


# CHERRY BROOK

## BUILDING COVENANT OUTLINE



*Where Life Blossoms*

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# Welcom



# me to Cherrybrook

## Community vision

Perfectly positioned, Cherrybrook 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 600m<sup>2</sup>, you are required to build to a nominated side boundary for non-habitable rooms, to maximise your land to fit the biggest backyard possible.



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 installed after the majority of homes are built within each land release, to give them every chance of maturing and the neighbourhood becoming a leafy green place.

## 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. The building covenant is a separate document to this outline and has been issued to most Cairns Builders.
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, 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 Builder or 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 Cairns 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.

# 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.

## Premium Villa

### 14m frontage

Ideal for the **first home buyer** or a **downsizing family** wanting an easy-to-maintain home and yard.

- $\geq 420\text{m}^2$  lot - subject to stage release.
- Maximum 15m designated built to boundary for garage, laundry, bathroom and or shed.
- Minimum 3m front boundary house setback for lots  $< 450\text{m}^2$ .
- Minimum 4.5m front boundary house setback for lots  $> 450\text{m}^2$ .
- Minimum internal living area of  $125\text{m}^2$  (excludes verandahs, patios, porches, garages and sheds).
- Minimum home width 75% of lot frontage as measured from house eaves.
- A minimum  $5^\circ$  skillion or a minimum  $22\frac{1}{2}^\circ$  hipped roof pitch applies.

## Courtyard

### 15m frontage

Ideal for the **first home buyer** or a **downsizing family** wanting an easy-to-maintain home and yard.

- $\geq 450\text{m}^2$  lot - subject to stage release.
- Maximum 15m designated built to boundary for garage, laundry, bathroom and or shed.
- Minimum 4.5m front boundary house setback.
- Minimum internal living area of  $125\text{m}^2$  (excludes verandahs, patios, porches, garages and sheds).
- Minimum home width 75% of lot frontage as measured from house eaves.
- A minimum  $5^\circ$  skillion or a minimum  $22\frac{1}{2}^\circ$  hipped roof pitch applies.

## Premium Courtyard

### 16m frontage

Ideal for **young families** needing more space and comfort.

- $\geq 480\text{m}^2$  lot - subject to stage release.
- Maximum 15m designated built to boundary for garage, laundry, bathroom and or shed.
- Minimum 4.5m front boundary house setback.
- Minimum internal living area of  $125\text{m}^2$  (excludes verandahs, patios, porches, garages and sheds).
- Minimum home width 75% of lot frontage as measured from house eaves.
- A minimum  $5^\circ$  skillion or a minimum  $22\frac{1}{2}^\circ$  hipped roof pitch applies.

## Traditional

### 18m frontage

Treat yourself to extra space and enjoy outdoor family living with a **backyard suited to a swimming pool with a side and backyard.**

- $\geq 540\text{m}^2$  lot - subject to stage release.
- Maximum 15m designated built to boundary for garage, laundry, bathroom and or shed.
- Minimum 4.5m front boundary house setback.
- Minimum internal living area of  $125\text{m}^2$  (excludes verandahs, patios, porches, garages and sheds).
- Minimum home width 75% of lot frontage as measured from house eaves.
- A minimum  $5^\circ$  skillion or a minimum  $22\frac{1}{2}^\circ$  hipped roof pitch applies.

## Premium Traditional

### 20m frontage

Come home to a **spacious family home with a backyard suited to a swimming pool with a side and backyard.**

- $\geq 600\text{m}^2$  plus lot - subject to stage release.
- Minimum internal living area of  $145\text{m}^2$ . (excludes verandahs, patios, porches, garages and sheds).
- No designated built to boundary for garage, laundry, bathroom and or shed.
- Minimum 6m front boundary house setback.
- A minimum  $5^\circ$  skillion or a minimum  $22\frac{1}{2}^\circ$  hipped roof pitch applies.

### Corner

Come home to a **spacious family home with a backyard suited to a swimming pool with side access.**

- $\geq$  Nominally 600m<sup>2</sup> plus lot - subject to stage release.
- Minimum internal living area of 125 - 145m<sup>2</sup> (excludes verandahs, patios, porches, garages and sheds).
- Driveway designated to secondary road frontage.
- Estate fencing to road frontage on selected lots.
- Minimum 4.5m - 6m front boundary house setback.
- Minimum 3m side boundary house setback.
- A minimum 5° skillion or a minimum 22½° hipped roof pitch applies.

### Generational

#### 18 to 20m frontage

A great way for two generations of family to help one another as **an alternative to a retirement village** and **parents supporting their children's independence** with two separate dwellings on the one title, under the one roof.

- Generational family living on designated Council Approved lots only - see our Estate Manager.
- $\geq$  540m<sup>2</sup> plus lot - subject to stage release.
- No designated build to boundary for garage, laundry, bathroom or shed.
- Minimum 4.5m front boundary building setback.
- A minimum 5° skillion or a minimum 22½° hipped roof pitch applies.
- One double garage per lot only.
- Single letterbox.





## 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.

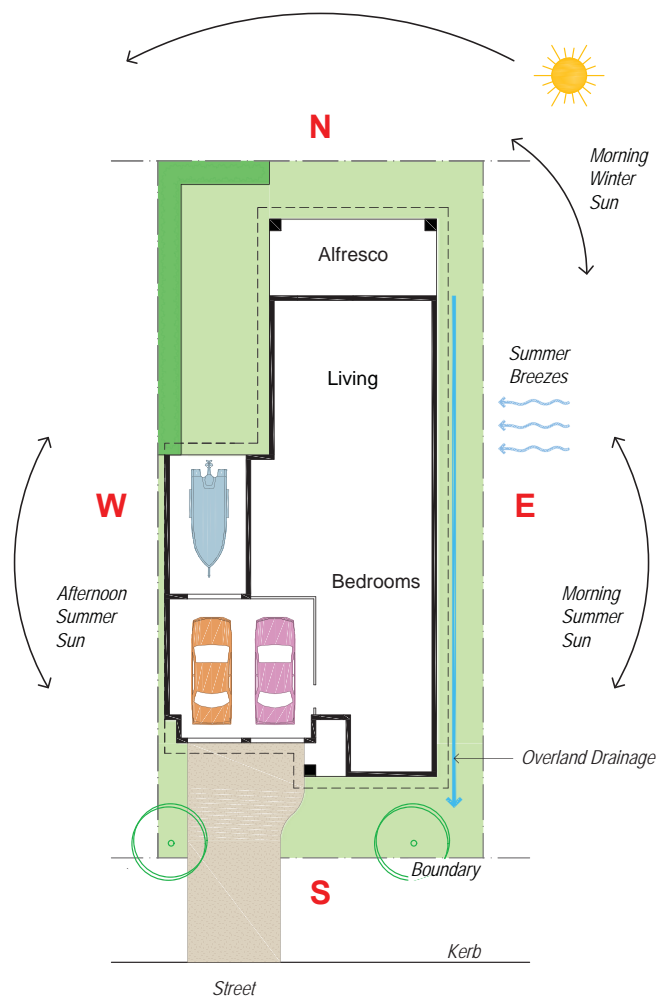


Diagram 1.1 - Siting your home



# Boundary setbacks for lots under 600m<sup>2</sup>

Lots under 600m<sup>2</sup> 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.**

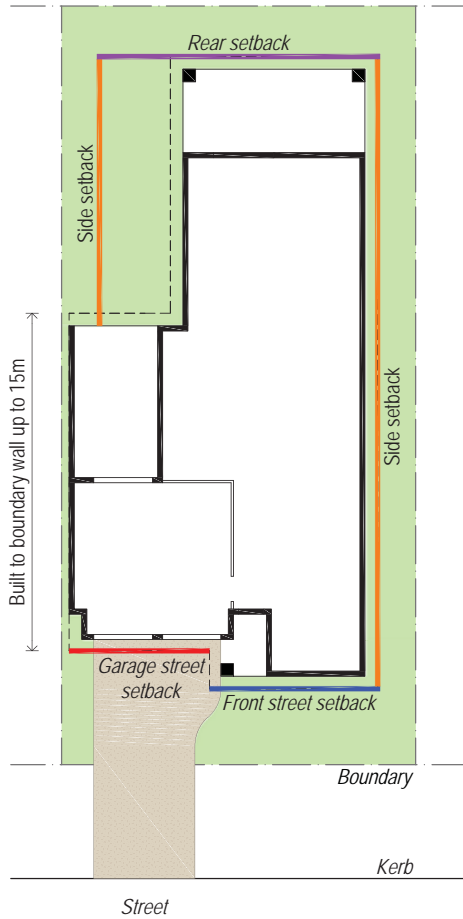


Diagram 2.1 - Boundary setbacks for lots under 600m<sup>2</sup>

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 i.e. masonry block is encouraged on the boundary.

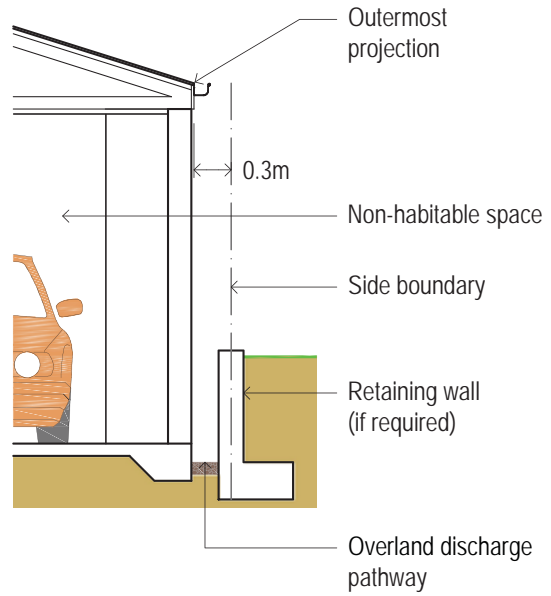


Diagram 2.2 - Boundary setbacks for lots under 600m<sup>2</sup>

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..

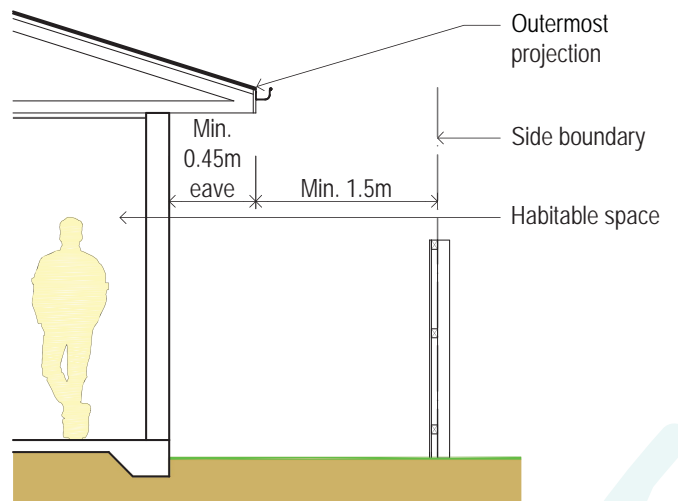


Diagram 2.3 - Boundary setbacks for lots under 600m<sup>2</sup>



## Boundary setbacks for lots 600m<sup>2</sup> and above

Lots 600m<sup>2</sup> and above require a minimum 1.5m side setback. This allows multiple side access to your backyard.

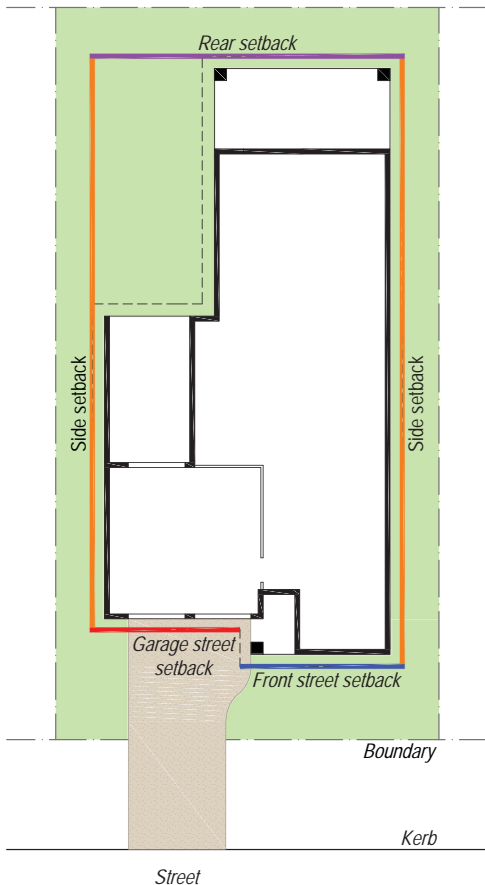


Diagram 2.4- Boundary setbacks for lots 600m<sup>2</sup> and above

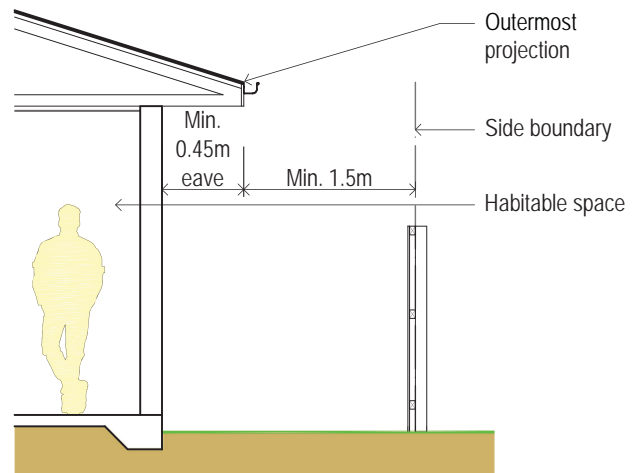


Diagram 2.5 - Boundary setbacks for lots 600m<sup>2</sup> and above

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.



Two material facade with hipped roof

## Building style

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

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

## 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 nearest to the front road.

Minimum home width of lot frontage as measured from eaves:

- For all lots: 75% (including eaves)

Wing walls with the objective of increasing width are not permitted.

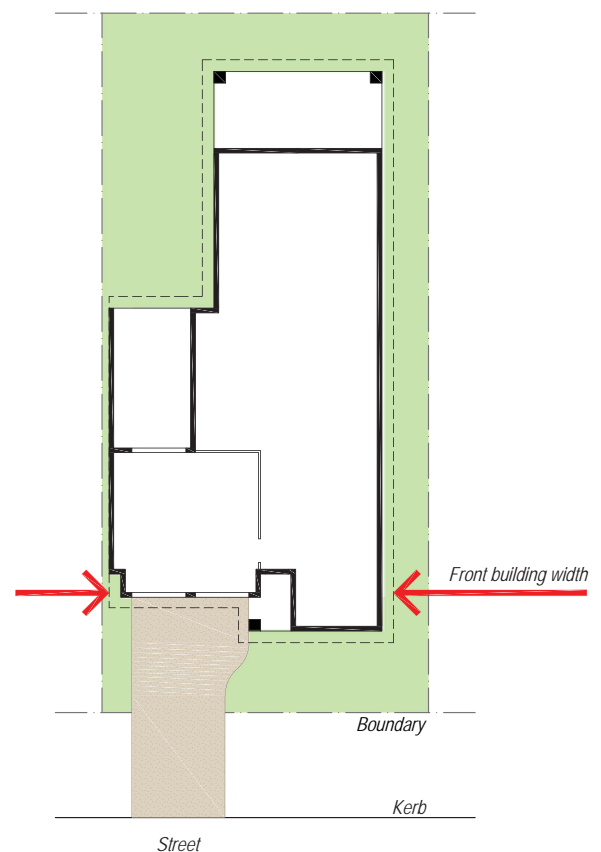


Diagram 3.1 - Front building width



## 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 of 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.

Driveways are to be exposed aggregate concrete.

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.

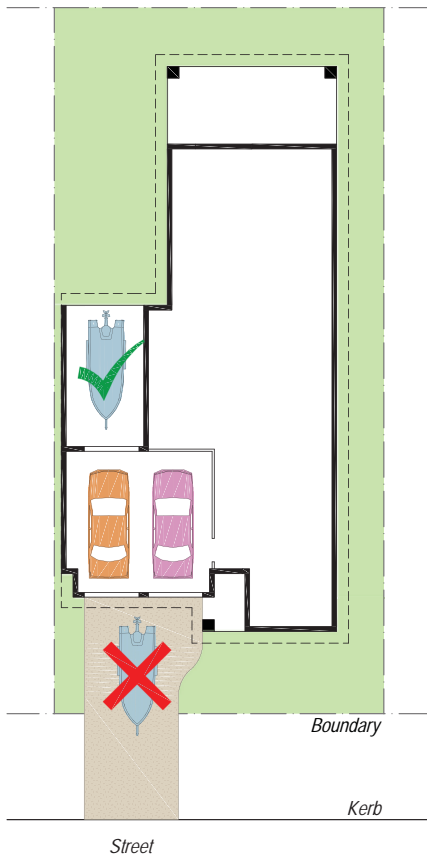


Diagram 4.1 - Vehicle and vessel accommodation

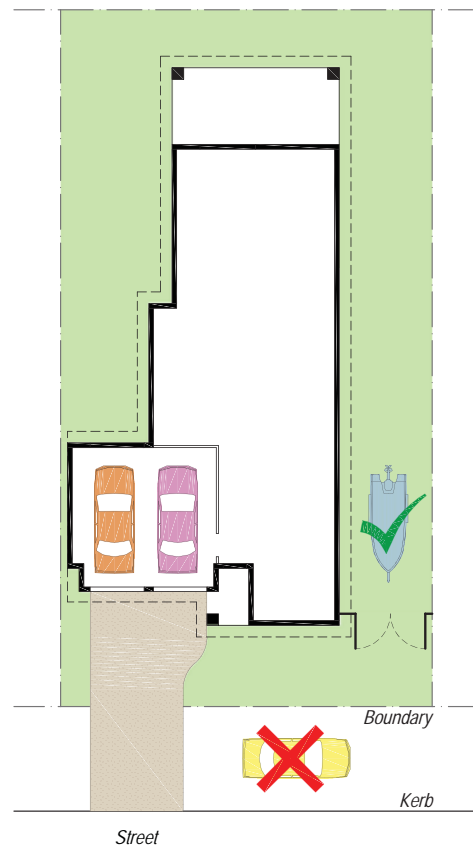


Diagram 4.2 - Vehicle and vessel accommodation



Flat roof with parapet/Skillion roof

## Roofing

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

Eaves are a minimum of 0.45m. Lots with a built to boundary Council approval do not require an eave to the specified side boundary. The eave must return for 1m along the boundary side wall for lots under 16m (see diagram 5.1).

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

## 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.

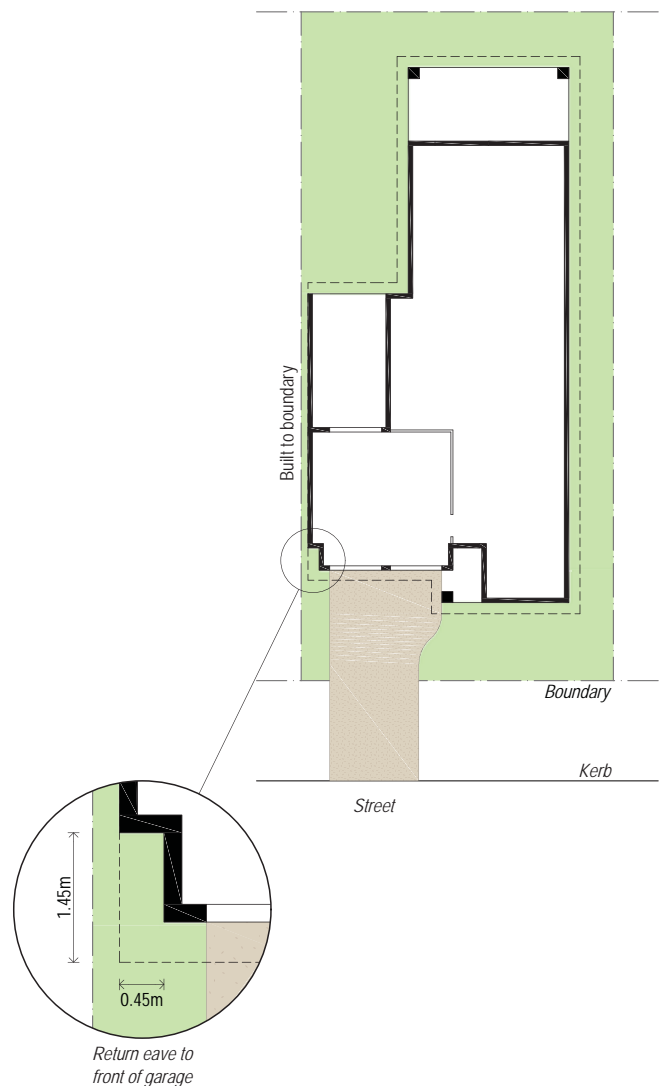


Diagram 5.1 - Roofing



## 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 8m<sup>2</sup> site cover are permissible on all lots and are to be a maximum 2.4m high.

Sheds greater than 8m<sup>2</sup> but less than 20m<sup>2</sup> are allowed on designated lots only as per sales plan. The height of the shed cannot be higher than the highest point of the house roof.

Any sheds above 20m<sup>2</sup> must be approved by the design committee.

## 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.



*Cherrybrook base letterbox (minimum standard)*



*Cherrybrook 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.

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 the front yard. Palms are not a substitute for this requirement.

### **Landscape design should consider the following:**

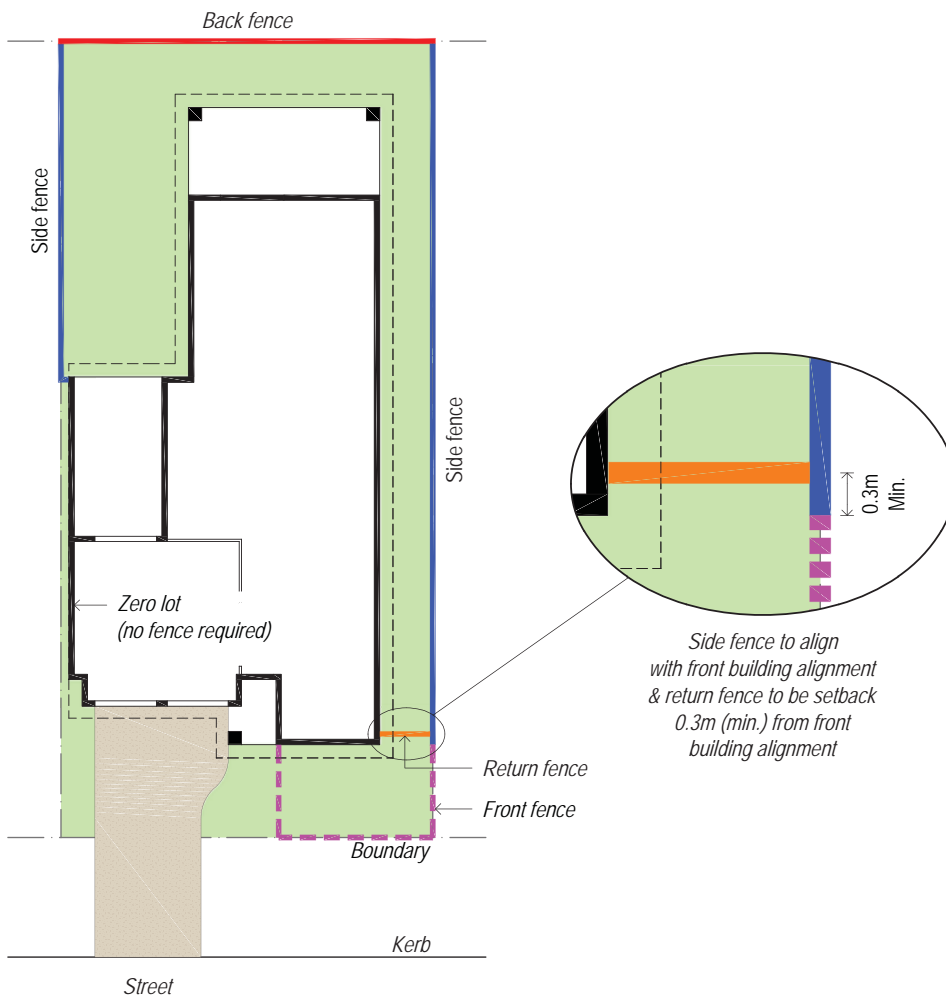
- Relationship with neighbouring lots in terms of privacy and shading.
- Aspect of the lot in terms of breezes and views.
- Selecting plant species that are appropriate in size with the garden area.
- Surface and overland drainage of the garden and lawn areas.
- Need for useable outdoor spaces such as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



## Fencing

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




Diagram 6.1 and the 'Fencing Outline' table provides and overview of the fencing requirements.



- Compulsory closed return fence
- Compulsory closed side fence
- Compulsory closed back fence
- - - Non-compulsory open front fence (for lots with 14m to 16m wide frontages only)

Diagram 6.1 - Fencing

### 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 steel or timber.	Return fence to complete with a gate (gate to be wide enough 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 in estate feature colour.	Timber	As constructed by the developer, to the longest boundary (minimum standard). Remaining fencing (side, return & back) to be completed by resident.	
Lots 14m - 16m wide only	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







### Rainforest Boundary Fences - Applies to selected lots

	Style of Fence	Paint	Capping	Finishing	Image ref.
Side fence at rainforest boundary*	1.8m high closed timber fence or	Painted/ stained or unpainted.	Steel or timber.		A,B
	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
Back fence at rainforest boundary	1.8m high closed timber fence or	Painted/ stained or unpainted.	Steel or timber.		A,B
	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.

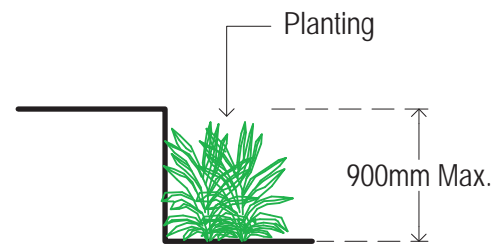


Diagram 7.1 - Retaining walls

## 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.

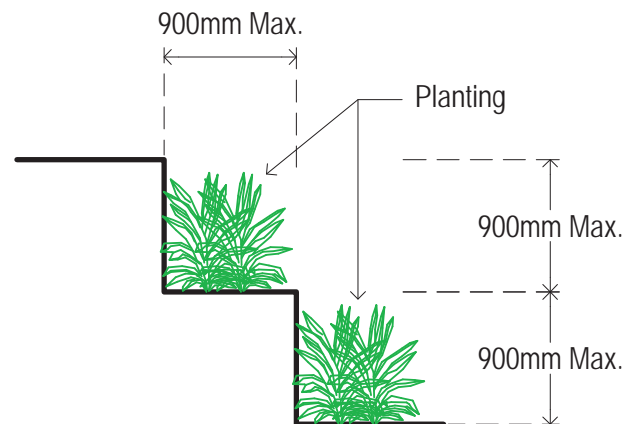


Diagram 7.2 - Retaining walls



#### Disclaimer

This booklet supplements the standard sales Contract for lots in Cherrybrook. It is intended to illustrate how the building covenants in the standard Contract are likely to apply. Maps, diagrams, photographs, drawings and plans in the booklet are only indicative and not necessarily to scale. It is recommended that buyers should seek expert advice (e.g. from a builder or architect), regarding the building covenants' implications, before buying a lot in Cherrybrook. The booklet is not intended as a substitute for the building covenants. It should be read in conjunction with them and if there is any difference between the building covenants and the booklet, the building covenants must be followed. Printed February 2019. E29887.

# CHERRY BROOK

**Visit our Sales & Display Centre**

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