

The background features a light peach color with several abstract shapes: a large white circle in the top left, a teal circle in the top right, a dark teal circle in the bottom right, and an orange circle in the bottom left. There are also line-art illustrations of plant branches with leaves in orange and white.

# MILLWOOD RISE

Stage 2

## Design Guidelines

APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR [covenant@cfmgcapital.com.au](mailto:covenant@cfmgcapital.com.au)

## I DISCLAIMER

We advise any information provided in the design guidelines below do not remove any obligations under other legal or local authority requirements. Notwithstanding the Developer's approval, the Owner may require additional Approvals, including endorsement of the plans and specifications by the Local Government and any competent Authority. The Owner acknowledges that no approval granted by the Developer will constitute any representation that the plans and specifications will be approved by the Local Government and any competent Authority.

We recommend you seek assistance from your building certifiers to confirm current policy standards. Information in this document is given with care, but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.

## II DEFINITIONS

Allotment	The land on which the dwelling is to be constructed.
Building Height	The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, flues or chimneys).
Design Control Group (DCG)	All plans of proposed structures are to be assessed and approved by the DCG prior to the commencement of any construction.
Dwelling Sizes	Dwelling size does not include garage, porch, verandah, pergola, or balcony areas and is to be measured inclusive of external wall faces.
Habitable Rooms	A room used for living activities e.g. family room, living room, meals, bedrooms.
Private Open Spaces	The external open areas around a dwelling that are intended for the residents' use for recreational purposes of the demand dwelling.
Setback	The minimum distance where a wall is required to be placed from the property boundary.
Street Frontage	The front boundary of an allotment that fronts the road. On a corner allotment, the principal street frontage is deemed the shorter side.

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# 1.0 Introduction

## 1.1 PURPOSE

Millwood Rise, Nambour is a neighbourhood created by CFMG Residential Communities. The objective of these design guidelines is to create a pleasant living environment with visual quality, whilst providing for a variety of housing solutions.

The Owner acknowledges and agrees that:

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

The Design Guidelines may be revised from time to time at the discretion of Design Control Group (DCG) and will apply to all residential properties within the estate.

The Design Guidelines encourage a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity in design. A range of building materials, colours and siting solutions may be used to result in distinctive character for each home. A standard solution for every allotment is not encouraged.

## 1.2 ALLOWABLE LAND USE AND CONSTRUCTION TIME

The Design Guidelines prohibit relocatable homes and the construction of more than one dwelling on each allotment (unless otherwise approved as a 'dual occupancy' by local authority and DCG). These are mandatory requirements and will not be varied under any circumstances.

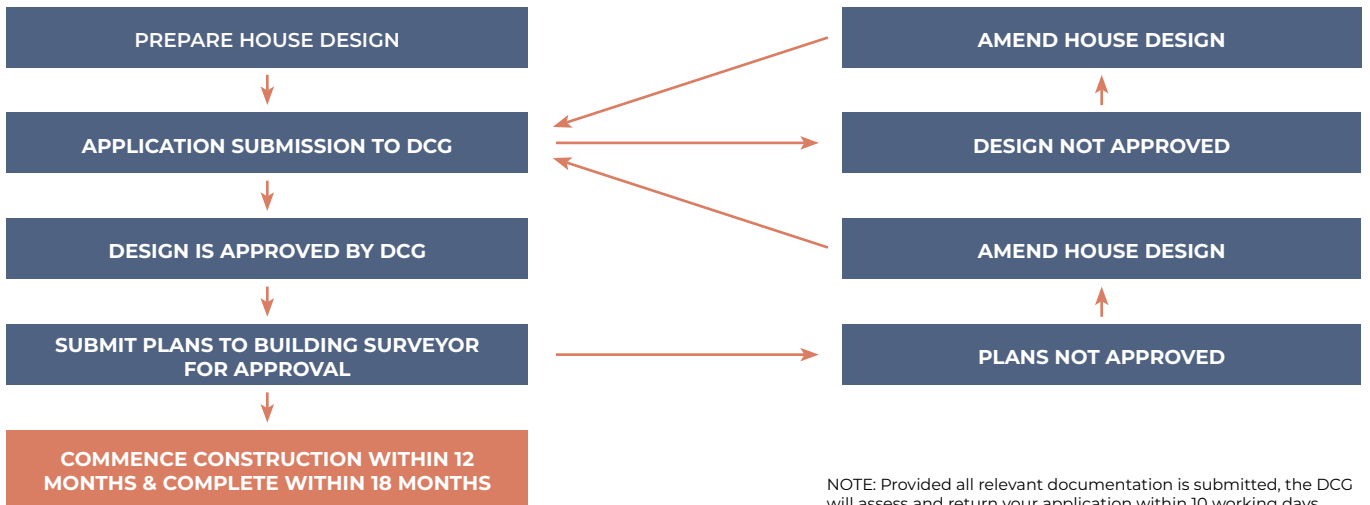
## 1.3 MILLWOOD RISE PLAN APPROVAL PROCEDURES

Approval is required under these guidelines by the DCG (acting reasonably) for the construction of new dwellings, garages and fences prior to any commencement of construction. A copy of the Design Guidelines should be provided to your building designer or architect for their use.

Approval will not be processed without all required plans. An initial review will be carried out by the DCG and feedback of required changes (if any) will be provided to the applicant.

The DCG approved plans are NOT a building permit. The approved plans will form part of the documents for the owners to obtain a building permit from their nominated building surveyor. Following the completion of Millwood Rise by CFMG Residential Communities and the eventual dissolution of the DCG, any further alterations and/or additions are to be submitted directly to the nominated building surveyor for approval. The guidelines and any approval made by the DCG do not remove obligations under other legal requirements such as local authority, applicable planning permits, BSA or documents current at the time.

#### 1.4 DESIGN REVIEW SUMMARY



NOTE: Provided all relevant documentation is submitted, the DCG will assess and return your application within 10 working days.

# 2.0 The Design Guidelines

## 2.1 ORIENTATION, SITING AND SETBACKS

Subject to final approval by Sunshine Coast Regional Council (SCRC), siting and setback plans apply in accordance with the Queensland Development Code (QDC) and the approved plan of development (if provided). The only exception being for lots with a BAL rating must be sited within the approved building envelopes and constructed in accordance with any building siting and construction requirements contained within the Bushfire Management Plan.

Compliance with the Plan of Development is not assessed by the DCG and does not form part of DCG approval. Compliance with local authority requirements is the responsibility of the buyer. DCG approval does not constitute consent to Minor Alterations (relaxation) requests to Council. Minor Alteration requests may be required in some instances due to lot constraints. In these cases, the DCG can provide support to Council for the request in mitigating circumstances.

All dwellings must face a principle street and have an identifiable entrance to the street. In accordance with QDC MPI.1 a setback means for a building or structure the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot. Setbacks are to be in accordance with the Plan of Development Table, or otherwise provided by Council planning scheme. Gutters or other building elements must not extend beyond the allotment boundaries. This includes built to boundary walls.

### Porches & Verandas

- Porches and verandas that are less than 3.6m high may encroach no more than 2m into the front setback.

### Built to Boundary Walls

- For all allotments, maximum built to boundary wall lengths is 9 metres unless otherwise allowed by the Plan of Development, or otherwise provided by the Council planning scheme.
- All built to boundary walls must be for non-habitable rooms only and are one story maximum.
- Built-to-boundary walls must not rely on the neighbouring property for support.
- Where a built to boundary wall is not adopted, then the setbacks shall be in accordance with the Plan of Development or Council's Planning Scheme.

### Dwelling Heights and Eaves

- The dwelling height on all allotments is to be a maximum of 9m (two storeys) inclusive of roof form unless otherwise allowed by the Plan of Development, or otherwise provided by the Council planning scheme.
- The DCG encourages eaves at a minimum of 450mm to all habitable rooms and facades.

### Site Coverage & Amenity

- Site cover shall not exceed 60% for lots less than 450m<sup>2</sup> and 50% for lots equal to or greater than 450m<sup>2</sup>
- Site cover does not include eaves, verandahs or overhangs.
- Private open space to the following minimum requirements must be provided:
  - 1 bedroom dwelling: 5m<sup>2</sup> with minimum dimension of 1.2m.
  - 2 bedroom dwelling: 9m<sup>2</sup> with a minimum dimension of 2.4m.
  - 3 or more bedroom dwelling: 12m<sup>2</sup> with a minimum dimension of 2.4m.
- Houses should be sited so habitable windows and secluded private open spaces face north to receive maximum solar energy.
- Dwellings are required to hold a maximum 6-star energy rating.
- An energy report using the appropriate software will be required to determine the building's energy rating to satisfy the current provisions.

## 2.2 CORNER ALLOTMENTS

Both single and double storey dwellings on corners must be designed to have feature elements that address both street frontages. This may be with the appropriate use of windows, porticos and the like. Blank walls facing the streets are not permitted. The secondary frontage is deemed to be the lower order road or, if both roads are of the same order, the second frontage is the frontage with the greatest dimension. For corner allotment fencing see guideline 2.9 (corner allotments).

## 2.3 VEHICLE ACCOMMODATION

Lots are to have a minimum of two off street car parks, one of which must be covered. Onsite parking provisions can be in tandem on driveway. Garages must not project forward of the front building setback. Garages are recommended to be located along the built to boundary walls where nominated on the Plan of Development. Where garages are to be

constructed where not utilising a built to boundary wall setback, the garage is still recommended to be located on the same side of the lot as the nominated built to boundary wall, as shown on the Plan of Development.

A minimum of two car side by side double lock up garage spaces must be provided per dwelling. Garages must reflect the architectural design elements of the main dwelling. Garage doors shall not dominate the architectural design. Garage doors are to be panel lift or sectional doors ONLY. Roller doors are not permitted.

Garages must be set back a minimum of 0.5m behind the main building alignment and are recommended to be positioned along the built to boundary wall or otherwise indicated by the plan of development. The roof pitch of the garage is to match the house. Garages must be attached to the main dwelling and colours and materials used are to be the same as the main dwelling.

Carpports will only be approved at the discretion of the DCG (acting reasonably). Garages shall occupy no more than 50% of the total lot frontage.

## 2.4 DRIVEWAYS AND PATHS

Driveways must be fully constructed prior to the occupation of the dwelling. Acceptable construction materials are coloured concrete, brick or concrete pavers, concrete with exposed aggregate, stone or slate. Plain concrete driveways and front paths are not permitted. The driveway shall be no wider than the total width of the garage and tapering to a maximum 3m wide at the front boundary line. Only one driveway per dwelling to comply with SCRC guidelines at the time of construction.

## 2.5 ROOFING MATERIAL AND PITCHES

Acceptable roofing materials include terracotta, slate or concrete tiles and Colorbond metal sheeting in a non-reflective colour. Galvanised iron and zincalume is not permitted.

A variety of roof forms and pitches are highly desirable. Gables, hips or a combination are encouraged. The roof form of verandahs and porticos should also be part of your overall design. Gutters and down pipes are to complement the house colour.

Roof pitch is to be a minimum of 20 degrees with higher pitches preferred. The DCG encourages eaves at a minimum of 450mm to all habitable rooms and facades.

A variety of roof form such as skillion roofing is encouraged. The roof form of verandahs and porticos should also form part of your overall design.

## 2.6 PRIVACY

Habitable room windows must not directly face:

- an access way, footpath or communal open space within 3m or

Habitable room windows:

- Have a fixed obscure glazing in any part of the window below 1.5m above floor level; or
- Have privacy screens that cover a minimum of 50% window view

Note: 'directly face' means an angle within 45° either horizontally or vertically.

## 2.7 BUILDING MATERIALS AND COLOUR SELECTION

### General

To ensure the external colour schemes of your home complement the remainder of the Millwood Rise development all exterior aspects will require consideration, including paving, fencing and decks.

Facade treatments must be provided to each frontage of the lot. Façade treatments must contain at least one of:

- Verandah
- Portico
- Porch
- Balcony

Windows/glazing must occupy at least 25% of the façade/s surface area excluding garages.

All primary external walls are to be constructed using a combination of the following materials:

- face brick
- rendered or bagged and painted (painted brick not acceptable)
- rendered blueboard
- timber battens and panels as feature elements, and
- cladding materials, with painted or stained finishes

Secondary external cladding is encouraged to add interest to the front facade and can be constructed of either timber, texture coated fibre cement, profiled FC weatherboards (e.g. Primeline & Linea boards), stone or face brick.

External front facade finishes must continue 1m on the side external wall returns. The external façade treatment is

subject to the approval from the DCG.

Oversized, double or commons bricks are not permitted for face brick dwellings. Where face brick is used, brick mortar is coloured white, off white or blended to match the colour of the brick. Natural mortar is not permitted on the façade.

Letterboxes must be constructed to compliment the design and colour of the dwelling and must be completed at this time of occupying.

## 2.8 TELECOMMUNICATIONS

Millwood Rise meets current NBN criterion. Builders within the estate will need to ensure they meet the current guidelines for NBN telecommunications wiring. This documentation can be found on the NBN Co website: [www.nbnco.com.au](http://www.nbnco.com.au).

## 2.9 FENCING

For all allotments, Colorbond/steel fencing is not permitted. Approval of all fencing is required from the DCG.

### Front Fencing

Front fencing is not permitted unless approved by the DCG. To promote integrated housing and streetscapes, the design is to provide an open visual character to the front boundary.

### Side fencing (all allotments)

Side and rear fences are to be constructed of 1.8m high timber palings or materials approved by the DCG. Side fences that are constructed forward of the main line of the dwelling shall be designed to provide an open visual character.

### Side fencing (corner allotments)

Side fencing of a solid or closed nature on corner allotments (that front the street) cannot exceed 50% of the lot boundary.

### Retaining Walls

Retaining walls may be constructed from stone, timber or brick. It is ideal to plant out the retaining walls with ground cover landscaping.

## 2.10 ANCILLARY BUILDINGS AND STRUCTURES

The maximum wall height of sheds is 2m, and must be constructed from steel or painted timber only. Untreated or unfinished surfaces must not be used, including reflective materials such as galvanised iron or aluminium. These may be placed outside the building envelope, but should be

hidden from the street.

Any roof mounted satellite dishes and television aerials are to be located to the rear of the house and be as low as possible on the roof.

Letterbox type, colour and specifications to be nominated with submission to DCG for approval.

## 2.11 MECHANICAL EQUIPMENT

Air-conditioning units, hot water systems are to be located away from public view. Any roof-mounted air-conditioners, evaporative coolers, etc. are to be located to the rear of the house, be of low profile, coloured to match the roof, and installed below the ridgeline.

## 2.12 LANDSCAPING LOTS

All applications must include a clear landscaping plan showing:

- The siting of the dwelling;
- Driveways and paths;
- Planting location and planting schedule;
- Any proposed retaining walls or fencing (including type);
- A letterbox constructed of material consistent with those used to construct the dwelling;
- Detail of all surface treatments; and
- Any other significant landscape features.

As a minimum, all landscaping of garden areas including the front verges within the public view must be completed within three months of practical completion of the dwelling. The front yard must contain a minimum of 15m<sup>2</sup> of garden.

The garden must have a planting density of no less than 5 plants/m<sup>2</sup>; with all grassed areas to be turfed (not grass seeded). Various forms of commercially available sterile bark mulches are considered acceptable for residential use, of which the preferred are medium grade hoop pine mulch, pine bark mulch or forest mulch. Mulch is to be installed to a minimum settled depth of 100mm.

Plants are to be supplied in the following minimum pot sizes: trees – 300mm diameter pots, with at least one 25L size specimen per lot; shrubs – 140mm diameter pots, with at least 50% of specimens supplied within 200mm diameter pots or greater; and groundcovers - 100mm diameter pots, with at least 50% of specimens supplied within 140mm diameter pots or greater.

Owners are encouraged to use native Australian plants in



landscaping. Some recommendations include:

- Ivory Curl Flower
- Golden Penda
- Dwarf Paperbark
- Tuckeroo
- Dwarf Bottlebrush
- Blue Tongue
- Blueberry Ash
- Pointed – leaf Hovea
- Pultanaea

Environmental weeds are discouraged from being included in the landscaping. The verge, if disrupted, will be reinstated with turf upon practical completion of the house.

### 2.13 INNOVATIVE DESIGN

The Developer at its discretion (acting reasonably) has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of the Building Covenants.

### 2.14 NON-DUPLICATION

In order to comply with the Developer's requirements for non-duplication of homes in the Estate, the home constructed on the Land must not be substantially the same in design, colour or construction as any other home or proposed home that is situated within 2 lots on either side of, or on an opposite lot to the home constructed on the Land.

### 2.15 RESERVATION

The Owner acknowledges and agrees that the Developer has the right to vary, exclude or elect not to enforce any of the Covenants in respect of the land and any other lots in Millwood Rise.

In exercising the rights under Clause 2.15, the Developer will have regard to:

- the reasonable interests of the Owner and the any neighbouring property owners;
- the purpose and objective of the Building Covenants; and
- the extent that:
  - i. the variation and/or modifications; or
  - ii. the exclusion or non-enforcement of the Building Covenants (or parts of them), will materially and detrimentally affect the Owner and/or the Property and/or Millwood Rise.

### 2.16 SIGNAGE

Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum size of 600mm<sup>2</sup> are permitted as required on allotments

during the course of construction, and must be removed upon completion of construction.

The Developer or its representative (acting reasonably) may elect to enter upon the Land to remove any signs or advertising not complying with Clause 2.16 and the Owner agrees that such entry and access will not constitute trespass. The Developer, in removing signs or advertising, will have regard to:

- the reasonable interests of the Owner and any neighbouring property owners; and
- the benefit and amenity that removing such signage or advertising will provide the Land

### 2.17 TEMPORARY STRUCTURES

Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction, and must be removed upon completion of construction.

### 2.18 RUBBISH DISPOSAL AND ALLOTMENT MAINTENANCE

The purchaser is to ensure rubbish (including building materials and site excavation material) is stored in the correct bins and collected promptly. Dumping of rubbish (including building materials and site excavation material) on vacant allotments is illegal. Grass and weed growth on vacant allotments is to be slashed or mowed at regular intervals so that growth does not exceed 200mm in height, or as required by council or the Country Fire Authority.

Appropriate sediment control is advised. If this is deemed as inadequate, the costs of clearing and rectification of any estate drains/curbs/streets/basins and waterways will be incurred by the purchaser/builder.

### 2.19 CONSTRUCTION

Construction is to commence within 12 months from settlement and must be completed within 18 months.



# 3.0 Application

## 3.1 APPLICATION FORM FOR DESIGN APPROVAL

Please detach this form and complete the details for the submission to the Design Control Group for plan approval.

### Property Details:

Lot Number:	
Street Address:	

### Owner(s) Details:

Name:	
Name:	
Current Address:	
Telephone:	
Email:	

### Applicant Details:

Name:	
Company:	
Address:	
Telephone:	
Email:	

Allow a minimum of 10 working days for processing and assessment on the provision all required documentation is submitted.

Include the following documents (tick box):

## 3.2 APPLICATION DOCUMENTS REQUIRED FOR SUBMISSION

- Site plan for the lot and proposed structure(s) showing setbacks from all boundaries, eaves overhang, fence details, outbuildings, driveway access and path details. Fence details are to show material and height. Minimum scale 1:200.
- Floor plans, including roof plan. Minimum scale 1:100.
- Elevations from all sides of the structure(s), including building heights, roof forms and roof pitch. Minimum scale 1:100.
- Schedule of external materials, colours and finishes, including driveway. This is to be in the form of a colour board with samples attached.
- Application Form for Design Approval.

## 3.3 APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR [covenant@cfmgcapital.com.au](mailto:covenant@cfmgcapital.com.au)



# MILLWOOD RISE

41 Glenbrook Drive, Nambour QLD 4560

**1800 905 223 | [sales@millwoodrise.com.au](mailto:sales@millwoodrise.com.au) | [millwoodrise.com.au](http://millwoodrise.com.au)**

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