lighting, blinds, air conditioning and appliances.
  - Audio Visual systems.

DEFINITIONS

Building Approval	Building approval, also called 'certification' is required for development that involves carrying out building work under the Planning Act 2016 (PA), as well as under specific building legislation.
Corner Lots	Lots bordering two streets.
Covenant Bond	A Covenant Bond of $3,500 has been incorporated into the sales contract for all properties within Ashford. The fully refundable Covenant Bond serves to ensure that well designed, quality homes are brought to life to make this an attractive community to be proud of.
Covenant Application	Your application to Mirvac in accordance with the Ashford Design Guidelines.
Facade	Elevation of a building visible from a Public Area.
Design Committee	The committee appointed by Mirvac as authorised to assess Covenant Applications under these Ashford Design Guidelines.
Ashford Building Envelope Guide	A guide compiled by Mirvac to assist you in determining if your desired home can fit on a specific individual lot. This can be found on the Ashford Information Portal at ashford.mirvac.com/portal.
Ashford Design Guidelines	This document.
Primary Facade	The primary Facade is the elevation facing the Primary Street.
Primary Street	The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door faces.
Public Area	Any land vested to, or under the control of the Brisbane City Council. E.g. roads, verges /nature strips, parks, public access ways, etc. This also includes the Kedron Brook.
Retaining Wall	Any retaining structure higher than 200mm.
Secondary Street	Applies to lots with more than one street frontage and is the street(s) which is not the Primary Street.
Standard Lots	Lots that have one street frontage.

Ashford
RESIDENCES

Sales Suite
50 Ashmore Street
Everton Park 4053

Find out more
ashford.mirvac.com
(07) 3859 5880

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