

# Argentea Design Guidelines

## **Project Vision**

To build on the quality and success of Argentea Palm Cove, and to continue as a prestigious residential resort town community which is a true lifestyle destination.

## **Objective**

Argentea is a prestigious residential community in Palm Cove. The standards which are detailed in these design guidelines are designed to maintain, protect and enhance your most valuable asset, your home and to complement the natural environment. It is important that all owners in Argentea are committed to the vision for the development and implement the requirements of the design guidelines.

These design guidelines have been created to assist owners in selecting or designing homes and landscaping that are innovative in design and are responsive to the influences of the surrounding setting, climate and environment.

Welcome to Argentea.

# PART A – PREAMBLE

## 1.0 PREAMBLE

- 1.1 The Argentea Design Guidelines (the Design Guidelines) are intended to set a high standard of housing and landscaping across Argentea Palm Cove that inspires and enriches the lives of Buyers, thereby ensuring that the value of your most important investment – your family home – is protected.
- 1.2 Creativity and diversity of design are encouraged, and any departure from the Design Guidelines will be considered by the Developer and Design Review Panel (DRP) on individual merit. The Developer reserves the right to alter or amend these Design Guidelines where it believes such changes will benefit Argentea Palm Cove.
- 1.3 Please note, this is the Design Guideline referred to in the contract for the purchase of land in Argentea Palm Cove.

## 2.0 DEFINITIONS

- 2.1 DRP = Design Review Panel, established to review proposed building plans to ensure compliance with the building covenant.
- 2.2 Seller, Buyer & Property = Seller, Buyer & Property respectively as specified in the contract of sale, to which this document may be annexed.
- 2.3 Dwelling = any dwelling, and where the context permits or requires, other improvement on the relevant Property which are ancillary to the Dwelling.
- 2.4 Building Works = any construction, alteration, additions, extensions or repairs of, for or to improvement on a Property.

# PART B – SITE PLANNING

## 3.0 BUILDING HEIGHT, SETBACKS AND SCALE

- 3.1 The height, setbacks, and site coverage of the Dwelling are to be in accordance with the Queensland Development Code. Any relaxation of the height limit or any other relaxation will be submitted in the first instance to the DRP for endorsement, prior to the lodgement of the relaxation application to Cairns Regional Council.
- 3.2 The Dwelling will have a minimum internal floor area of 250sqm (including garage, porch & under-cover areas) but excludes pergolas and outbuildings. Approval of homes with less than 250sqm of internal floor area will be considered on architectural merit.
- 3.3 All lots will only be permitted one single detached residential dwelling, except; Lots 3, 4, 10, 24, 25, 54 and 55, which will be permitted a maximum density of duplex/secondary residential dwelling as defined under the Queensland Development Code.

## 4.0 HOME DESIGN – ORIENTATION AND ENERGY EFFICIENCY

- 4.1 Dwellings must be designed appropriately for the local climatic conditions of the region and contribute positively to the overall character and amenity of Argentea Palm Cove including considering the path of the sun over the lot.
- 4.2 Dwellings must be designed to avoid exposure to summer heat; particularly the western sun as it relates to living areas and bedrooms. Building designs should also give consideration to heavy rainfall during the wet season.
- 4.3 The use of light coloured roofing with appropriate venting is encouraged to maximize roof space cooling.
- 4.4 Consideration should be given to your lifestyle, including functional layout, privacy, and how your home's layout compliments your neighbour's property.

# PART C – BUILDING REQUIREMENTS and HOME DESIGN

## 5.0 ARCHITECTURAL VISION

### 5.1 Creativity and Quality

Creative designs of high architectural merit are encouraged in order to ensure Argentea Palm Cove remains a premium address. The design of a Dwelling is encouraged to incorporate a high level of articulation to provide a diverse and interesting streetscape.

### 5.2 Façade Replications

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. Variations by colour alone will not be accepted. Facades (and Dwellings) will be approved on a "first approved by the DRP" basis.

### 5.3 Tropical and Climatic Design

Dwellings must be designed appropriately for the tropical location of the estate and contribute positively to the overall character and amenity of the estate. In particular, Dwellings must be designed to avoid exposure of key habitable areas of the home to summer heat, particularly western sun and particularly to living areas and bedrooms. The house design should welcome and encourage prevailing breezes for natural cooling effects.

## 6.0 HOME DESIGN – GENERAL

- 6.1 Generally, the house design is to be a contemporary architectural aesthetic reflection contemporary Queensland architecture, and should include appropriate external colour and/ or material variations.
- 6.2 Heritage replicas and federation adaptations are not encouraged.
- 6.3 Dwellings are to use all new construction material finished to a high quality. No sub-standard materials will be used in the construction of the Dwelling.

- 6.4 A covered outdoor living area is required adjoining the internal living area of the main Dwelling and must be integrated into the overall design with consistent roof pitch to the Dwelling.
- 6.5 The Dwelling requires a clearly identified/expressed primary entry to the Dwelling addressing the street.
- 6.6 The primary entry is to include a covered roof area (porch) proportional with the building.

## 7.0 HOME DESIGN – FAÇADE ARTICULATION

- 7.1 To ensure a consistent high design aesthetic for the estate, Dwelling's front facades must display architectural features, including, but not limited to:
- Cladding materials (minimum of 2)
  - Feature entry doors
  - Entry porches, balconies, verandah's and gate houses
  - Feature windows
  - Articulation such as blades/feature panels
  - Roof gable ends or skillion
- 7.2 Homes with a visible secondary façade must be designed to address both frontages and provided appropriate articulation to match the front façade.

## 8.0 HOME DESIGN – EXTERNAL MATERIALS

- 8.1 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 such as vertical or horizontal grooved board, contemporary weatherboards, or stained timber panelling 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 and should not make up more than 30% of each external wall area (excluding windows, doors and garage doors).
  - Other materials will be considered by the DRP on their merit.
- 8.2 Aluminium "diamond pattern" security screens or "security grills" are not permitted where visible from either primary or secondary street frontages.
- 8.3 Infill panels are not permitted above window and door opening on facades facing the primary or secondary street frontages.

## 9.0 HOME DESIGN – COLOUR PALETTE

- 9.1 To create variation and interest within the streetscape, colour schemes should be based on earthy tones and chosen to compliment the architectural form and features of the home. Feature highlight colours can be applied subject to the approval of the DRP.
- 9.2 The vision for Argentea Palm Cove with respect to providing a colour harmony is based on a response to the natural colours of the immediate environment. The natural colours vary from the earth to the trees and sky with an understated neutral quality. The building should reflect these, with some variations of highlights on feature elements.
- 9.3 Concrete and paving products should integrate with the colours used in the streetscape. These tend to be in brown, greys and muted tones which reflect the natural timbered feel of the surrounding environment. Use of bright concrete colours such as reds or terracotta is not considered appropriate and will not be approved.

## 10.0 HOME DESIGN – ROOF AND EAVES

- 10.1 Roofing will be non-reflective pre-finished metal (e.g. Colorbond) or flat profile clay tiles.
- 10.2 The minimum roof pitch is to be 21 degrees for a traditional hip roof (maximum pitch 40 degrees) or 10-15 degrees for skillion roofs.
- 10.3 900mm eaves are encouraged, minimum eaves and/or sun shading devices of 450mm are to be provided to all habitable areas.
- 10.4 Alternative roof design approval is at the discretion of the DRP of which will be considered on individual merit.
- 10.5 Wet area windows should be screened or frosted where exposed to adjacent properties.

## 11.0 CAR ACCOMODATION

- 11.1 Garages are not to dominate the view from the street and must be offset either side of the front wall line by a minimum of 1 metre from the line of the front wall of the Dwelling to the front boundary setback.
- 11.2 Dwellings are required to provide 2 under cover and enclosed parking spaces to be integrated within the main Dwelling structure and built concurrently with the Dwelling.
- 11.3 A minimum of one (1) vehicle parking spaces shall be provided on the Allotment in addition to the requirement of a double lock-up garage. These spaces can be on the driveway.
- 11.4 Free standing carports are not permitted unless sufficiently screened by the dwelling or landscaping from the street.
- 11.5 It is not acceptable to park vehicles on the nature strip/verge at any time.

# PART D – FENCING, LANDSCAPING AND OUTDOORS

## 12.0 FENCING

- 12.1 All adjoining side and rear fencing to be 1.8m high.
- 12.2 No fence will be constructed on the street frontage(s) forward of the Dwelling setback unless approved by the DRP.
- 12.3 Consideration will be given to proposals on individual merit for fencing forward of the building alignment to provide for pools or active recreational space where alternative solutions would be exposed to western sun or to mitigate fall hazards.
- 12.4 Any fencing forward of the Dwelling is to be approved by the DRP and should complement the building design.
- 12.5 Adjoining side and rear fencing, if not visible from the street, to be either:
  - 1.8m solid rendered masonry, or
  - 1.8m high “good neighbour” fencing in a CCA treated pine paling or rough sawn hardwood timber with an untinted timber treatment (see below) Fencing directly facing park or public areas (adjoining) must be semi-transparent.
- 12.6 Corrugated fencing, fibro-sheeting and metal are not acceptable design solutions.
- 12.6 Any alternatives to the fencing Design Guideline will be at the discretion of the DRP.
- 12.7 Any fencing constructed by the developer must be maintained in its original form and maintained to a high standard.
- 12.8 The Seller shall not be obliged as an adjoining owner to make any contribution to the Buyer under the Dividing Fences Act, towards any dividing fence.

## 13.0 LANDSCAPING

- 13.1 All landscaping must be appropriate for the local climate. Consideration should be given to enhancing the existing natural rainforest vegetation and habitat to assist in achieving an integrated design outcome in keeping with the high quality residential development.
- 13.2 Within 60 days following completion of the Dwelling, the Buyer will undertake landscaping as shown in the approved Landscape Plan. The minimum landscaping will be as follows:
  - Planting an appropriate quantity of trees, shrubs and other vegetation to minimum of 40% of the available soft landscaping area in the front yard and high-quality turf to the balance of the front yard of the property;
  - Planting to include a minimum of 2x2m tall tree (at planting) and 5x1m tall plants to be planted in gardens forward of the front building line.
  - Minimum 75mm mulch to all garden beds.
  - Native/endemic rainforest plant selections are encouraged, and a recommended plant species list has been provided to assist in achieving not only an attractive individual landscape, but integration into the wider community landscape design theme.
- 13.3 All garden beds must be appropriately edged. Approved material for garden edging are concrete, masonry or regular shaped treated timber.

## 14.0 LETTERBOX

- 14.1 The letterbox of the dwelling shall be constructed with the use of either rendered and painted block/brick, stone, steel or timber to match the dwelling.

## 15.0 ACCESS – ROADS, DRIVEWAYS AND PATHWAYS

- 15.1 Driveways shall be constructed prior to occupation of the Dwelling. Only one driveway and crossover will be permitted and should be no wider than 4 metres at the front boundary. Dual driveways will be considered for Porte Cocheres and Duplex Lots – 3, 4, 10, 24, 25, 54 and 55.

Finishes of driveways are to be one of the following:

- Exposed aggregate;
- Masonry/clay pavers laid on reinforced concrete base.

- 15.2 Driveway colours should complement the external colour scheme of the home.

- 15.3 Undecorated grey, broom finished concrete driveways and/or tyre track strips are not an acceptable design solution.

- 15.4 Each Dwelling must have clearly identifiable pedestrian entry from the street, in a complimentary permanent surface to the driveway as a minimum.

## 16.0 OUTDOOR STRUCTURES

- 16.1 Outdoor structures including gazebos, pergolas, storage sheds and shade structures are to be allowed if constructed in materials that complement the Dwelling and are discreetly located at the side or rear of the Dwelling.

- 16.2 Pool filtration systems or any other noise-producing equipment will be enclosed within a suitable noise abatement structure, and not to be more than 1.8 metres from ground level in order to minimize disturbance to neighbours.

## 17.0 RETAINING WALLS

- 17.1 Where retaining walls exceed 1m in height engineer drawing must be provided to DRP prior to seeing any approvals or certification of any plan for building approval.

- 17.2 Retaining walls visible from the street to be constructed from the following materials:

- Rendered Masonry (to match dwelling)
- Coloured split face masonry
- Coloured concrete sleepers
- Stained timber sleepers
- Stone faced masonry

- 17.3 Retaining Wall not visible from the street to be constructed from the following materials:

- Rendered Masonry (to match dwelling)
- Coloured split face masonry
- Coloured concrete sleepers
- Stone boulder
- CCA treated timber

# PART E – GENERAL REQUIREMENTS

## 18.0 GENERAL GUIDELINES

18.1 Telephone and internet services to each home at Argentea will be provided 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. Please ensure your builder is aware of these requirements. Details can be obtained from [www.nbnco.com.au](http://www.nbnco.com.au).

Temporary structures will not be erected on the Property unless associated with the construction of the Dwelling approved by the DRP and may only be present for the duration of the construction period.

18.2 No improvement which is in the course of construction is to be left longer than 1 month without substantial work being carried out.

18.3 Construction works will commence within 18 months from the date of settlement for the initial Buyer of the Property, unless this period is extended by the DRP and completed within 18 months from commencement.

18.4 The Buyer will not accumulate, or allow to be accumulated, any rubbish on the Property.

18.5 The Buyer will not remove any existing trees from the Property without the written permission of the DRP and where necessary the relevant local authority.

18.6 Ancillary Structures: all bins, storage areas, garden sheds, rain water tanks, air conditioning units, clotheslines, external plumbing, television antennae and satellite dishes are not to be visible from any street frontage or parks.

18.7 Signs and hoarding advertising products are not permitted on residential allotment with exception of approved display homes and construction safety signage (up to 0.9m x 0.6m). No real estate advertising signage (other than that of the developer) will be allowed while land is being sold by the Developer.

18.8 All lots must be maintained free of excessive weeds, rubbish or garbage.

18.9 All turf and garden are always to be presentable.

18.10 No parking of vehicles allowed on vacant or adjoining lots except in the designated parking locations.

18.11 The Seller reserves the right at the request of the Buyer or at its own instigation to vary or exclude any of the obligations under the Design Guidelines provided that such action will only be taken in keeping with its aims to establish a modern, well designed estate.

18.12 The Buyer must only use the property for residential purposes and for the avoidance of any doubt, the property must not be used as a display home without prior written consent of the Seller (which may be given, refused or given subject to conditions in the absolute discretion of the Seller).



## 19.0 BUYERS ACKNOWLEDGEMENT

- 19.1 The Buyer acknowledges that the Property is part of a prestigious residential development, and accordingly Hereby covenants with the Seller as outlined in Part B to Part F of this document.
- 19.2 These Design Guidelines form part of the legal agreement for the purchase of the land between the Seller and Purchaser.
- 19.3 In order to protect your investment in Argentea, this design guideline is enduring and will not extinguish on completion of the Contract or the Works but will endure in full force and effect and remain binding on the Buyer for damages.
- 19.4 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.
- 19.5 Plans and specifications, as required by the Design Guideline, will be submitted to the Design Review Panel (DRP) for approval prior to seeking any form of building approval from the Cairns Regional Council or any regulatory body.
- 19.6 These requirements are complimentary to statutory requirements and in no way exempts any Building Works from the need for compliance with local or other authority requirements.
- 19.7 Purchasers of Lots 60, 61, 62, 63, 64, 65, 66, 705 & 706 understand and acknowledge their lots form part of a larger development. By proceeding with the purchase, the owners of these lots undertake that they will not object to any development application made by the developer on the neighbouring property, Lot 204 on SP224670.
- 19.8 All buyers understand that there have been some layout amendments made by the developer, to the existing Development Approval. A copy of which can be provided upon request.

## 20.0 ASSIGNMENT

- 20.1 A copy of this Design Guideline must form part of any future sales contracts for this property.
- 20.2 The Buyer acknowledges that he/she/they will not sell, transfer or otherwise dispose of the lot without first delivering to the Seller a deed of Design Guideline duly executed by the new Buyer or Transferee.
- 20.3 If the Buyer transfers the Property, they must obtain from the Transferee a deed of Design Guideline in favour of the Seller (in such a form as the Seller requires) so that the Transferee agrees to be bound by these Design Guidelines as if they were the Buyer. If the Buyer fails to do that, they indemnify the Seller against all loss and damage incurred by the Seller as a result.

# PART F – APPLICATION AND REVIEW PROCESS

## 21.0 DEVELOPMENT REVIEW PROCESS

In order to receive design approval from the DRP, the Buyer must follow the process. It is important to note that the Buyer shall not seek certification or building approval until such time as the Buyer has received written approval from the DRP. For the avoidance of doubt, the Buyer is not permitted to commence any Building Works until such time as the consent of the DRP has been obtained.

Step by step guide

1. Choose Building Designer, Builder or Architect

Once the Buyer has purchased the Property, the Buyer must appoint a builder, architect or building designer.

2. *Compile and Submit the following documents:*

Applications for DRP approval under this Design Guideline must use the attached form which must be completed in full.

Note - plans must include the following:

- Street Address including the Lot number.
- Northpoint
- Property boundaries and easements with dimensions
- Building setback dimensions
- Building footprint with entries, porches, balconies, terraces, pergolas, overhangs, and pools shown
- Location of parking and garages
- Driveways, paths, landscaping, fencing and retaining walls
- Site Coverage(m<sup>2</sup>)
- Floor plans and roof plans (1:100)
- Including TV Antennae Location
- Elevations (1:100) showing colours, height to eaves and overall height from existing ground level and indicative materials and colour schedule of external finishes.
- Proposed cut and fill plus retaining wall/b Landscape plans (1:200) including the following:
  - North Point
  - Property Outline
  - Fencing details (location, Type and proposed material)
  - Location of driveways, parking, pools, paths, garden, lawn, retaining walls, fences, rubbish bins storage

- Proposed planting arrangement showing locations and total numbers of each species
- Proposed plants schedule including species, container sizes, height at planting and anticipated mature height.
- Location, A.C. units, clothes lines, outdoor structures and letterboxes
- Letterbox detail
- Detail of works to be completed by owner after completion of construction.

Please allow 10 business days for processing and assessment on the provision all required documentation is submitted. The assessment period is based on all of the following information being provided at once. If all documentation is not provided, then the assessment period will not commence until the last of the required documents is provided.

The outcome of the DRP's assessment will be one of the following:

- Request any further information it needs to consider the application (in which case this Clause will apply once that information is received)
- approve the application, with or without conditions; or,
- reject the application and give reasons for the rejection.

Please email submissions to: [sandyg@kerdic.com.au](mailto:sandyg@kerdic.com.au)



**BUYER'S ACKNOWLEDGEMENT**

I acknowledge that I:

- 1. Have read and understood this Design Guideline;
- 2. Must comply with this Design Guideline;
- 3. May be liable to the Seller if:
  - a. I fail to require any future buyer of the Property to enter into a deed with the Seller containing terms similar to this Building Covenant; and
  - b. I fail to otherwise comply with this Design Guideline.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Executed as Deed

\_\_\_\_\_  
(Buyer Signature)

\_\_\_\_\_  
(Buyer Name)

**Application Details**

**Owner Details**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Ph: \_\_\_\_\_ Mobile: \_\_\_\_\_ Business Ph: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Builder/Architect Details**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Ph: \_\_\_\_\_ Mobile: \_\_\_\_\_ Business Ph: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_



## Application Details Continued

### House Details

Allotment:: \_\_\_\_\_ What is the % site coverage of your home?: \_\_\_\_\_

What is the total floor area of the home (including garages, but excluding outdoor living areas)?:

\_\_\_\_\_

What is the area of the outdoor living areas?: \_\_\_\_\_ What is the roof pitch?: \_\_\_\_\_ What is the building height?: \_\_\_\_\_

Please specify if your allotment is a corner allotment?  YES  NO

### External Materials/Colours

Wall Material: \_\_\_\_\_ Brand: \_\_\_\_\_ Colour: \_\_\_\_\_

Roof Material: \_\_\_\_\_ Brand: \_\_\_\_\_ Colour: \_\_\_\_\_

Gutter Colour: \_\_\_\_\_ Brand: \_\_\_\_\_

Fascia Colour: \_\_\_\_\_ Brand: \_\_\_\_\_

Window Frame Colour: \_\_\_\_\_ Brand: \_\_\_\_\_

Driveway Material: \_\_\_\_\_ Garage Door Colour \_\_\_\_\_

Signature of applicant: \_\_\_\_\_ Are you the:  OWNER  BUILDER  OTHER

#### Attachments

Make sure that you attach the following to your Application:

- Site plan showing north point  Front, rear & side elevations  Floor plan  Cross section details  Hot water system location  
 Fencing & driveway details  Landscape plan  TV Antenna location  Retaining wall details

