



SUMMERSET ESTATE

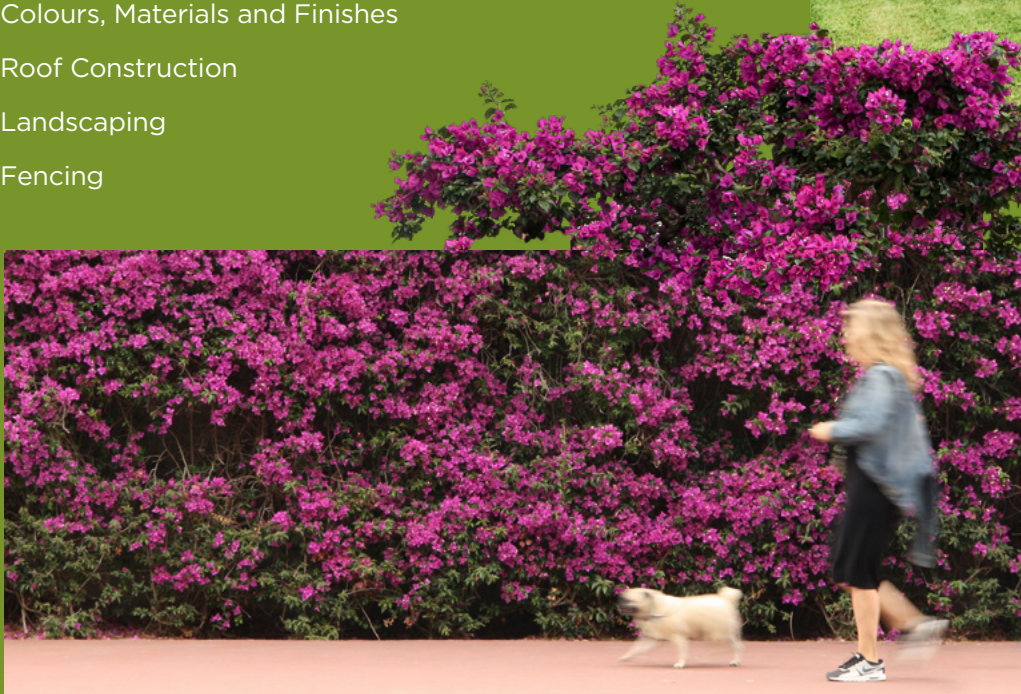
Design Guidelines

Proudly developed by

MENDI
GROUP

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General

Summerset Estate is one of Townsville's newest residential communities, consisting of 95 home sites located within a peaceful well-established setting, offering a wide range of allotment sizes just 8km from the CBD.

The development is surrounded by numerous existing amenities such as shops, schools, childcare, sporting grounds, parks and playgrounds.

We strive to create residential communities that are more than just comfortable places to live. At Summerset Estate we have designed a community offering a richness of surrounding natural environment with the convenience of established amenities of which residents can feel proud.

Benefit of Design Guidelines

These Design Guidelines assist in creating a community with attractive streetscapes and residential settings that you and your family will enjoy living within for many years to come. These Guidelines also provide all new residents with the comfort that houses within the development will all be of a high standard and that their most important investment will be protected.

Our Design Guidelines establish a design direction that will also ensure the standard of housing within Summerset Estate meets purchasers' expectations and needs. Adherence to these Design Guidelines will help set this community apart as one of the highest quality residential communities in Townsville and help to protect the financial investment of all residents, now and into the future.

Our Design Guidelines are designed to encourage the following key design principals:

- Promotion of quality housing product, and the use of appropriate building materials/colours, through implementation of consistent design themes;
- Design innovation and unique housing product;
- Establishment of quality streetscapes with appealing landscape features complimentary of the development generally;
- Best practice environmentally sensitive housing design principles; and
- Landscape design sensitive of the surrounding environment.

Each allotment within Summerset Estate has its own unique features which should be considered when designing and siting of your new home.

In particular it is important to consider how orientation of your allotment may influence design elements of your home. Location and layout of your home can improve lifestyle for you and your family, as well as improve the overall amenity of the neighbourhood.

Factors to consider include:

- Presentation to the street;
- Driveway and garage location;
- Orientation of your house on the allotment to maximise natural breezes;
- Location of existing (or future) houses on adjoining properties to maximise privacy; and
- Location of existing services.



The Design Endorsement Process, Made Easy

The design of your home and surrounding landscaping is to be submitted to the Summerset Estate Project Team for review and 'Design Endorsement' before any formal applications for approval are made with a Private Certifier. Your house and landscape design will be reviewed to ensure compliance with these Design Guidelines.

STEP 1

Secure your allotment and begin the Design Journey

We recommend that your builder and/or architect be provided with a copy of these Design Guidelines as soon as you've selected an allotment for your new home, to assist them with their design process.

STEP 2

Design Endorsement Form

On our Summerset Estate website, you'll find an online Design Endorsement form that guides you through the process of submitting your House Design Plans for review and approval.

STEP 3

Design Review

The Summerset Estate Project Team will review House Design Plans in conjunction with the complete Design Endorsement form to ensure that preferred design outcomes are maximised. We'll work with you and/or your builder to offer alternatives if some design elements don't achieve compliance. Please allow ten (10) working days for a response to your Design Endorsement Application.

STEP 4

Building Application/Approval

When you've received confirmation that your house and landscape design meet all requirements of the Summerset Estate Design Guidelines, you're ready to submit a Building Application to your Building Certifier. Once approved you're ready to start building your new home and a step closer to settling into the Summerset Estate lifestyle.

Establishing a vibrant community and an environment in which families can grow and enjoy life is important to us.

That's why we ensure that house construction starts, and finishes, within a reasonable timeframe after an allotment is purchased. With this in mind we have put in place the following timeframes within which work is to be undertaken on each homesite. This provides all residents with the assurance that quality homes, with quality landscape presentation, will be built progressively as the estate is developed and that no allotments remain vacant for an extended time.

- House construction to commence 12 months from settlement;
- Overall house construction timeframe 9 months or by mutual agreement between the owner and Summerset Estate Project Team; and
- Landscape Presentation to be complete within 1 month of house construction being complete.



Site Coverage

To maintain a suitable scale throughout Summerset Estate and ensure sufficient space for private open areas, landscaping and other functional areas it is recommended that site coverage does not exceed 50%. However, we acknowledge that for smaller lots of less than 400m² site coverage of up to 60% may be appropriate. For this reason, each house design will be assessed on individual merit.

Building Set-Backs

Positioning of your house is to comply with details provided on The Building Envelope and Driveway Access Plan with respect to set-back details for front, side and rear boundaries and must be compliant with requirements of the Queensland Development Code. This will assist in establishing an acceptable level of privacy for all houses within our development.

Building Height

The overall height of each house will be considered on individual merit, however, set-back of both ground level and level 2 must be compliant with requirements of the Queensland Development Code. The maximum allowable building height, from natural ground level to top

of roof line, is 8.5m or as otherwise specified by the Townsville City Council's Planning Scheme.

Front Façade

The front façade is the public face of your house and has a major impact on streetscape. It is therefore important to consider all the elements that make up the façade. To maintain an attractive streetscape within Summerset Estate it is important that a diversity of front house façades is established. For this reason, a house front facade must not be the same or similar to 1 within 4 allotments either side, or across the street.

Building Articulation

The front walls of any single storey home are to be articulated and not present as a single flat plane. Single storey homes should incorporate at least 2 of the following architectural elements:

- An entry portico or veranda of at least 1.5m deep, either as an extension of the roof eaves or a separate addition to the front;
- Staggering of the front walls at least 0.5m (in addition to the requirement for garages to be recessed 1m behind the main façade);
- Recessing/projecting architectural elements that are separate to an entry portico (e.g. blade walls, columns, parapets);

- Open veranda; and
- Awnings, sun shading devices, or other features over windows (these are to be of simple design and not ornate or decorative).

Double storey homes, through the provision of the first floor, provide a greater opportunity for the development of architectural interest in the front façade.

The front façade of any two-storey home should incorporate at least three of the following features:

- An entry portico or veranda of at least 1.5m deep;
- Vertical articulation of the first-floor walls by stepping them inwards from the ground floor at least 1m;
- Balcony to the first floor;
- Recessing/projecting architectural elements that are separate to an entry portico (e.g. blade walls, columns, parapets or pergolas);
- Open veranda; and
- Awnings, sun shading devices or other features over windows.

Other design elements that positively contribute to the intent of these proposed features will be considered by the Summerset Estate Project Team at its sole discretion.

Garages and Sheds

Your home's garage is to be recessed behind the front façade so as not to dominate your home and the streetscape. Garages are to sit a minimum of 1 metre behind your home's main façade line.

The location of your garage should be determined based on the best solar orientation outcome for your house and access points nominated in the Building Envelope and Driveway Access Plan specific to your allotment.

Any external structures such as Sheds, Gazebo's, etc are to be constructed of building materials reflective of the house and painted with a complimentary colour scheme. These structures are required be located within the nominated boundary setbacks.

Colours, Materials and Finishes

The appropriate use of colours and materials to the front façade of your home allows the streetscape to present cohesively yet allow the opportunity for some degree of individuality.

A mix of materials is required to the front walls of each dwelling (including the secondary façade for corner lots). As a minimum, this is to comprise a mix of at least 2 masonry materials (i.e. painted render, face brick, or bagged and

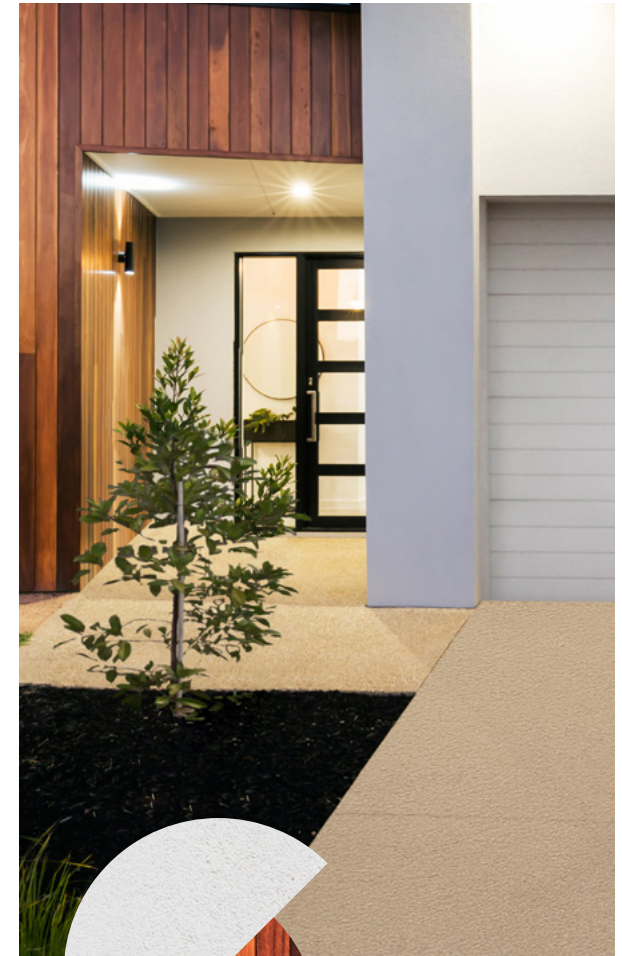
painted/applied texture finishes). The predominant masonry material is not to be used on more than 75% of the front façade (this means that full face brick to the front façade is not permitted).

The use of additional feature materials is strongly encouraged for all dwellings including, but not limited to:

- Lightweight cladding, particularly to the first floor of a two-storey dwelling;
- Timber elements;
- Metal sheeting; and
- Feature stonework.

Any change in materials is to correspond with points of vertical or horizontal articulation to emphasise these architectural elements.

Colours of the predominant material in the front façade are to be of a nature based neutral palette. Individuality can be expressed through the use of highlighting accent colours



Roof Construction

Roof design can be hipped, gable or skillion, however, curved or butterfly roofs are not permitted.

Any elements of modern living including aerials, satellite dishes, air conditioning units must not be visible from the street. Solar PV, hotwater panels or wind turbines can be exempt.

Simple roof design is encouraged with a maximum of 4 hips, although each house design will be reviewed based on individual aesthetic appeal and architectural merit.

Flat roofs are encouraged but must include a parapet wall to provide aesthetic appeal.

Skillion roofs with a maximum primary roof pitch of 15 degrees and a secondary roof pitch of not less than 5 degrees.

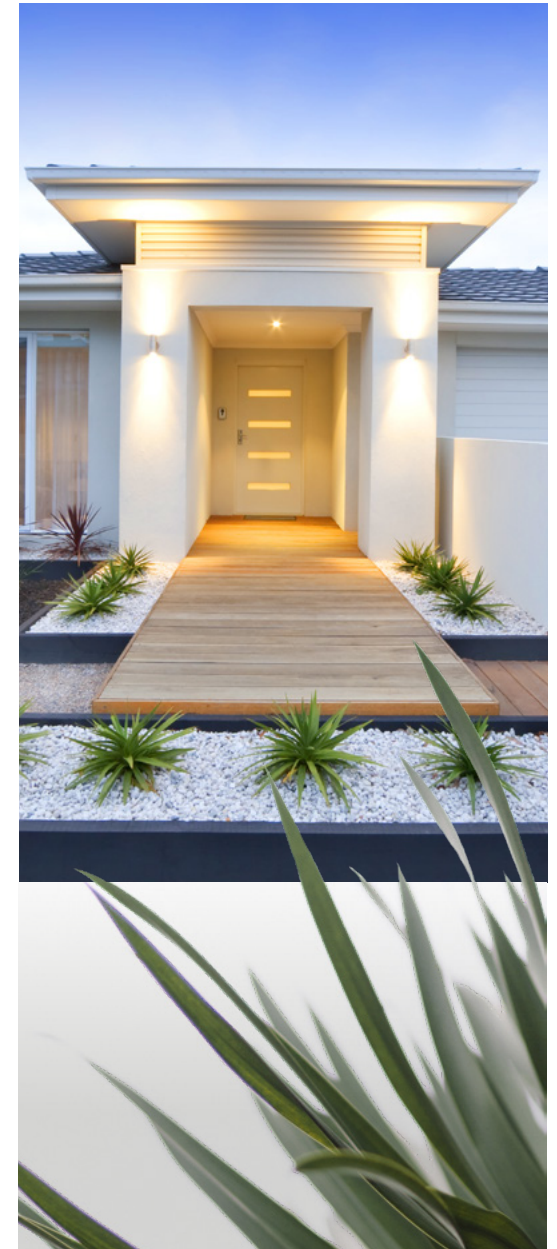
Roof eaves of no less than 450mm are preferred to provide shading to walls of the house and enhance natural cooling.

Landscaping

The quality of your home's landscaping has significant importance in maintaining the value of your overall investment in Summerset Estate and the overall character and quality of the community itself.

The inclusion of quality soft landscaping within the front setback of your homesite improves not only the presentation of your house but also the overall appeal of the street. Landscape plans are to demonstrate the following soft landscaping elements:

- All areas that are not used for hard landscaping (e.g. driveways, paths, etc) are to be landscaped with a combination of turf and/or garden beds;
- 2 trees in the front yard are required. Trees must be a minimum of 75L pot size and must be selected from the tree species list included in these Design Guidelines (Page 20). This requirement is reflective of our sustainable development principle which encourages the planting of native vegetation in private residential spaces;
- Plants in garden beds are to be a minimum pot size of 150mm and be predominantly selected from the plant species included in these Design Guidelines;
- Turf has been placed on the verge by Mendi Group (between back of kerb and front property boundary) to enhance presentation and general streetscape. Any turf damaged during construction must be replaced by the landowner prior to completion; and
- Areas for the storage of garbage bins, etc are to be provided behind the building line and screened from public view.



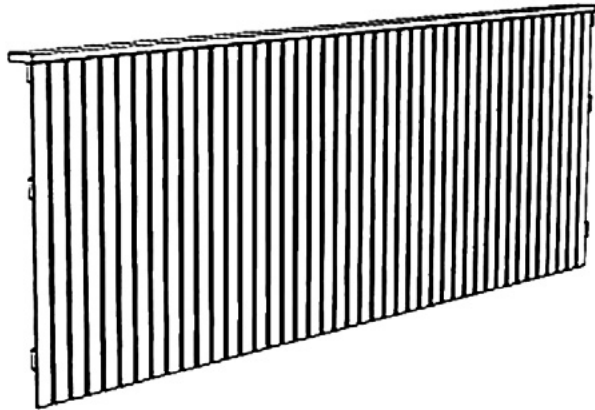
Fencing

All fencing is to be constructed of material complimentary to the house design and sensitive to adjoining properties.

Recommended styles include traditional timber fencing or a combination of rendered masonry pillars with timber paling infill.

Any fencing or screening forward of the building setback line must be approved by the developer. Property fencing is not to exceed 1800mm high.

1,800mm high 'privacy' fencing to rear and side boundaries with vertical timber slats and capping is the minimum standard to provide privacy while also enabling air circulation.

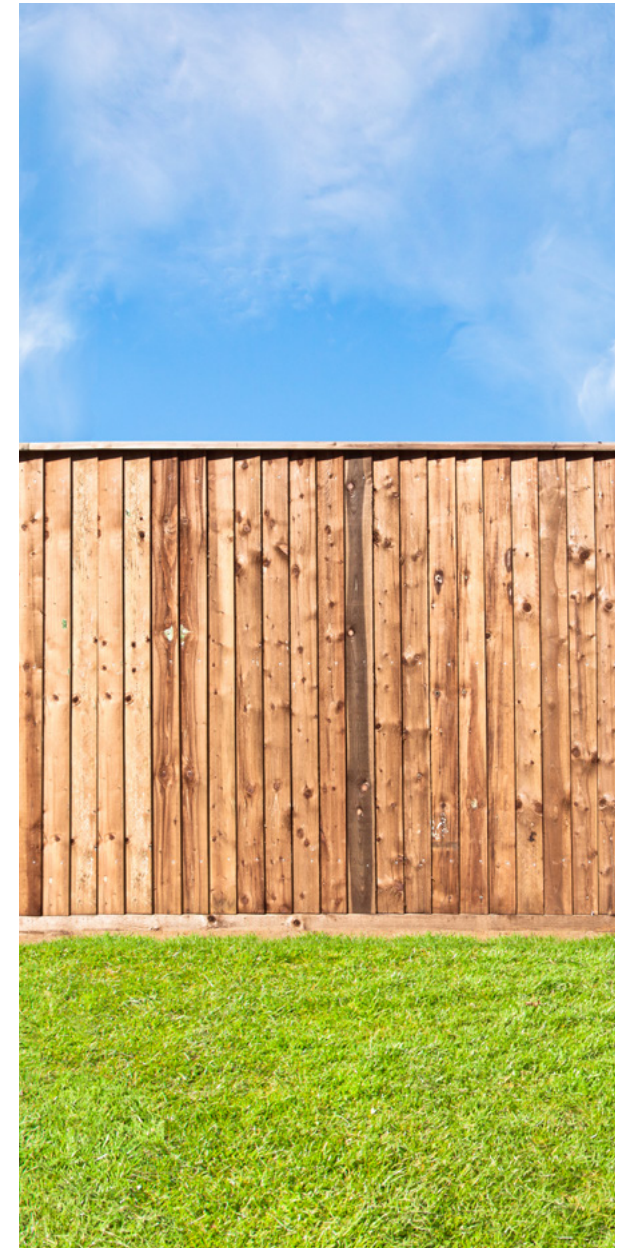


Side fencing is to return to your property and not extend forward of the property line. Fencing that returns from the side boundary to meet your property should be a minimum of 1800mm high.

We appreciate that in some cases retaining walls will be required to achieve a specific design outcome. Where retaining walls are required, they should be no higher than 1.2m and constructed of materials reflective of the house design.

We encourage the inclusion of gas hot-water systems, cooktops/ovens, etc to maximise energy efficiency and sustainability of house design. However, gas bottles are to be screened from view from the street.

Refuse bins are to be stored behind fencing, or a screen constructed of materials in keeping with the design style of the house, to hide them from street view.





Car Accommodation and Driveways

The minimum number of parking spaces per house is 2 and must be in the form of an enclosed garage. Design style is to be in keeping with the overall design of the house and compliment the property.

Driveways are to be a minimum width of 3.0m and designed in accordance with Townsville City Council design standards. Where possible we recommend that the driveway taper in width from the garage to the property boundary to reduce the impact of large areas of concrete. The driveway finish must be either:

- Exposed aggregate concrete;
- Stamped coloured concrete;
- Stencilled coloured concrete;
- Textured coloured concrete; or
- Coloured concrete.

Broomed concrete finish will not be accepted, however, other materials not mentioned above may be considered if they enhance the aesthetic finish of the house.

Swimming Pools

Swimming pools are encouraged at Summerset Estate as they complement the lifestyle. They must however be located in the rear of allotment and not be visible from the street.

All swimming pools are to be designed in accordance with Townsville City Council requirements and constructed by suitably qualified contractors.

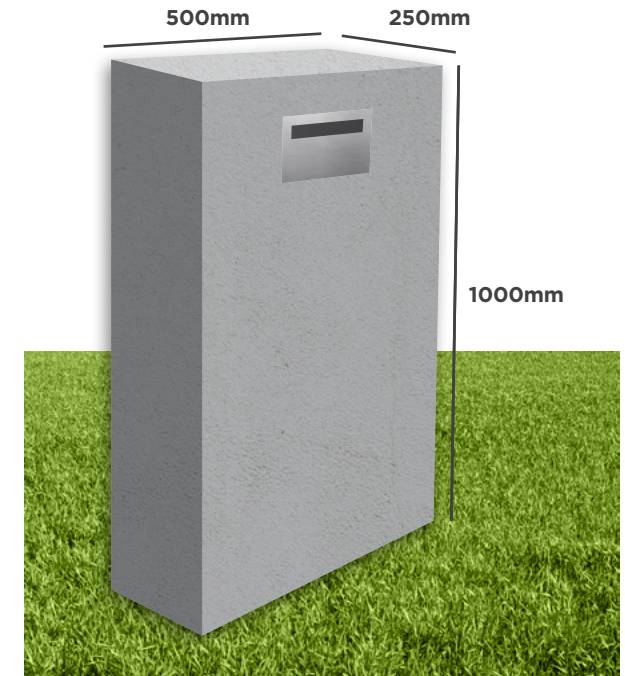


Letterboxes

Letterboxes are to be of smooth rendered masonry construction or equivalent and be of a colour consistent with the colour of the house and/or driveway.

Standalone letterboxes are to reflect the style of your house and generally conform to the following dimensions:

- 1000mm high
- 500mm wide
- 250mm deep



Design Endorsement Form

All the details you need to complete your Design Endorsement Application are provided on our Summerset Estate website. However, as a guide when considering your house design, the following documents are typically prepared by your builder and/or architect as part of the design process for all new homes.

Home Design Plans including:

- 1:200 Site Plan; and
- 1:100 House Flood Plan

Schedule of External Materials and Colours of Front Façade design elements including the following:

- Walls;
- Front Door;
- Garage, including door;
- Roof;
- Windows;
- Gutters; and
- Facia.

Site Plans to include the following:

- Allotment details, Street Address and North point;

- House footprint, confirming within all boundary setbacks, indicating site coverage;
- Driveway location, width and material type;
- Location of external air conditioning condensers, hot water system, aerials, etc (including type),
- Location and details of all external sheds, pools, gazebos, etc;
- Material type, colour and height of any proposed retaining wall visible from the street; and
- Extent of site fences including height, building material and finish.

House Plans (1:100 Scale), including:

- Dimensioned Floor Plan nominating all rooms and areas (m²);
- North point and scale;
- Proposed finished floor level (AHD);
- All Side Elevations confirming building materials and colour;
- Roof plan including pitch, eave width, materials and ridge height; and
- 2 cross-sections through the home.



Pets and Animals

We appreciate that pets are important members of the family and we encourage domestic animals at Summerset Estate. However, restrictions to allowable animals apply in accordance with the relevant Townsville City Council policy.



Site Management

All landowners at Summerset Estate are required to adopt site management practices for their individual allotments in the interest of maintaining a safe and appealing residential setting. Prior to commencement of house construction, you are required to ensure that your homesite is regularly maintained and that vegetation is kept at an appropriate standard.

Rubbish and general building waste generated during construction is to be appropriately managed and excessive or unsightly waste not visible from the street. Construction materials are to be stored within the homesite, not on adjoining allotments. In particular, verges are to be kept free from any material to maintain safe pedestrian movement.

It is your responsibility to ensure that concrete kerb and channel, and other infrastructure, located immediately adjacent to their property are adequately protected from damage during construction. Should any damage occur during construction is must be rectified prior to occupation of the new house.

Signage

In an effort to maintain a high-level of aesthetic appeal throughout Summerset Estate, advertising signage is not permitted on allotments, fencing or a home without written approval from the Summerset Estate Project Team and Townsville City Council.

Signage to builder Display Homes must be assessed and approved by the Summerset Estate Project Team to ensure that only suitable signage is used within the development.

The Summerset Estate Design Guidelines may change from time to time at the sole discretion of the developer.



Additional Conditions

Amendments and Release

You acknowledge and where required hereby irrevocably consent to the Summerset Estate Project Team and/or the developer amending these Design Guidelines from time to time as considered necessary in the Summerset Estate Project Team and/or the developer's sole discretion.

You further release the Summerset Estate Project Team and the developer from all claims (including but not limited to costs, claims, demands, obligations, damages, loss, liability, actions, proceedings, requisitions and objections), in relation to variations or relaxations of these Design Guidelines.

Breach

If you breach any of the terms of these Design Guidelines prior to settlement of your contract with the developer, the developer may terminate the contract by notice in writing to you and the buyer's default clauses of the contract will apply. These rights are in addition to any other rights the developer may have against you.

You must pay to the developer upon demand, all costs and expenses incurred by the developer in relation to enforcing the Design Guidelines against you, including but not limited to letters or notices of demand, applications for relaxation (whether approved or not) and legal proceedings.

If you breach any of your obligations under the Design Guidelines, without the developer's prior written consent and such a breach is not remedied within 7 days of the developer demanding remedy, the developer is entitled to recover from you by way of liquidated damages and not a penalty, the agreed amount of \$20,000.00. You hereby irrevocably agree that the agreed upon liquidated damages amount represents a reasonable and ascertainable amount on account of damages suffered by the developer on account of your breach.

Subsequent Owners/Occupants

You must not sell, transfer, lease or in any other manner part with possession of your property (or any part thereof) without obtaining a deed of covenant from the buyer, lessee or occupant (as the case may be), in favour of the developer, for them to be bound by the

terms, conditions and agreements contained in the Design Guidelines in the same manner and to the same extent as if the buyer, lessee or occupant had signed these Design Guidelines.

If you fail to obtain a deed of covenant on the terms required by the Summerset Estate Project Team, you will be in breach of these Design Guidelines and may be liable under the breach clauses of these Design Guidelines.

Vicinity to the Airport

You acknowledge that Summerset Estate is in close vicinity to the Townsville Airport and accordingly, parts of Summerset Estate are within a Transport Noise Corridor. Based on the Queensland Development Code, the following construction standards must be complied with:

- Exterior Walls – Concrete brickwork/blockwork at least 110mm thick.
- Roofing – Concrete, terracotta tile or metal sheet roofing with sarking, plasterboard ceiling at least 10mm thick. Mineral insulation, or glass wool insulation at least 50mm thick with a density of at least 11kg/m³.

- Floors – Concrete slab for floors at least 100mm thick.
- Glazing – 6.38mm thick laminated glass for glazing with full perimeter acoustically rated seals for bedrooms (assuming bedrooms do not have glazing exceeding 1.8m² in area) and Standard 4mm glass elsewhere.
- Doors – Fixed entry doors with full perimeter acoustically rated seals, and constructed of solid core, wood, particleboard or blockboard not less than 45mm thick.

Section 55

The Design Guidelines do not intend to create any duty enforceable by a third party under section 55 of the Property Law Act 1974 (Qld).

Non-Merger

The Design Guidelines do not merge upon completion of your contract and continue in full force and effect and remain binding on you.

Severance

If any provision of these Design Guidelines shall at any time be or become void, voidable or unenforceable, that provision shall be severed from the rest of these Design Guidelines and shall not affect or invalidate the remaining provisions hereof which shall continue in full force and effect.

Definitions

In these Design Guidelines references to:

- “The developer” means Summerset Estate Pty Ltd A.C.N. 158 118 453.
- “Summerset Estate Project Team” and “the developer” include their respective successions, administrators or assigns.
- “you” and “the landowner” include your respective heirs, executors, successions, administrators or assigns.



Design Endorsement Checklist

Please complete the application and checklist below in conjunction with your home designer to ensure the quickest possible approval timeframe of Design Guidelines.

Block No:

Street Name:

Owners Name(s):

Address:

Phone:

Email:

Builders Name:

Builders Contact Details:

Building Design Guidelines

Do your plans comply with the Building Design Guidelines? Yes No

If NO, then please detail changes to design guidelines

Checklist

Design plans, showing:

- Compliance with Building Envelope - site plan required
- Orientation and prevailing breezes
- Building Height - external elevations
- Building area
- Verandahs/Patios/Gazebo's
- Car Accommodation and Driveways
- Garden Shed size and location
- Swimming Pool Details
- Rainwater tank size and location
- TV Antenna or Dish size & location
- Hot Water and/or Solar Hot Water size and location

Finishes details:

- External walls
- External Colours
- Front Door
- Gutters and Facia
- Windows
- Roof
- Car Accommodation
- Driveway material and finish
- Letter Box detail

Privacy compliance:

- Fence heights and material
- Overlooking
- Window Screening
- Clothes line location and type
- Air-con condenser location and screening

Landscaping:

- Landscape plans
- Retaining wall details
- Planting type, species and numbers
- Irrigation plan
- Fencing details including height, material and finish colour

Civil engineering:

- Excavation and retaining details
- Civil plan
- Civil Engineer certification

Building timeframe:

- Confirm House Construction start date and potential end date (12 months from Settlement)
- Confirm Landscape Completion (1 month from house construction completion)

We, the before mentioned Owner and Builder confirm that we have read and understood the Design Guidelines and agree to comply with the same.

Signature of owner:

Date:

Signature of builder:

Date:

Plant Species List

Street Trees

| Botanical Name | Common Name |
|--------------------------------|-----------------|
| Buckinghamia Celsissima * | Ivory Curl Tree |
| Cupaniopsis Anacardioides * | Bush Tuckaroo |
| Mimusops Elengii | Coondoo |
| Tristaniopsis Laurina | Water Gum |

Shade Trees

| Botanical Name | Common Name |
|----------------------------------|-------------------------|
| Brachychiton Acerifolium | Flame Tree |
| Buckinghamia Celsissima | Ivory Curl Tree |
| Cupaniopsis Anacardioides | Bush Tuckaroo |
| Fraxinus Griffithii | Mountain Ash |
| Grevillea Baileyana | Bailey's Grevillea |
| Mimusops Elengii (Asian Form) | Red Coondoo |
| Scolopia Braunii | Brown Birch |
| Plumeria Obtusa | Evergreen Frangipani |
| Waterhousia Floribunda | Weeping Lily Pilly |

Shrubs

| Botanical Name | Common Name |
|---|--------------------|
| Allamanda 'Sunee' | Dwarf Allamanda |
| Callistemon 'Captain Cook' | Bottlebrush |
| Callistemon 'Little John' | Little John |
| Hibiscus 'Roseflake' | Roseflake Hibiscus |
| Ixora Sunkist Dwarf | Ixora 'Sunkist' |
| Melaleuca Linarifolia 'Claret Tops' | Claret Top |
| Melastoma Affine | Blue Tongue |
| Philodendron 'Xanadu' | Dwarf Philodendron |
| Plumeria Pudica | Everlasting Love |
| Radermachera 'Summerscent' | Summerscent |
| Raphiolepis Indica | Dwarf Raphiolepis |
| Xanthostemon Verticallatus "Little Penda" | Little Penda |

Accent Plants

| Botanical Name | Common Name |
|-------------------------|---------------|
| Agave Attenuata | Century Plant |
| Alocasia Macrorrhiza | Elephant Ear |
| Cordyline 'Rubra' | Red Cordyline |
| Cycas Revoluta | Cycad |
| Russelia Equisetiformis | Coral Plant |
| Pleomele Variegata | Song Of India |
| Yucca Sp | Yucca |

Climbers

| Botanical Name | Common Name |
|----------------------|------------------------|
| Pandorea Jasminoides | Pandorea |
| Pyrostegia Ignea | Orange Trumpet Vine |

Ground Covers

| Botanical Name | Common Name |
|--------------------------------------|-----------------|
| Casuarina Glauca 'Cousin It' | Cousin-It |
| Dianella 'Silver Streak' | Silver Streak |
| Dietes Bicolor | African Iris |
| Evolvulus Pilosus | Blue Sapphire |
| Gardenia Radicans | Dwarf Gardenia |
| Liriope Muscari 'Evergreen Giant' | Evergreen Giant |
| Lomandra Hystrix | Mat Rush |
| Phyllanthus Multifolius | Waterfall Plant |
| Tulbaghia Violacea | Society Garlic |
| Zephyranthes Candida | Storm Lily |



01



02



03



04

- 01 Cycas Revoluta (Cycad)
- 02 Pyrostegia Ignea (Orange Trumpet Vine)
- 03 Callistemon 'Captain Cook' (Bottlebrush)
- 04 Alocasia Macrorrhiza (Elephant Ear)



SUMMERSET ESTATE

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