

## 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.

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.

Built to boundary applies to selected lots and allow you to build to a nominated side boundary for non-habitable rooms, to maximise your land to fit the biggest backyard possible.

Always refer to the Building Setback Plan for the individual requirements of the lot, or speak to our Estate Manager for more information.





## 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 and fencing plan** inclusive of materials and configuration of letterbox 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. A review period of two (2) weeks should be anticipated.
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.





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. For setbacks refer to the Building Envelope Plan.

**Special Covenant requirements** may apply to selected lots in each release. For more information refer to the Sales Plan or speak to the Estate Manager.

	LOT TYPE				
	Villa	Courtyard	Traditional	Lifestyle	Corner
<b>Frontage</b>	Less than 14m	Less than 16m	16m- <20m	20m or above	Varies
<b>Lot Size*</b>	Any	400m <sup>2</sup> +	480m <sup>2</sup> +	600m <sup>2</sup> +	Nominally 600m <sup>2</sup> +
<b>Build to Boundary</b> (maximum 15m designated for garage, laundry, bathroom or shed).	Compulsory	Compulsory	Optional	No build to boundary (unless specified)	N/A
<b>Internal Living Area</b> (excludes verandahs, patios, porches, garages & sheds)	Minimum 110m <sup>2</sup>	Minimum 130m <sup>2</sup>	For lot under 600m <sup>2</sup> - Minimum 130m <sup>2</sup> <u>OR</u> For lot over 600m <sup>2</sup> - Minimum 150m <sup>2</sup>	Minimum 150m <sup>2</sup>	Minimum 150m <sup>2</sup>
<b>House Width</b> (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
<b>Roof Pitch</b>	Minimum 5° skillion or 22.5° hipped roof	Minimum 5° skillion or 22.5° hipped roof	Minimum 5° skillion or 22.5° hipped roof	Minimum 5° skillion or 22.5° hipped roof	Minimum 5° skillion or 22.5° hipped roof
<b>Garage</b>	Single garage permitted	Minimum double garage	Minimum double garage	Minimum double garage	Minimum double garage

\*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.

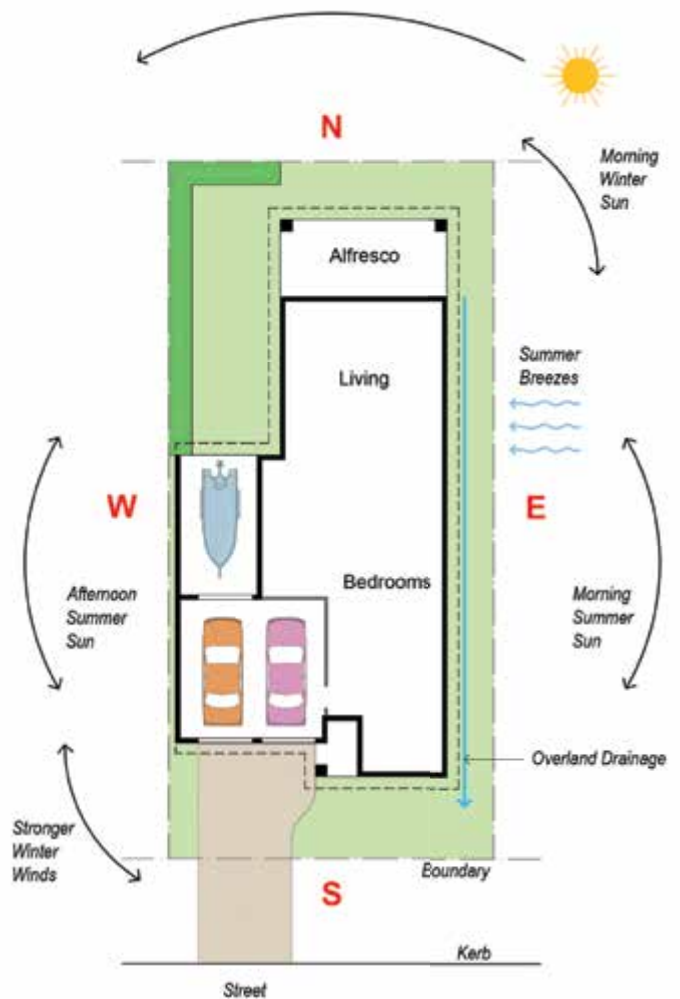


Diagram 1.1 – Siting your home



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

Most 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**. To determine your setback requirements please refer to the Sales Plan for more information.

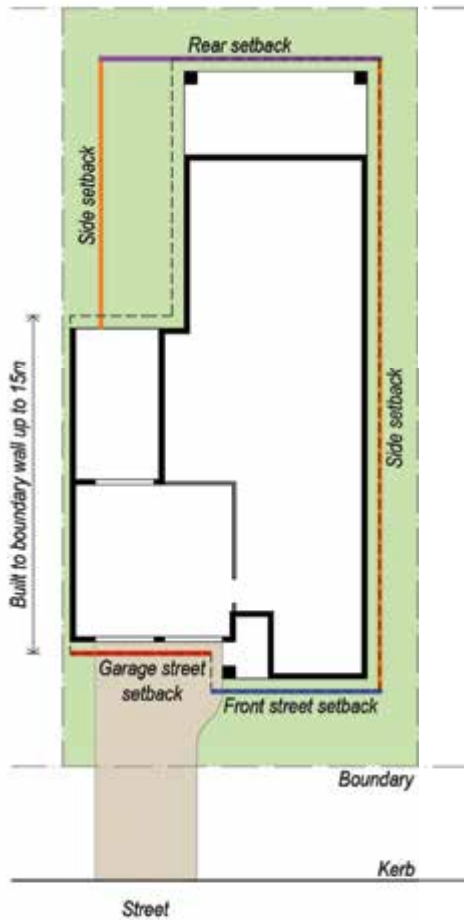


Diagram 2.1 – Boundary setbacks for lots under 600m<sup>2</sup>

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 is encouraged on the boundary.

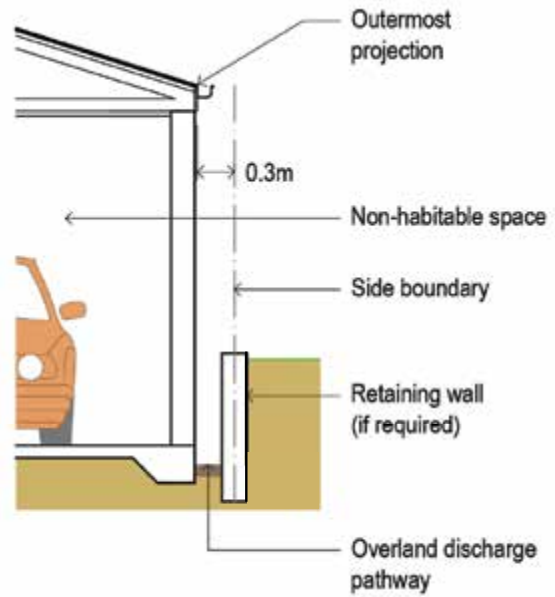


Diagram 2.2 – Boundary setbacks for lots under 600m<sup>2</sup>

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.7) for front boundary setbacks.

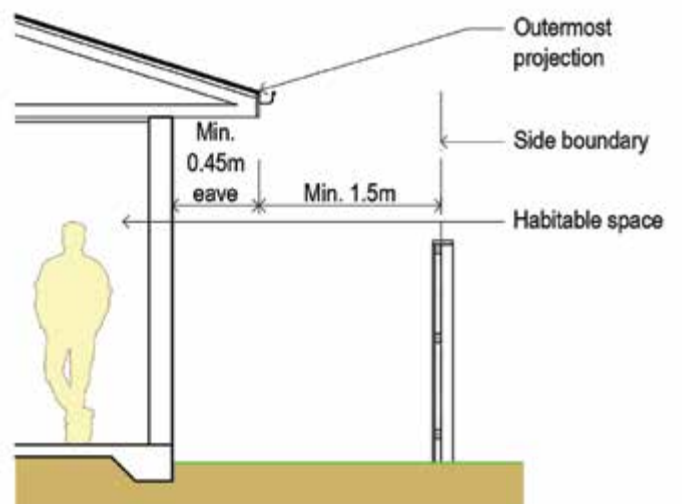


Diagram 2.3 – Boundary setbacks for lots under 600m<sup>2</sup>

\* Please note selected lots over 600m<sup>2</sup> also meet this requirement.





## 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.

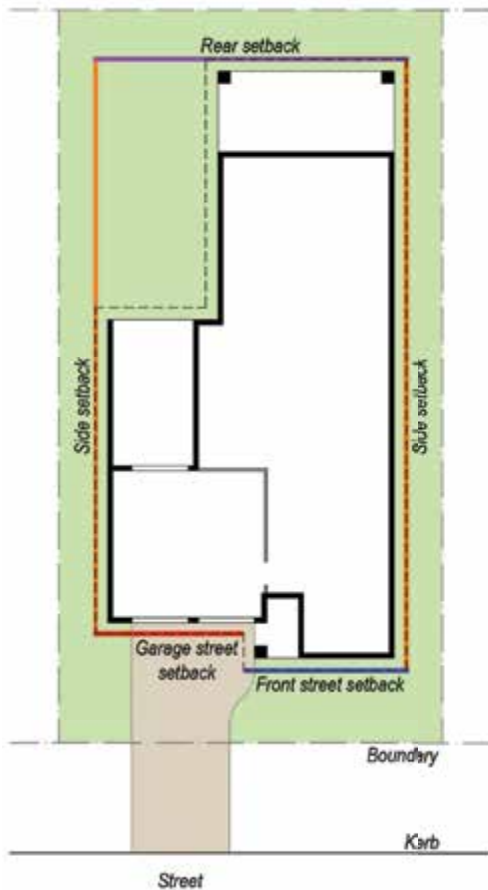


Diagram 2.4– Boundary setbacks for lots 600m<sup>2</sup> and above

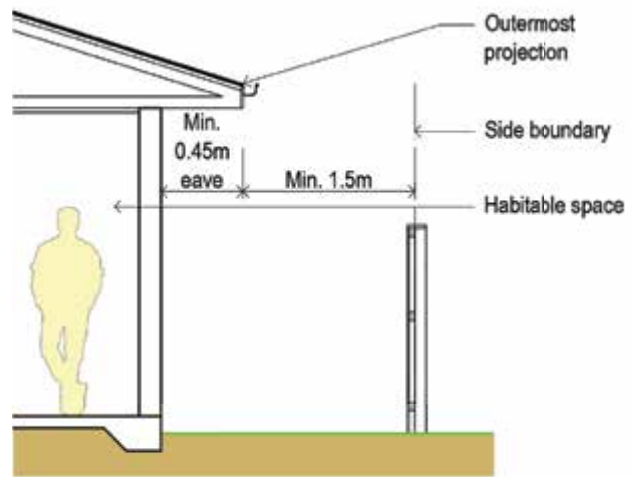


Diagram 2.5 – Boundary setbacks for lots 600m<sup>2</sup> and above

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

See lot requirements – overview (p.7) for front boundary setbacks.





## Building style

A contemporary design approach to climate and materials is required. Heritage Queensland replica, prefabricated or relocated homes are not considered suitable for Riverparks.

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

## 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.

See Lot Design Requirements - overview (p.7) for roof pitch.

“Roof pitch must be minimum 22.5° for gabled and hipped roof forms. Skillion roofs must be a minimum 5° pitch”. Eaves are to be a minimum 450mm overhang from the wall (excluding fascia and gutter), except build to boundary walls.





## 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)

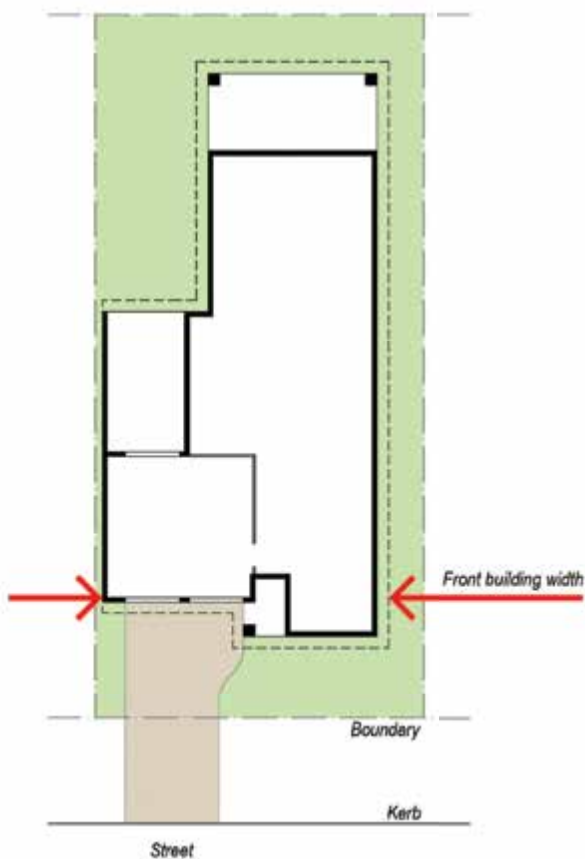


Diagram 4.1 – Front building width

## 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 and paths must be completed before the home is occupied.

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

A maximum of one driveway per dwelling is allowed. Driveways are to be exposed aggregate concrete and must be completed prior to occupation of the dwelling.

Driveways must comply with local government standards as well as these Covenants.

Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.

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 to store it. For more information on lots with side access, speak to our Estate Manager.

## Garages

All homes must provide a double garage at a minimum. Carports are not permitted.

Triple garages may be acceptable if it can be demonstrated that they will not adversely impact the streetscape and where the alignment of the third garage is offset 800mm or more.

The design of the garage must be consistent with the architecture of the home in terms of height, roof form, detail and building materials.

Garages must not project forward of the main building line.

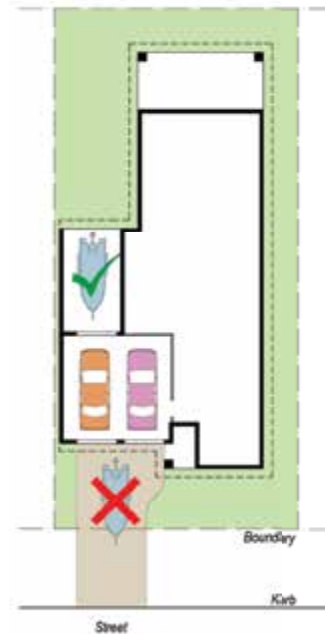


Diagram 5.1 – Vehicle and vessel accommodation

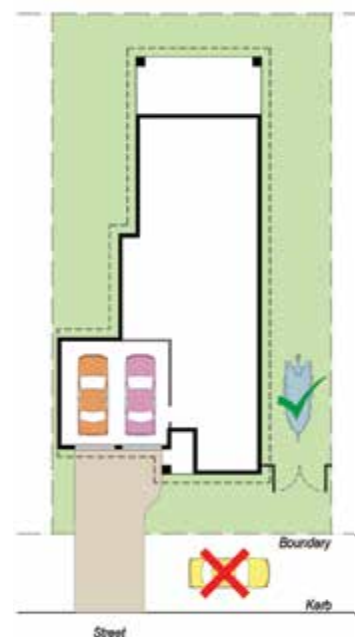


Diagram 5.2 – Vehicle and vessel accommodation





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

Sheds above 8m<sup>2</sup> 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 20m<sup>2</sup> 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

As soon as reasonably practicable upon the construction completion of your new home you are required to landscape your lot with turf and gardens.

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 lots with a Section 38 requirement, you are required to incorporate a garden with at least 10m<sup>2</sup> of trees, shrubs or bushes in your front yard. Palms are not a substitute for this requirement.

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.

### 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.

**Back, side and return fences must be completed before practical completion of your home.**

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

Diagram 6.1 – Fencing for Build to Boundary Lots

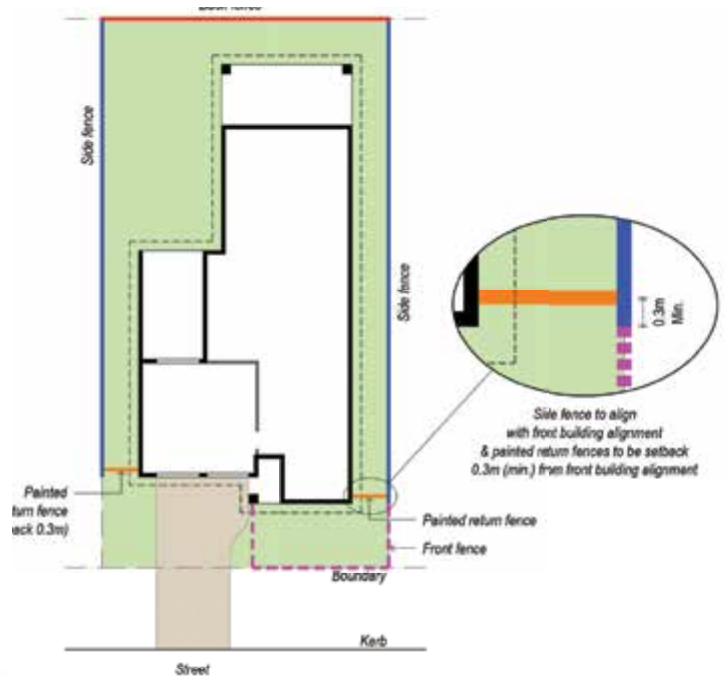
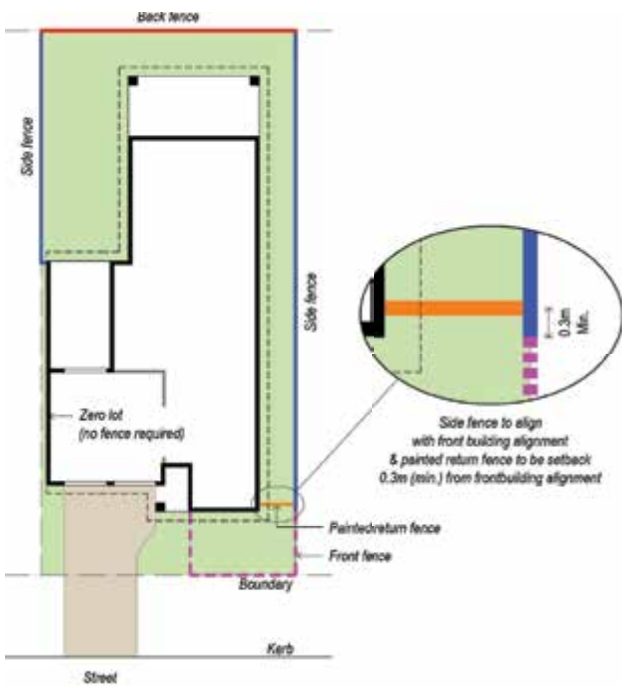
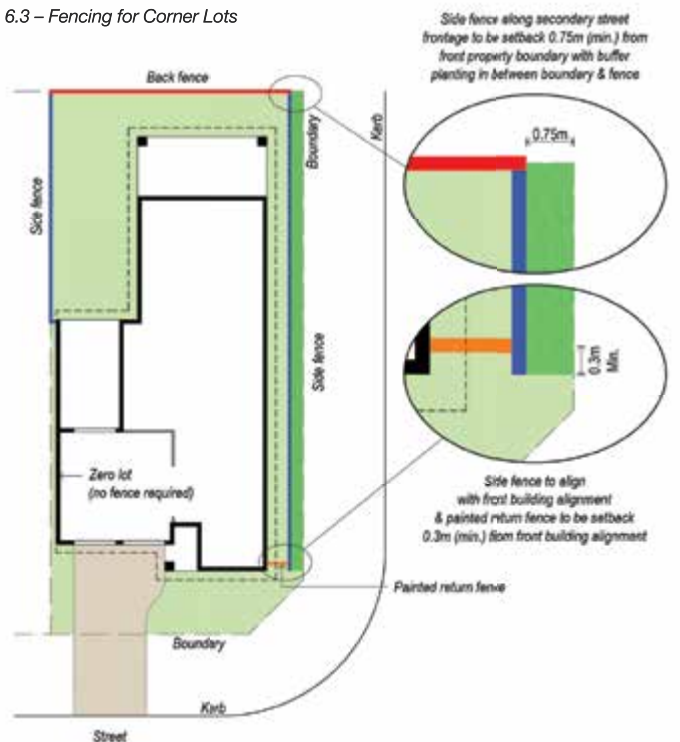


Diagram 6.3 – Fencing for Corner Lots



- 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 square stained hardwood 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. Painting of fence to compliment house.	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 square stained hardwood 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 compliment the home facade or prefinished masonry mortar-less walls.

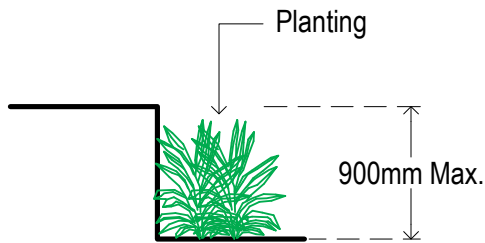


Diagram 7.1 – Retaining walls

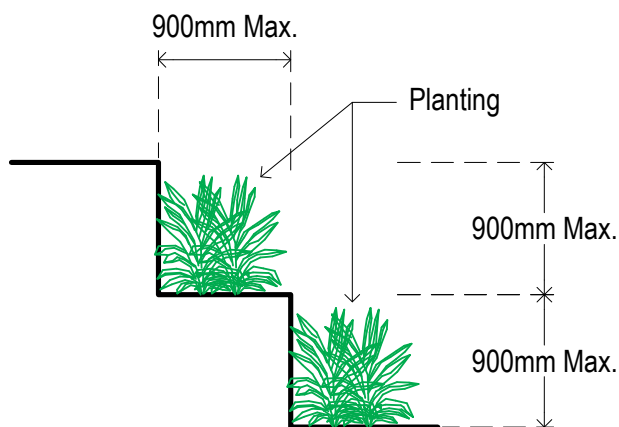


Diagram 7.2 – Retaining walls

## Fibre-to-the-Home

Telephone and internet services to each home at Riverparks will be provided by a high speed fibre-optic network in accordance with the Australian government's Fibre in New Developments Policy. It is the responsibility of the owner and the builder to adhere to the specifications for the in-home wiring and related broadband infrastructure in order to be able to connect phone and internet services once the home is complete. It is important that your builder is aware of these requirements. Details can be obtained from [www.nbnco.com.au](http://www.nbnco.com.au)

## Care and Maintenance

No rubbish shall be allowed to accumulate or be placed upon the Land or any other land in the Estate. The Land is required to be well maintained prior to, during and after construction of the dwelling. Outdoor areas must be kept clear of weeds and grassed areas kept presentable.

In the event of rubbish accumulating upon the Land and/or there being excessive growth of grass or if such grass becomes unsightly or in need of cutting, then the Developer shall be at liberty (but shall not be obliged) to cut the said grass and/or remove such rubbish at any time or from time to time at the Buyer's expense.

The Buyer must ensure that their builder exercises best practice management principles on site during the building program that includes the following:

- A lined wire cage or bin must be provided on site and site cleanliness must be maintained for the duration of the construction period;
- Best practice for the control of stormwater pollution from building sites is available from Moreton Bay Regional Council;
- No excavation materials, trees, rubbish, builders' waste or other substances whatsoever shall be deposited on neighbouring land;
- Due care and consideration is to be exercised at all times when accessing the Land to ensure minimal disturbance to landscaped areas;
- Wherever possible there should only be one (1) access point onto the Land from the street with parking off-street. Builders and/or their contractors are not permitted to park their vehicles on landscaped areas during the building program; and
- The Buyer must protect from damage, restore and maintain in good order and condition any feature wall, fencing, concrete footpath, driveway and/or garden placed upon the Land or the adjoining street verge constructed by Developer prior to the purchase of the Land, failing which the Developer may enter upon the Land or footpath and repair and/or replace any such works at the expense of the Buyer.

The Buyer acknowledges that the most effective way of ensuring the Buyer's builder meets the above conditions is to insert these conditions in the building contract.

## 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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