

Building Covenant Outline



Close to nature... Close to perfect.

Welcome to Riverparks

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Community vision

Perfectly positioned, Riverparks is a residential community providing a range of housing choices in a well-planned, connected place to live, learn and play.

This building covenant outline summarises housing and landscape requirements for a range of residential lots in order to build great streetscapes that we can all proudly call home. They play a vital role in assisting you to plan and design your home specific to your lifestyle requirements.

The Fortress Group has consistently achieved high standards of residential development through building covenants making families happy they chose a Fortress Community Development.



**At Fortress Group
we create more
than just a place to
live, we create a
connection to the
environment and
the community**

The Fortress advantage

Building covenants set the standard towards optimising the street appeal of your neighbourhood as well as ensuring your home is well planned, attractive and remains a valuable asset over time.

For your benefit, Fortress has meticulously planned and built the lots and utilities, so that your Builder can best utilise natural light into your home and minimise afternoon heat load, by pre-determining the location of non-habitable space such as the garage.

For lots under 16m in width, you are required to build to a nominated side boundary for non-habitable rooms, to maximise your land to fit the biggest backyard possible.



Covenant approval process

The covenant approval process must be adhered to.

1. After speaking with one of our Estate Managers and before purchasing a lot, ensure that you speak to our **builder partners** to match your house space requirements with the land geometry and Building Covenants, which will be provided to you upon enquiry.
2. After settlement of the land, your **Builder prepares working drawings** of the proposed home for Covenant Approval. The **Covenant Application** documents must be professional, dimensioned, to scale and include:
 - A **site plan** demonstrating compliance with boundary setbacks, driveway, earthworks complete with levels and ancillary structure requirements;
 - A house **floor plan** with area calculations to demonstrate compliance with minimum square meterage requirements;
 - Building **elevations** demonstrating compliance of roof pitch, façade treatments and minimum width requirements;
 - A **landscape plan** inclusive of materials and configuration of letterbox, fencing and retaining walls; and
 - A completed **Land Owner signed Application for Building Covenant Approval Checklist** as provided by the Estate Manager.
3. The **Land Owner submits the working drawings** to the Estate Manager who will review for completeness and forward the documents for approval to the Covenant Review Panel.
4. The Covenant Review Panel will write to the Land Owner regarding **Covenant Approval** or changes that need to be made before approval can be granted by the Developer. Building Approval from Moreton Bay Regional Council or a Building Certifier can now commence as managed separately by your Builder.
5. Construction can commence once Covenant Approval and **Building Approval** have both been achieved.

We require you to build within 12 months from settlement to limit neighbourhood disturbance. Occupancy is restricted until the lot is fenced and landscaped for child and pet safety.

Street trees are planted with each new land release. Please take care during the construction of your new home to ensure trees are not damaged as you may be asked to replace them.



A natural place to live,
play and grow...



Lot design requirements – overview

The **minimum requirements** for your home and front yard landscape have been summarised below. More detailed information can be found from page 9.

Special Covenant requirements apply to Riverside Release homesites. For more information refer to the Sales Plan or speak to the Estate Manager.

	LOT TYPE				
	Courtyard	Premium Courtyard	Traditional	Lifestyle	Corner
Frontage	Less than 16m	16m - <18m	18m - <20m	20m or above	Varies
Lot Size*	400m ² +	480m ² +	540m ² +	600m ² +	Nominally 600m ² +
Build to Boundary (maximum 15m designated for garage, laundry, bathroom or shed)	Compulsory	Optional	Optional	No build to boundary (unless specified)	N/A
Front Boundary House Setback	Minimum 3m for lots < 450m ² OR Minimum 4.5m for lots ≥ 450m ²	Minimum 4.5m	Minimum 4.5m	Minimum 6m	Minimum 4.5m - 6m
Side Boundary Setback	N/A	N/A	N/A	N/A	Minimum 3m
Internal Living Area (excludes verandahs, patios, porches, garages & sheds)	Minimum 130m ²	Minimum 130m ²	For lots under 600m ² - minimum 130m ² OR For lots above 600m ² - minimum 150m ²	Minimum 150m ²	Minimum 150m ²
House Width (as measured from house eaves)	Minimum 75% of lot width at front building alignment	Minimum 75% of lot width at front building alignment	Minimum 75% of lot width at front building alignment	Minimum 75% of lot width at front building alignment	Minimum 75% of lot width at front building alignment
Roof Pitch	Minimum 5° skillion or 22½° hipped roof	Minimum 5° skillion or 22½° hipped roof	Minimum 5° skillion or 22½° hipped roof	Minimum 5° skillion or 22½° hipped roof	Minimum 5° skillion or 22½° hipped roof

*Lot size subject to stage release



Siting your home

We've taken the guesswork out of siting your home on the lot, by nominating your garage/driveway location (as shown on the sales plan) so that your living spaces can optimise natural light and minimise heat load from the west. This has an important **positive impact to liveability and energy efficiency of your home.**

When considering home and landscape designs, please consider these key matters:

- Capturing the benefit of **cooling breezes with cross ventilation** to living spaces.
- Orientating living spaces (lounge, dining, kitchen and bedrooms) to the north and east to **minimise internal heat load from the western sun.**
- Planting that provides passive cooling by **shading the western elevation** of the home.
- Planning how **backyard overland drainage** will discharge to the road should inground drains fail.
- **Locating and screening of stored boats, trailers and caravans** from the front roadway view.
- **Locating and screening of unsightly objects and fixtures** such as garbage bins, air conditioning condensers, solar panels, rainwater tanks, gas bottles, clotheslines and antenna away from the front roadway view.

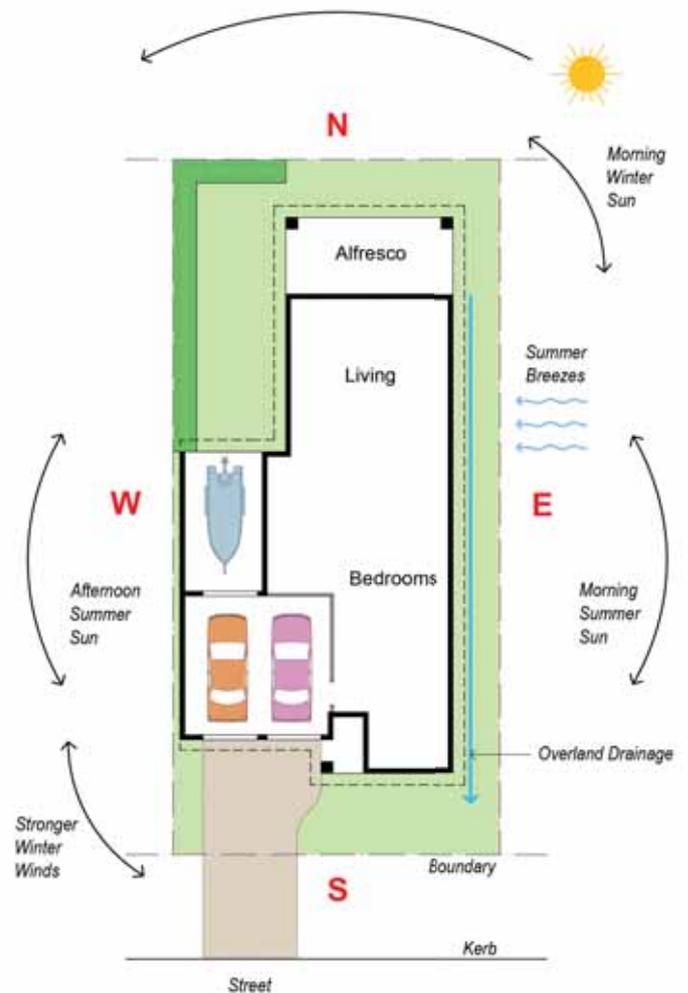


Diagram 1.1 – Siting your home

Boundary setbacks for lots under 600m²*

Most lots under 600m² have a pre-approved Council building envelope. This permits you to build non-habitable rooms (garage, bathroom, laundry and or shed) on one designated side boundary up to 15.0m in length. Such a feature allows you to **optimise the lot for creating the largest backyard possible**. To determine your setback requirements please refer to the Sales Plan for more information.

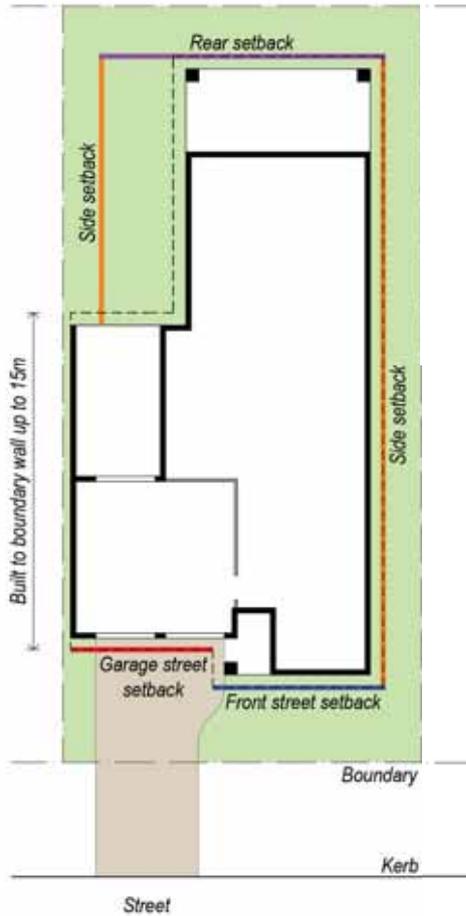


Diagram 2.1 – Boundary setbacks for lots under 600m²

Built to boundary walls must be set off the side boundary to a maximum of 0.3m to the outermost projection. This is to facilitate the construction of a gutter and an overland drainage path from the backyard to the road. Where retaining is required, a separate maintenance free structure is encouraged on the boundary.

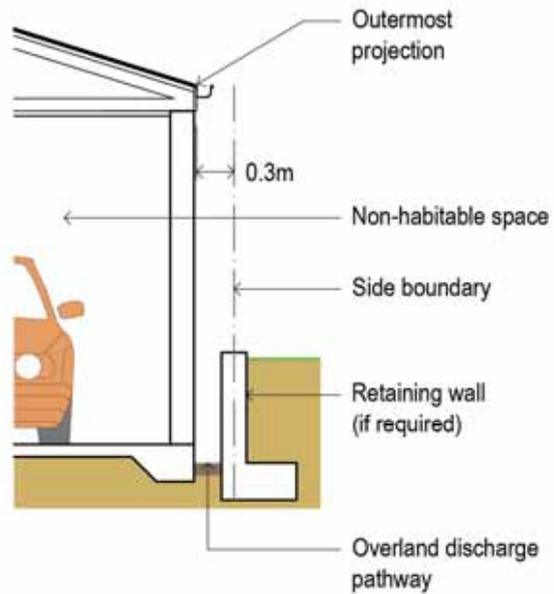


Diagram 2.2 – Boundary setbacks for lots under 600m²

Side and rear boundary setbacks are to be 1.5m minimum.

Setbacks are measured to the outermost projection of the building I.E. the fascia board of the roof eave.

See Lot Design Requirements – Overview (p. 6) for front boundary setbacks.

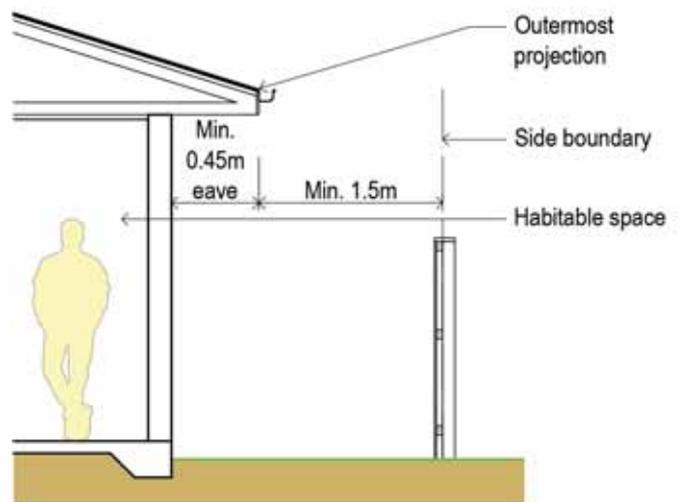


Diagram 2.3 – Boundary setbacks for lots under 600m²

* Please note selected lots over 600m² also meet this requirement.



Boundary setbacks for lots 600m² and above

Lots 600m² and above require a minimum 1.5m side setback. This allows multiple side access to your backyard.

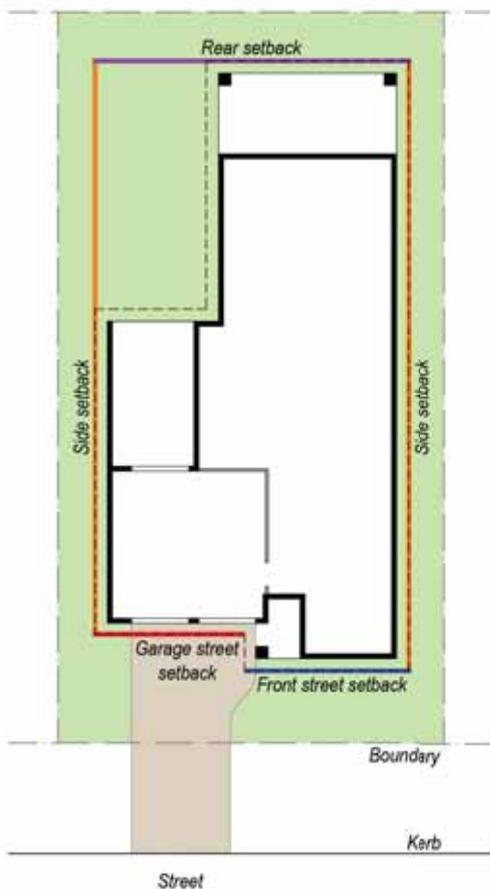


Diagram 2.4– Boundary setbacks for lots 600m² and above

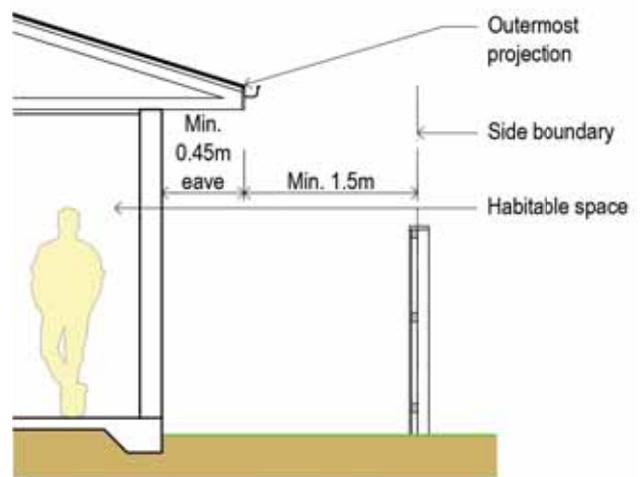


Diagram 2.5 – Boundary setbacks for lots 600m² and above

Setbacks are measured to the outermost projection of the building i.e. the fascia board of the eave.

See lot requirements – overview (p.6) for front boundary setbacks.



Building style

A contemporary design approach to climate and materials is required. Heritage Queensland replica styles are not considered suitable for Riverparks.

A mix of at least 2 façade treatment materials is required for the front road view (front door is included).

For homes constructed in Riverside Release precincts, a mix of at least 3 façade treatment materials is required (front door is included as a façade treatment). Please refer to image below for more information.

The finish to the garage door is excluded from being considered as one of the façade treatment materials.

Acceptable wall material finishes include:

Painted rendered masonry, tiles, brick, painted/stained timber and or painted prefinished fibrous cement cladding. (See image below).

Roofing

Roofs must be clad in non-reflective finished standard corrugated profiled metal roofing (e.g. Colorbond) or tiles. Curved roof forms will be considered on their merit along with combinations of pitched and flat roofs with parapets.

Light natural colours are encouraged to minimise the internal heat load and optimise the energy rating of your home.

Riverside Release additional requirements

Portico must have separate roof line with ceiling soffit 200mm higher than ceiling soffit of the roofline at the front of the house

Garden bed with at least 10m² of trees, shrubs or bushes



Façade treatment 1:
Feature Tile

Façade treatment 2:
1200mm wide x 2300mm high
front door

Façade treatment 3:
Feature Brick

Exposed aggregate driveway

Diagram 3.1 – Façade treatment



Front building width

All Real Estate Agents will advise you **how important a home's street appeal is to the resale value of your home.** The minimum front building width requirement is there to support that investment goal.

Building width is measured from the outermost projections on opposite sides of the home at the front building alignment.

Minimum home width of lot frontage as measured from eaves:

- For all lots 75% (including eaves)

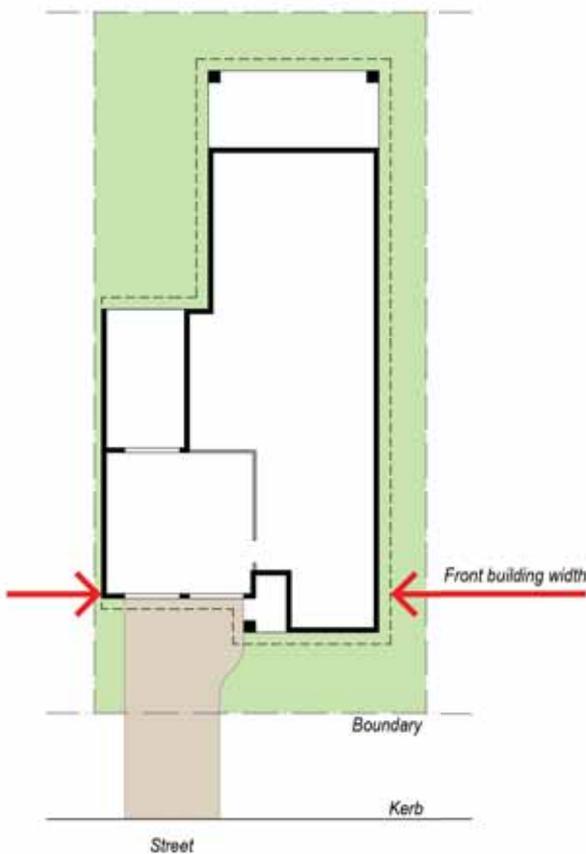


Diagram 4.1 – Front building width

External fixtures

Air conditioners are to be located below and behind the visually closed side and return fencing. Television antennae are to be internalised within the roof cavity. Satellite dishes are to be located to the rear of the home, below the roof line.

Solar hot water storage units and power generating panels are to be fixed parallel to the roof and not perched on framing at odds with the roof pitch. The solar hot water storage tank is to be located internally. Solar panels are not to be fixed to roof elevations facing the front road access.

Gas bottles, hot water storage tanks, rain water tanks and clotheslines are to be located away from the front road view behind closed side and return fencing.

Driveways

Driveways are to be finished off in exposed aggregate concrete. Colours are to be complimentary to your home (see image example below). Stamped, brushed or coloured concrete is not acceptable. See sample colours below.





Vehicle and vessel accommodation

Garages are to be accessed from the front roadway as nominated on the sales plan. It is recommended they be recessed back from the front home façade to minimise the visual impact garages have on the **streetscape**.

Double garage accommodation is to be provided as a minimum to each lot under the same roof of the main dwelling. Carports are not permitted.

Storage of caravans, trailers, boats etc. is to be behind the front building alignment so as not to be visible from the front roadway.

Should you own or plan to own multiple recreational or work vehicles such as a caravan, trailer, boat or similar and wish to store it at your residence, you need to purchase a lot with side access in order to store it. For more information on lots with side access, speak to our Estate Manager.

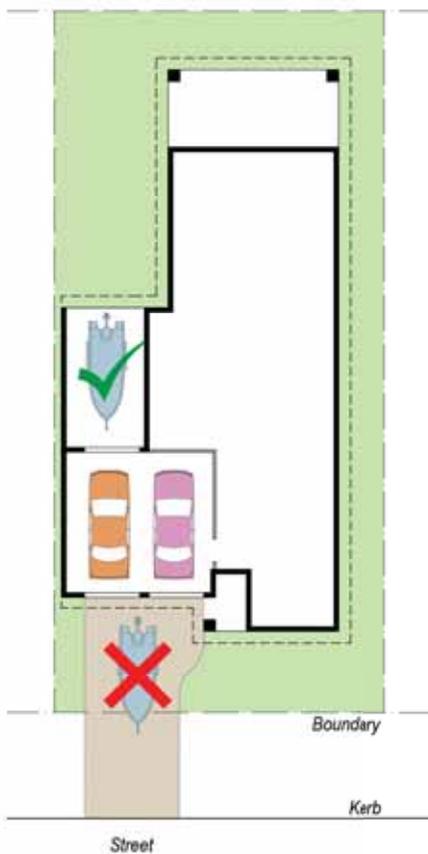


Diagram 5.1 – Vehicle and vessel accommodation

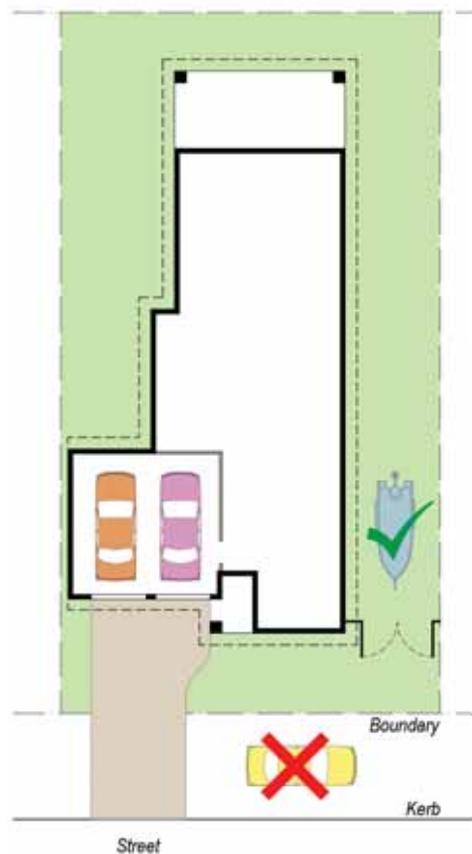


Diagram 5.2 – Vehicle and vessel accommodation



Sheds

Sheds must be located away from the view of the front road access to the lot. They may not be located directly on the side or back boundaries as a substitute for fencing and must be painted steel to complement the home's roof.

Sheds equal to and less than 8m² site cover are permissible on all lots and are to be a maximum 2.4m high.

Sheds above 8m² must be approved by the Covenant Review Panel and constructed in the same style of the house. The height of the shed cannot be higher than the highest point of the house roof or exceed 20m² in floor area.

Letterboxes

Must be in character with your home. Preferably constructed using materials and colours consistent with your home. Temporary letterboxes are not permitted. Security parcel delivery letterboxes are encouraged.



Riverparks base letterbox (minimum standard)



Riverparks alternative option letterbox

Landscape design

It's important to get the most out of the front and backyards to provide character, shade, light and colour to enhance your lifestyle and minimise maintenance. Front yard landscaping as well as side and back fencing must be completed before the home is occupied.

The front garden is often overlooked as a usable space. It adds to the distinctiveness of your address and importantly, gives it street appeal. Planting early on gives plants time to grow and improves the resale value of your home.

In addition to the street trees planted on the nature strip, you are required to plant two, 45L shade trees (nominally 1.5m high) in your front yard or garden.

For homes constructed in 'Riverside Release' precincts, you are required to incorporate a garden with at least 10m² of trees, shrubs or bushes in your front yard. Palms are not a substitute for this requirement.

Landscape design should consider the following:

- Relationship with neighbouring lots in terms of privacy and shading.
- Aspect of the lot in terms of breezes and views.
- Selecting plant species that are appropriate in size with the garden area.
- Surface and overland drainage of the garden and lawn areas.
- Need for useable outdoor spaces such as lawn areas.



Diagram 6.2 – Fencing for Non-Build to Boundary Lots

Fencing

Fencing is an important investment in your privacy as well as the security of children and pets.

The 'Fencing Outline' table provides an overview of the fencing requirements.

Diagram 6.1 – Fencing for Build to Boundary Lots

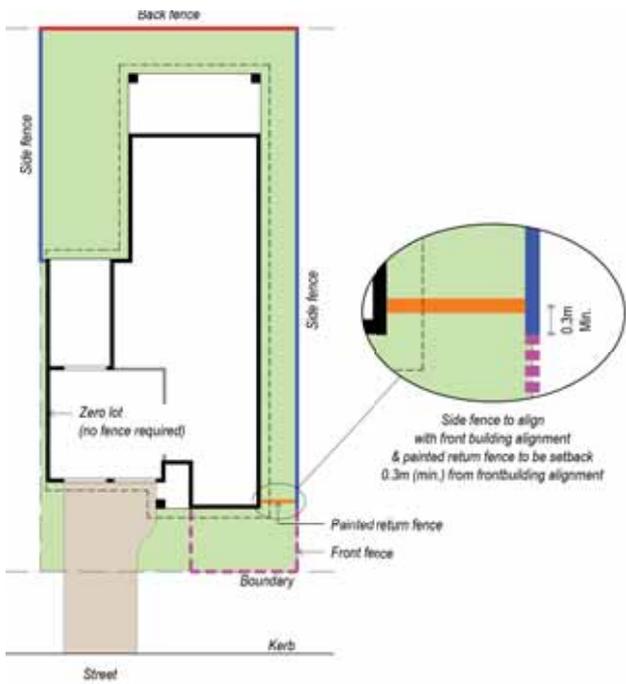
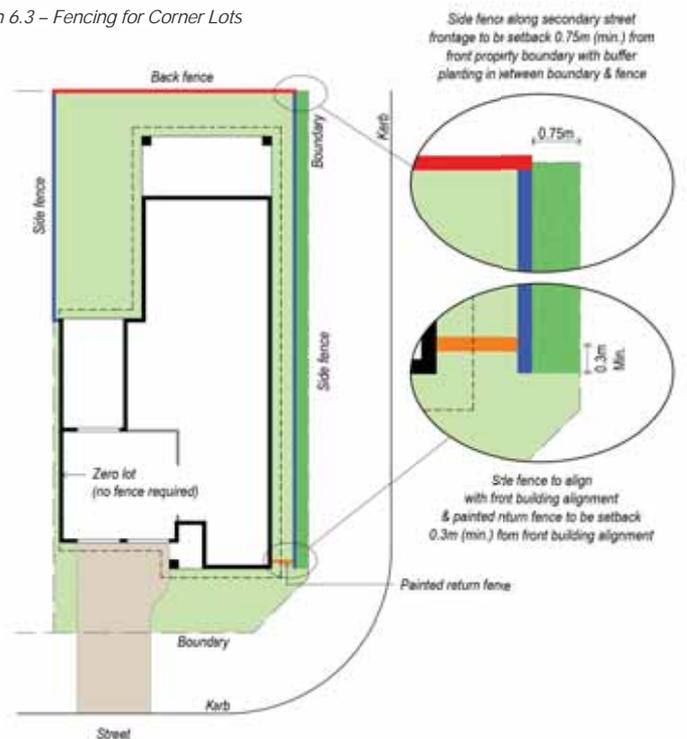


Diagram 6.3 – Fencing for Corner Lots



- Compulsory closed return fence
- Compulsory closed side fence
- Compulsory closed back fence
- - - Non-compulsory open front fence

Compulsory Fences - Applies to all lots

	Style of Fence	Paint	Capping	Requirements	Image ref.
Side fence	1.8m high closed timber fence.	Painted/ stained or unpainted.	Steel or timber.	Side fence must terminate with a return of 0.3m minimum from the front building alignment or if the house is stepped, the nearest front building alignment to the side boundary.	A, B
Return fence	1.6m minimum high timber fence or powder coated aluminium or horizontal timber fence.	Painted or stained.	Uncapped.	Return fence to be built to the nearest building alignment, complete with a gate (gate to be wide enough if needed for vehicle and vessel access) and suit the home style and colour.	A, B, C, D, E, F
Back fence	1.8m high closed timber fence.	Painted/ stained or unpainted.	Steel or timber.		A, B

Non-compulsory Fences - Applies to selected lots

	Style of Fence	Paint	Capping	Finishing	Image ref.
Corner lots	1.8m high closed timber fence.	Painted or stained.	Timber	Side fence along secondary street frontage to be set back 750mm from front property boundary with buffer planting in between boundary and fence.	A, B
Front fence	1.2m high powder coated aluminium open pool fence with 125mm stained timber posts.	Black powder coated.	None	As constructed by resident. Maximum application 50% of the lot width. Driveway and pedestrian entries are to remain free of fencing. To be integrated with planting. Metal capping on timber posts recommended to avoid rotting.	G





Bushland Boundary Fences - Applies to selected lots

	Style of Fence	Paint	Capping	Finishing	Image ref.
Side fence at bushland boundary*	1.8m high closed timber fence	Painted/ stained or unpainted.	Steel or timber.		A,B
	1.8m high closed timber fence or	Painted/ stained or unpainted.	Steel or timber.		A,B
Back fence at bushland boundary	1.6m high black PVC coated chain wire mesh fence or	Black PVC coated.	None	UV treated and galvanised steel with PVC coating for Australian conditions (anti-corrosive protection).	H
	1.2m high powder coated aluminium open pool fence with 125mm stained timber posts.	Black powder coated.	None		I
* To use a mixture of styles please speak to the Estate Manager for options.					



Retaining walls

Retaining walls that face the road need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the lot as well as along the street is safe.

No retaining walls are to be greater than 0.9m high. Where greater heights are needed to be retained, walls are to be stepped. Walls shall be screened with planting and can be constructed of either stone, stained timber sleepers, painted rendered masonry to complement the home façade or prefinished masonry mortar- less walls.

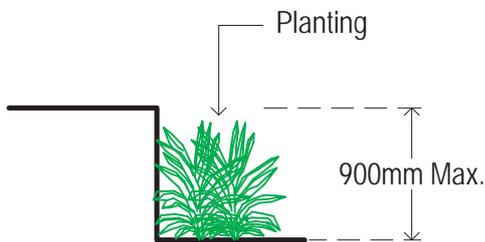


Diagram 7.1 – Retaining walls

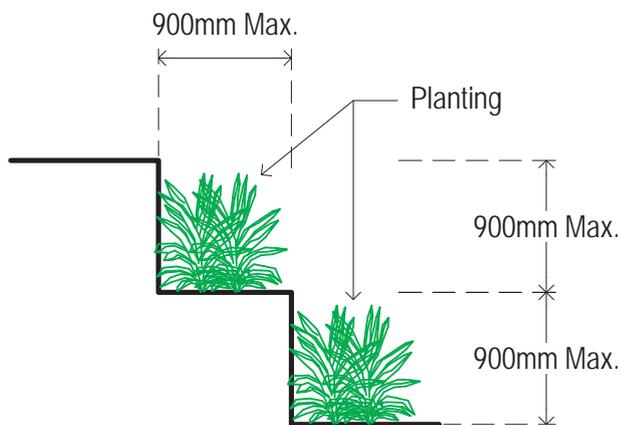


Diagram 7.2 – Retaining walls

Resale

Upon the resale of your home, you must have the new buyers sign the Deed Poll (which forms part of your Land Sales Contract), transferring the requirements of the covenant to the new owners. If this is not completed, the covenant obligations will remain your responsibility.

Since 1986, Fortress Group has undertaken numerous community developments throughout Queensland. With over 30 years experience, property innovation is in our DNA.

Life in our communities is much more than an address, it's a lifestyle.

Our communities are carefully designed, master planned and well-maintained to ensure that we create more than just a place to live, but a connection to the environment.

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