

# Key elements of the design guidelines

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Argentea Palm Cove by Kerdic promises a lifestyle where the world grows quieter, less concerned with the daily races, and more connected to what truly matters. It's a place that will inspire you to embrace life.

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The standards which are detailed in Design Guidelines are designed to maintain, protect and enhance your most valuable asset, your home and to complement the natural environment around.

It is important that all owners in Argentea are committed to the vision for the development and implement the requirements of the design guidelines in their home.

## BUYER'S ACKNOWLEDGEMENT

- The Buyer acknowledges that the Property is part of a prestigious residential development and, accordingly hereby covenants with the Seller to meet the requirements of the design guidelines.
- If a Buyer fails to comply with the matters set out in this Design Guideline, the Seller may exercise any rights against the Buyer available to the Seller. These rights could include taking court action against the Buyer and suing the Buyer for damages.

## BUILDING SCALE

- The Dwelling will have a minimum internal floor area of 250sqm (including garage, porch & under-cover areas but excluding pergolas and outbuildings).
- Lots under 800sqm will have only one single detached Dwelling
- Lots over 800sqm will allow a maximum density of a duplex/secondary dwelling as defined under the Queensland Development Code

## ARCHITECTURAL VISION

- Creative designs of high architectural merit are encouraged in order to ensure Argentea Palm Cove remain a premium address, and assist Buyers in creating a joyful space that will enrich their life and complements their neighbours and the development. The design of a Dwelling is encouraged to incorporate a high level of articulation to provide a diverse and interesting streetscape.
- Two Dwellings with similar facades are not permitted to be constructed within five allotments of each other in any direction. Each allotment should have its own distinct feature elements that distinguish it from the neighbouring sites.
- Dwellings must be designed appropriately for the tropical location of the estate and contribute positively to the overall character and amenity of the estate, including considering the path of the sun over the lot. In particular, Dwellings must be designed to avoid exposure of key habitable areas of the home to summer heat, particularly the western sun and particularly to living areas and bedrooms. The house design should welcome and encourage prevailing breezes for natural cooling effects.

## EXTERNAL MATERIALS

- The external walls of the Dwelling are to be finished in a combination (minimum 2) of the following materials:
- Painted rendered masonry
- Painted lightweight cladding
- Rendered lightweight board (blue board or equivalent) Stone either as a structural material or as a cladding (e.g. stone tiles).
- Face Brickwork to be used as a feature element only
- Roofing will be non-reflective pre-finished metal (e.g. Colorbond) or flat profile clay tile.

## FENCING

- All adjoining side and rear fencing to be 1.8m high
- No fence will be constructed on the street frontage(s) forward of the Dwelling setback unless approved by the DRP.

## LANDSCAPING

- All landscaping must be appropriate for the local climate. Consideration should be given to enhancing the existing natural rainforest vegetation and habitat and assist in achieving an integrated design outcome in keeping with the high quality residential development.
- Modern, well designed estate.