

CALYPSO BAY

IDYLLIC WATERFRONT LIVING



RESIDENTIAL GUIDELINES

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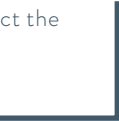


PURPOSE OF THE RESIDENTIAL GUIDELINES

The Residential Guidelines have been prepared to attain desirable standards for both house and landscape on each Lot, ensuring that Calypso Bay is a high quality, sustainable and environmentally sensitive community.

These Residential Guidelines are focused on form, style and detailing to enhance the neighbourhood and protect all homeowner's investment into the future.

The implementation of these Residential Guidelines will be monitored by the Design Assessment Panel (DAP). However, it is essential that future residents and/or potential purchasers are committed to adopting these standards to promote and protect the character of the Calypso Bay community.



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THE DESIGN ASSESSMENT PANEL

The primary objective of the DAP is to ensure that all construction and landscaping on residential land in the scheme delivers the high standard of development and design required by these Residential Guidelines.

The aim of the DAP is not to be dictatorial in its approach, but to ensure that a harmonious environment for all residents is achieved through an interactive processing of proposals.

Whilst you must ensure that any proposal, and subsequent works carried out in accordance with that proposal, complies with all laws and requirements, the DAP may have regard to the requirements of GCCC, such as:

- a) Housing variety for improved Streetscape amenity, including articulated setbacks and varied housing forms and materials;
- b) Building envelope and structural form designed in sympathy with the environs and in context with surrounding development;
- c) Building and landscape design promoting Gold Coast Water's Waterwise programme; and
- d) Building siting, design and construction resulting in climatically responsive built form and promoting Planning Scheme Policy 5 "Energy Conservation" (Design for Climate) — for example, houses should be sited and oriented to promote maximum energy efficiency and foster solar access.

1.1 HOW DOES THE DAP OPERATE?

a) Members of the DAP

- The DAP may have between two and four members
- The persons appointed to the DAP need not be members of the Body Corporate or the Community Body Corporate and any appointment continues until the person appointed resigns or the appointment is revoked

b) The Chairperson

The chairperson of the DAP must:

- Be a building design consultant
- Be primarily responsible for the assessment of a proposal and determination of its compliance with these Residential Guidelines or be the person directly in charge of any consultant engaged to perform these duties

c) Record of Members

- The chairperson of the DAP must keep a record of all current members of the DAP, including their postal address, telephone number and e-mail address, as provided by the member from time to time

d) Meetings

- The DAP must meet when necessary to perform its duties
- Meetings of the DAP may be convened by the chairperson of the DAP by written notice, detailing the date, time and place of the meeting, to the members by post, facsimile, or e-mail at least three (3) days prior to the proposed date of the meeting (unless all members agree to dispense with written notice)
- One member of the DAP, which must be the chairperson, constitutes a quorum for any meeting of the DAP
- Decisions at DAP meetings must be made by a majority on a show of hands by members present
- Each member of the DAP will have one vote, however, in the

case of a tie in votes the chairperson of the DAP will have the casting vote

- The DAP may hold its meetings by telephone conference call or e-mail if all members agree in writing to do so
- Any member of the DAP who is unable to attend a meeting of the DAP may appoint another member of the DAP as his or her proxy by notice to the DAP if it is done in writing, signed by the person making the appointment and delivered to the chairperson before the relevant meeting
- A minute signed by all members of the DAP constitutes a resolution of the DAP

e) Consultants

- The DAP may appoint and revoke the appointment of consultants to assist it in performing its duties and all members of the DAP at any one time may be consultants

f) Contractors

- The DAP may appoint and revoke the appointment of nominated contractors, the use of whom may reduce or eliminate certain fees otherwise payable to the DAP

g) The Developer

Unless the Developer notifies the Body Corporate otherwise, while the Developer owns any part of the CBC Scheme Land only the Developer may appoint members of the DAP, including the chairperson, and revoke appointments to the DAP. If these Residential Guidelines are part of a contract or deed you signed with the Developer, you agree with the Developer that you will comply with these Residential Guidelines and the directions and decisions of the DAP made under these Residential Guidelines

h) The Body Corporate

- If these Residential Guidelines were not part of a contract or deed you signed in relation to buying the Lot and they are part of a Community Management Statement that includes

the Lot, You (as the Lot owner) agree with the Body Corporate that you will comply with directions and decisions of the DAP made under these Residential Guidelines, if those decisions or directions are made with the authority of the Committee of the Body Corporate. Until the Developer ceases to own any CBC Scheme Land or delivers to the body corporate a written notice waiving any or all of its appointment rights under (f) above:

- The Body Corporate may not revoke any appointment to the DAP or appoint any member
- The Body Corporate may only carry out its obligations and exercise its rights under these Residential Guidelines if requested to do so by the Developer

1.2 WHAT FEES AND BONDS ARE PAYABLE?

FEE	AMOUNT	PAID BY
PRELIMINARY ASSESSMENT	\$165	Lot Owner
CONSTRUCTION BOND	\$5,000	Lot Owner
SUBMISSION FEE	\$1,000	Lot Owner

a) Preliminary Assessment

Before submitting your application to the DAP, you may:

- Pay the Developer the non-refundable preliminary assessment fee and;
- Provide the Developer a full set of plans (as described in Clause 2.3(b))

If you comply with the above requirements, the Developer will assess whether your proposed application complies in principle with the Residential Guidelines. Approval of a proposed application under this clause does not constitute an Approved Proposal for the purposes of these Residential Guidelines. However, if the Developer assesses that your proposed application is compliant, then the DAP cannot object to what has been specifically disclosed and assessed as approved in the Preliminary Assessment.

b) Submission fee

Before submitting a Principal or Auxiliary Proposal to the DAP, you must pay the non-refundable submission fee to the Developer.

c) Construction bond

Before submitting a Principal Proposal to the DAP, the Lot Owner must provide to the Developer or Stakeholder the Construction Bond as security for any damage or costs (including legal, consultant and internal administration costs) suffered or incurred by any person (including the Developer) for:

- Any failure by you or any third party that you engaged to comply with the Developer's requirements;
- The costs of the Developer in remedying any non-compliance by you in relation to these Residential Guidelines or an approval issued by the DAP (that have not been waived by the DAP or Developer);
- A breach by you (or any third parties engaged by you) of these Residential Guidelines and/or any by-laws of the Body Corporate that relate to these Residential Guidelines and;
- Any damage to any land and/or property in or on the CBC Scheme Land not owned by you resulting from any act or omission of you or your employees, agents, or contractors

If a Construction Bond is paid to the Stakeholder, the Stakeholder shall hold the amount on behalf of you as the Lot Owner and the Developer according to these Residential Guidelines.

The Developer agrees to pay the Stakeholder an administration fee of \$100 plus GST for dealing with the Construction Bond. This amount is payable to the Stakeholder when the Stakeholder receives part or all of the Construction Bond. If the Developer does not pay the administration fee, the Stakeholder is authorised and directed to deduct the administration fee from the Construction Bond before it is released.

If the Stakeholder deducts the administration fee from the Construction Bond, the party entitled to the Construction Bond authorises and directs the Stakeholder to deduct the amount.

In the event of a failure to comply with the Residential Guidelines by you, the Lot Owner, the Lot Owner forfeits the Construction Bond to the Developer as liquidated damages. You agree that this amount is fair and reasonable compensation and an accurate assessment of the damages due to the Developer due to your breach and is not a penalty.

The Lot Owner can only claim the return of the Construction Bond after the improvements (including landscaping) in Approved Proposal have been completed according to the Approved Proposal within the required time frame.

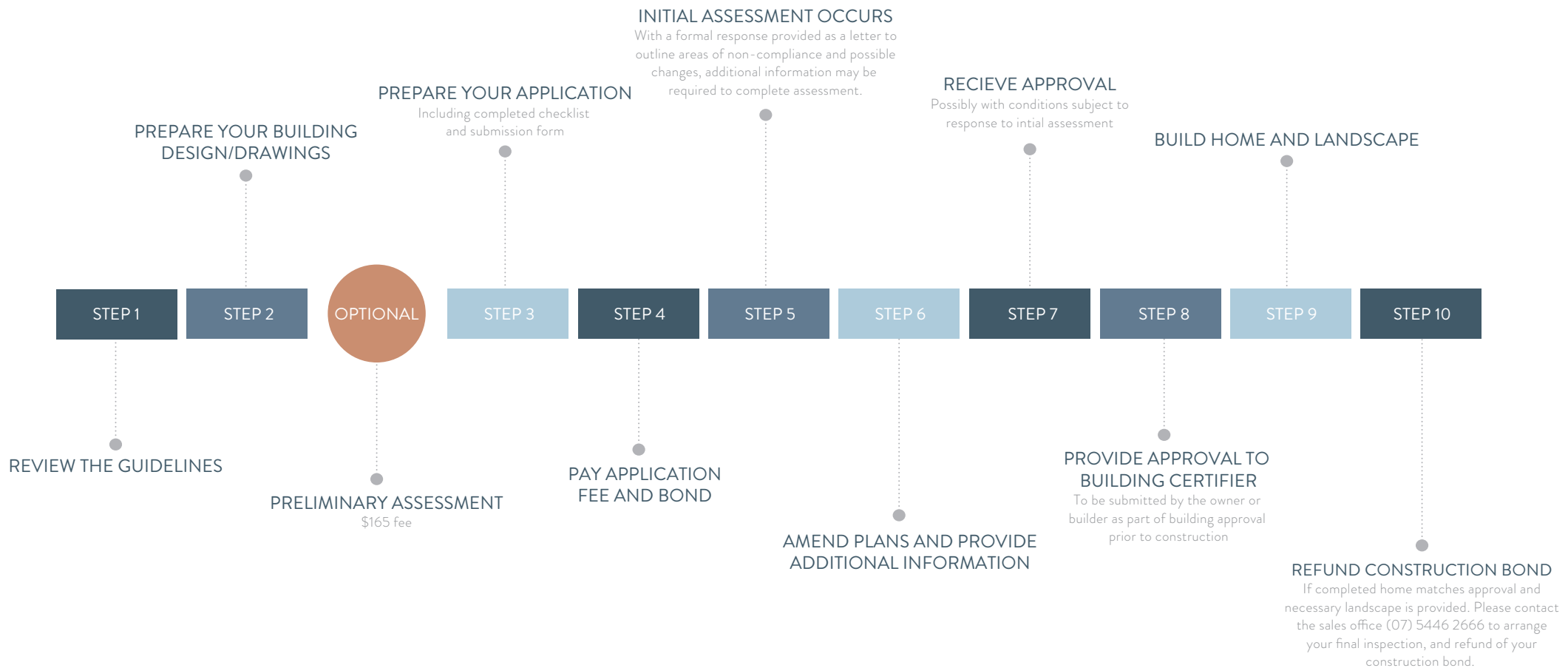
If the Lot Owner does not claim Construction Bond within three (3) years from the date it was paid, the Stakeholder may release the Construction Bond to the Developer and the Lot Owner is responsible for claiming the funds from the Developer. If the Stakeholder releases the Construction Bond under this clause, no party shall have any claim against the Stakeholder, and the Developer indemnifies the Stakeholder against any claim, costs, loss or damage, resulting from the Stakeholder's act or releasing the Construction Bond.

The Stakeholder shall be indemnified out of the funds held for any costs incurred in relation to dealing with the Construction Bond if they are subject to a dispute.

The Stakeholder is not obliged to invest the Construction Bond funds.

d) Payments

- The Submission Fee and/or Construction Bond must be paid before a proposal will be accepted for assessment
- The DAP may direct that any Submission Fee be paid to any person who contributes to the costs of the DAP, to the members of the DAP or to any consultant engaged by the DAP.
- The Developer may increase the amount of the fees and Construction Bond annually as at 1 July by a percentage equal to the percentage increase in CPI



PROPOSAL APPROVAL PROCEDURE

2.1 WHEN IS A PROPOSAL REQUIRED?

All works proposed for the Lot or directly associated with the Lot, such as a pontoon or planting on an adjacent footpath, must be approved by the DAP prior to you starting the works or seeking approval from a private certifier, GCCC or any other government agency.

Note: An approved proposal will lapse two (2) years after its date of issue unless construction of the works that are the subject of that approved proposal have been commenced.

You must ensure that any proposal, and all works carried out in accordance with that proposal, complies with all laws and requirements, including (without limitation) the current Council Planning Scheme, the Standard Building Regulation (QLD), the Queensland Development Code, the Building Code of Australia and the relevant planning instrument for Calypso Bay approved by the Council.

Note: An approved proposal will lapse two (2) years after its date of issue unless construction of the works that are the subject of that approved proposal have been commenced.

2.2 TYPES OF PROPOSALS

- Principal Proposal
- Auxiliary Proposal

2.3 WHAT COMPROMISES A PRINCIPAL PROPOSAL?

- a) A Principal Proposal is comprised of the following:
- A completed and signed submission form (found on page 34 of this document)
 - A completed information checklist accompanied by all of the relevant plans and information specified therein (found on page 34 of this document)
 - Any submission fee required
 - Any construction bond required
- b) A full set of plans including but not limited to:
- 1:200 Site Plan (including setback dimensions, slope contours, dwelling ground/pad and floor level information, driveway details)
 - 1:100 Floor Plans (including schedule of areas in m²)
 - 1:100 Roof Plans
 - 1:100 Elevations (with natural surface level shown)
 - 1:100 Section (with natural surface level shown)

- 1:200 Landscape Plans (including planting areas, drying area, nominated rubbish bin location, letterbox location)
- Colour and Material Schedule (found on page 34 of this document)
- Swimming Pool and Pontoon Drawings (if applicable)

c) You must seek advice from the DAP to obtain currently applicable submission requirements for an Auxiliary Proposal

d) Subject to the provisions of these residential guidelines, all auxiliary proposals will require payment of:

- A Submission Fee
- A Construction Bond, unless a construction bond for a principal proposal is still being held, in which case the requirement for a construction bond for an auxiliary proposal may be waived by the DAP

2.4 WHAT COMPRISES AN AUXILIARY PROPOSAL

a) You must seek advice from the DAP to obtain currently applicable submission requirements for an Auxiliary Proposal

b) Subject to the provisions of the Residential Guidelines, all Auxiliary Proposals will require a payment of:

- A submission fee
- A construction bond, unless a construction bond for a Principal Proposal is still being held, in which case the requirement for a construction bond for an Auxiliary Proposal may be waived by the DAP

2.5 WHAT IS THE DAP APPROVAL PROCESS

Gaining approval from the DAP is a simple 3-STEP process:

Step 1

Submit your proposal to the DAP for assessment at the following address:

Calypso Bay

Design Assessment Panel (DAP)

DAPsubmissions@calypsobay.com.au

Step 2

- Your proposal will be assessed for compliance with these Residential Guidelines by the DAP applying fairness, consistency, and professional judgment
- If your proposal does not comply with these Residential Guidelines or is incomplete it may be returned to you, in whole or in part, with the areas of non-compliance highlighted, and an amended proposal must then be submitted for assessment
- Should the DAP require an amended proposal to be submitted, please understand that this is required to achieve an optimum result for all involved
- It must be noted that these Residential Guidelines and the process of proposal assessment by the DAP does not replace the requirements of statutory authorities, such as requirements of the GCCC, and you must independently ensure satisfaction of their requirements
- Finally, you acknowledge that when a proposal is submitted the DAP has the right to copy the proposal or any part of it and retain the copy to refer to during the assessment of any other proposal whether for the Lot or any other land in the scheme or the CBC Scheme and may provide it to other owners and their contractors to assist their compliance with these Residential Guidelines

Step 3

- Upon receipt of your approved proposal, you must use identical documents to those contained in the Approved Proposal for use in seeking any required statutory approvals
- If a statutory authority requires any alteration to your approved proposal, the alteration must be submitted to the DAP for assessment and construction may commence only if and when the DAP has confirmed in writing that the alteration is approved.

2.6 WHAT MUST YOU DO WHILST THE WORKS ARE BEING UNDERTAKEN?

- You must ensure that the works are undertaken strictly in accordance with your approved proposal and any statutory approvals for the works
- If you wish to make any alteration to your approved proposal, the alteration must be submitted to the DAP for assessment as an auxiliary proposal and the alteration may be made only if and when the DAP has confirmed in writing that the alteration is an approved proposal and you have obtained any statutory approval required for the alteration
- You may not undertake any works in connection with an auxiliary proposal including the installation of a pontoon, on or adjacent to the Lot unless there is a completed dwelling or a dwelling under construction on the Lot

2.7 WHAT HAPPENS WHEN WORKS ARE COMPLETE?

Inspection of Works

Upon completion of the works detailed in your approved proposal, you must contact the Developer to arrange an inspection. If the Developer confirms that all works have been completed in accordance with your approved proposal and that no damage has been caused to any land or property not owned by you, the Developer will, subject to the items listed below, authorise the return of the construction bond to you.

Dealing with the Construction Bond

The Developer may direct that the construction bond (or any part of it) be:

- a) Withheld until such time as the Land Sales Office is satisfied that you have no liability (contingent or otherwise)
- b) Used to pay any amount that you are liable to pay
- c) Forfeited to the Developer
- d) Forfeited to the Body Corporate, in connection with any matter referred to in section 1.1 of these Residential Guidelines

	RESIDENTIAL LOTS	MODERN WATERFRONT LOTS	MODERN FAMILY LOTS
	Waterfront Lots over 600m ² & Dry lots over 600m ²	Waterfront Lots under 600m ²	Dry Lots over 400m ² -600m ²
PROJECTIONS SETBACKS	All setbacks listed below are measured to the outer most projection	All setbacks listed below are measured to the building line. Eaves, hoods, screens, and projected architectural elements may extend into the setback	
FRONT SETBACKS	6.0m	6.0m to the primary building line 3.5m for a porch or verandah (3.0m for a roof or pergola)	4.5m to the primary building line 2.0m for porch or verandah (3.0m where an easement is present)
SECONDARY SETBACKS	6.0m	2.0m	2.0m
GARAGE SETBACKS	The garage is to be setback 1.0m behind the primary building line and positioned as per the preferred location of the developer		
	Triple garages, detached garages, carports and basements are permitted	Garage width is not to exceed 6.0m No detached garages, basements or carports allowed	
SIDE SETBACKS	1.5m – Ground Floor (0m - 4.5m in height) 2.0m – First Floor (4.5m – 7.5m in height) 1.5m to carports and garages	0.9m (0.45m to eaves)	
REAR SETBACKS	Waterfront Lots 6.0m Dry Lots 1.5m	6.0m Swimming pools and decks are allowed to extend into the setbacks as per GCCC Standard Drawing Waterway Development Cross Section 05-04-004	2.5m
ZERO LOT LINE	Not allowed	13.0m max length on a side boundary for non-habitable rooms only (ie; garage, media room, ensuite). No windows are permitted.	
UPPER STORY ZONE	Max 50% wall alignment with Ground floor and Max 90% of Ground floor area	Max 50% wall alignment with Ground floor and Max 90% of Ground floor area	Max 50% wall alignment with Ground floor and Max 90% of Ground floor area
SITE COVER (MAXIMUM)	50%	60%	65%
HEIGHT	9.0m maximum (measured from the natural surface level)		
ROOF SLOPE	25 degrees for pitch roofs for single-storey house 22.5 degrees for pitch roofs for two-storey house 12 degrees for single storey skillion 7 degrees for double storey skillion Different pitches are acceptable if hidden from view by a parapet Verandah roofs may be a different pitch		

	RESIDENTIAL LOTS	MODERN WATERFRONT LOTS	MODERN FAMILY LOTS
	Waterfront Lots over 600m ² & Dry lots over 600m ²	Waterfront Lots under 600m ²	Dry Lots over 400m ² -600m ²
PORCH - Homes must provide a clearly visible entry from street	Min 1.5min width and Min 4m ² in area		
CAR PARKING	A minimum double car garage + a visitor car space on site		
STORAGE An enclosed lockable storage area of minimum	4.0m ² (No garden sheds allowed. The developer recommends additional storage to the garage, or a separate lockable storage area, under the home roofline)	2.0m ² (No garden sheds allowed. The developer recommends additional storage to the garage, or a separate lockable storage area, under the home roofline)	2.0m ² (No garden sheds allowed. The developer recommends additional storage to the garage, or a separate lockable storage area, under the home roofline)
CANAL SETBACKS	6.0m (Setbacks to the canal are to comply with the City of Gold Coast’s Standard drawing Waterway Development Cross Section) No structures including pools, decks, retaining walls, stairs etc, with the exception of pontoons are to be built within 2.0m of the canal revetment wall/boundary.		
REAR & SIDE SETBACKS For carport, garage and services: water tanks, airconditioning units, swimming pool equipment	1.5 unless otherwise specified		
HABITABLE GROUND FLOOR HEIGHTS	2.7m Single Storey Home 2.55m Two Storey Home		
EAVES DEPTH	0.45m, preferred 0.6m	0.45m, preferred 0.6m	0.45m, preferred 0.6m
	Windows to be recessed by 300mm when not protected by an eve, or have a 300mm rain hood		
MINIMUM FLOOR AREA	300m ² (Inclusive of garage, exclusive of alfresco and entry area)	200m ² (Inclusive of garage, exclusive of alfresco and entry area)	200m ² (Inclusive of garage, exclusive of alfresco and entry area)
MINIMUM FIRST FLOOR AREA	Minimum 40% of the floor below for homes adjoining a multiple dwelling site	Minimum 40% of the floor below for homes adjoining a multiple dwelling site	
MAXIMUM FIRST FLOOR AREA	Maximum 90% of the enclosed ground floor area	Maximum 90% of the enclosed ground floor area	
MAXIMUM WALL ALIGNMENT	A maximum of 50% of the second-floor wall to align with the first-floor walls	A maximum of 50% of the second-floor wall to align with the first-floor walls	
SLAB HEIGHT	Slab height to be no higher than 300mm above natural ground level		
POOLS & DECKS	Decks and pools are to comply with the side setback requirements when within the 6m canal setback or elevated above natural ground level.		

03

HOUSE DESIGN GUIDELINES

3.1 SITE PLANNING

Objective

The potential and characteristics of the Lot, its immediate surroundings and its setting within the natural environment are released in a sustainable and well-presented context.

Solutions

You must:

- a) Respect the privacy and amenity of neighbours
- b) Comply with all laws and requirements that relate to building setbacks, including (without limitation) the current GCCC Planning Scheme, the Standard Building Regulation (QLD), the Queensland Development Code, the Building Code of Australia and the relevant planning instrument for Calypso Bay approved by GCCC, with the exception that no works, (particularly garages, carports, rainwater tanks, air conditioning units and swimming pool equipment) other than soft landscaping, paving, fencing, and driveways, will be permitted to be located within 1.5m of any boundary, unless specifically stated otherwise in these Residential Guidelines
- c) Note that any Class 10a Structure will, for the purpose of its location on the Lot, be considered as though it is a Class 1a Structure, unless specified otherwise in these Residential Guidelines
- d) Notwithstanding (c) above, garages, carports, gazebos, and any other Class 10a Structure may be located closer to a shared boundary than a Class 1a Structure based on architectural merit, but under no circumstances may such a structure be located less than a minimum of 1.5m from the shared boundary
- e) Plan all works so that the service court, and any outbuilding, swimming pool, rainwater tank, pontoon, recreational vehicle, etc. are accommodated and screened as required by these Residential Guidelines
- f) Any additions and extensions to occur within the Lot are subject to approval by DAP and require compliance to the

Residential Guidelines in the same manner as the original home application. Additions and extensions include new verandahs, pergolas, outbuildings, sheds, swimming pools, retaining walls and garden structures

3.2 HOUSE DESIGN

Objective

A wide variety of architectural styles including modern, contemporary, and appropriate traditional designs, demonstrating the skillful use of roof forms, façade treatments and features to ensure an appealing urban design outcome and *Streetscape*.

Solutions

- The design of homes is encouraged to incorporate a high level of articulation to provide an interesting streetscape
- Two homes with the same or similar elevations must not be established in close proximity. Close proximity is defined as being separated by five Lots or less, whether on the same or opposite side of the street. A minimum of six differences from the following list must be provided to distinguish between similar elevations:
 - Roof line / design
 - Entry arrangement
 - Fencing
 - Window location and sizes
 - Colours
 - Gable treatment
 - Cladding and materials
 - Porch size and arrangement
 - Garage door profile
 - Front door design
 - External fixed screens, hoods and awnings

• Corner and park front Lots are to address both street frontages by providing the following on secondary street frontages and park frontages:

- Windows from habitable rooms
 - Decorative fencing
 - Quality landscaping
 - Wall and roof alignment variation
- The house must address all frontage boundaries by attention to the visual expression of all building elements
- The house must not present elevations containing a single wall or roof plane to any frontage boundary
- The entry to the house must be highly visible and well defined by use of articulation, insets, projections, and/or a covering canopy and must contain a protected area of not less than 4.0m² in area and 1.5m in width as viewed from the access street
- All service pipes, such as for sanitary plumbing, electrical conduits, or air conditioning, etc. must be accommodated within the building walls and not exposed, with the exception of downpipes

3.3 TWO-STOREY HOUSE

Objective

Prevent overlooking, minimise overshadowing, preserve the amenity of neighbours and deliver a visually appealing design, avoiding 'box' style solutions.

Solutions If the house is two storeys:

- It must not exceed 9.0m in overall height as measured from the natural surface level. Any deviations above the maximum building height will have to be submitted to the GCCC for approval
- The DAP prefers that any first floor windows and balconies facing any private open space of adjoining land must provide a sill height or fixed and obscure windows to a minimum of 1.5m above finished floor or fixed external screening having 50% maximum openings



3.4 ROOF DESIGN

Objective

The roof expressed as a key architectural element, encapsulating the design vision of the house, enclosing an appealing composition of building mass and offering environmentally sustainable solutions.

Solutions

- The prevailing roof slope must be appropriate to the house design and will be considered based on individual design style, with traditional roof forms (hips and gables) being a minimum of 25 degrees for single-storey houses, and 22.5 degrees for two-storey houses. Contemporary skillion roof designs being a minimum of 12 degrees for single-storey houses and 7 degrees for two-storey houses. Other parapet or curved roof designs will be assessed on their merit in context with the surrounding streetscape
- Other roof forms and slopes may be permitted based on architectural merit where it can be demonstrated that they offer an aesthetic enhancement to the house
- Where a verandah is provided, its roof may have a pitch that differs from that of the main roof, but complements the overall design of the house
- Other than the traditional verandahs or other architectural feature rooflines, the roofs of outdoor covered areas must be of the same pitch and material as the main roofs of the house
- Roof forms that present to any Frontage Boundary must be articulated and a single horizontal gutter line or parapet wall will not be approved



3.5 OUTDOOR LIVING

Objective

Indoor/outdoor living in a location that relates well to the internal planning of the house, is located in the private open space, takes advantage of the natural features of the Lot and is designed in a manner that is integral to the style of the house so that it presents as an architectural feature and does not present as an 'add-on' element.

Solutions

- A covered outdoor living area must be provided in the private open space and be directly accessible from an internal living area by way of a door, as per GCCC guidelines
- All supports to patios, balconies, verandahs, pergolas, etc. must be of a design to complement the overall house design and be minimum 125mm square or diameter

3.6 VEHICLE ACCOMMODATION

Objective

Adequate covered vehicle accommodation in a manner consistent with the design of the house in order to minimise the need for parking on streets, while also ensuring that vehicle manoeuvring and storage facilities presented to public areas are minimised.

Solutions

- a) At least a double lock-up garage must be provided, with further parking areas incorporated for any additional vehicles that are to be accommodated on the Lot on a permanent basis
- b) Garage doors must be of an automatic-type operation and not dominate the streetscape presentation of the Lot
- c) Walls containing a garage door must be set back a minimum of 1.0m from the most forward building element of the house, except where the wall containing the garage door is perpendicular to the access street

d) Garages and carports, if not fully integrated and attached to the house, must be at least linked to the house by a structure that provides a combination of protective cover, security, and a visual connection to the house

e) Where a garage is only partially attached to the house, as in (d) above, it must still complement the design of the house, through the use of materials, colours, window configurations, trims, roof forms, roof pitches, etc. matching the house

f) Carports may be provided in addition to the double garage but must be designed to the same performance criteria as a garage

g) Where covered vehicle accommodation for more than two vehicles is proposed, the design of these facilities must demonstrate articulation through the use of varied wall and roof lines, access colours, screen planting and special attention to the quality of finishes in order to reduce and/or enhance their visual impact. If a third garage or carport is to be incorporated into the design the third garage or carport must be set back 0.5m from the most forward line of the garage

h) Any recreational vehicles that are to be accommodated on the Lot on a permanent basis must be housed or otherwise satisfactorily screened from view from outside the Lot (public view- street and canal only)

3.7 SERVICE COURTS

Objective

Ascreenedandfunctional service court for the accommodation of utilitarian items, not visible from the street and canal (if applicable).

Solutions

a) The service court must be located away from the private open space and in a location where it is not highly visible from outside the Lot (both street and canal sides if applicable)

b) Direct, easy access must be provided to the service court from the services areas of the house as well as from most other areas of the Lot through the provision of doors and pathways

c) Rainwater tanks, if installed, must:

- Be located within in the service court or otherwise in a position not visible from outside the Lot (both street and canal sides if applicable)
- Be fitted under the eaves of the house in a 'slimline' type configuration and in a colour matching the house, or otherwise located underground with a suitably camouflaged lid
- Be located a minimum of 0.75m from any shared boundary
- In the case of any non-submerged pumps, be fitted with a stainless-steel acoustic cover to minimise noise
- Be equipped only with colour-coordinated pipes and accessories

d) Hot water storage units are preferred to be located internally but if not, the hot water storage unit must be located within the service court

e) Air conditioning condensers must generally be located within the service court and pad-mounted on the ground level or wall-mounted below the eaves of the house at a height that is not visible from outside the Lot (both street and canal sides if applicable)

f) Clothes-drying lines must be located within the service court, screened from view from outside the Lot (both street and canal sides if applicable) and be of a wall-mounted type with a coloured finish to match the nearest predominant colour of the house

3.8 ANCILLARY STRUCTURES

Objective

Functionality, avoiding visual clutter and enhancing amenity by designing any ancillary structures in context with the

overall design of the Lot.

Solutions

Outbuildings

- Recreational outbuildings in the rear yard must match the architectural style of the dwelling and must be min. 2.0m from revetment wall and 1.5m from shared boundary
- Utilitarian outbuildings are strongly discouraged and will be approved only if they are screened from view from outside the Lot or where the design demonstrates architectural merit

Letterboxes

- Letter boxes are to be a simple, rendered masonry pillar with a metal inset for the mail. Letter boxes must be of a colour to complement the dwelling and its surrounds. However, letter boxes of a unique design, specifically coordinated with the design of the home and fencing will be considered

Swimming Pools

- No above ground swimming pools are permitted, with the exception of pools designed as a raised feature based on architectural merit. Fibreglass and concrete pools are permitted
- Swimming pools, including their protected surrounds, must not extend more than 1.5m above the natural surface level at any point
- Pool pumps and equipment must be contained within an enclosure that is in harmony with its surroundings, ensuring that it minimises acoustic nuisance from the pumps and does not create a visually obtrusive element as viewed from outside the Lot

Solar Collectors

- Solar collector panels must be located out of prominent view from a public area and fitted flat to the roof

3.9 COLOURS AND MATERIALS

Objective

Colours and materials to reflect current design trends and complement neighbouring houses.

Solutions

- All external walls are to be rendered or clad with differing materials. External walls of feature brick/block homes are generally not permitted, but if proposed must demonstrate architectural merit
- Bagged and painted finished are not permitted
- The use of 'Colorbond' or similar metal external cladding materials will only be approved in limited quantities, when it is determined to have architectural merit
- Other combinations of external wall material/finishes will be considered based on architectural merit
- All materials must have a non-reflective finish, particularly roofing, cladding and glazing
- Tinted glazing is generally encouraged but will be assessed based on architectural merit
- Roof materials must be of pre-finished, corrugated, marine-grade Colorbond with 10 years' manufacturer's warranty, or terracotta and concrete tiles
- Roof plumbing materials must be of pre-finished, marine grade 'Colorbond' or equal with a minimum 10 year manufacturer's warranty and, except in the case of downpipes, must not be painted
- Downpipes must match the colour of the house walls to which they are attached or adjacent



04

LANDSCAPE DESIGN GUIDELINES

4.1 GENERAL LANDSCAPING

Objective

Preservation and enhancement of the characteristic landscape quality the developer has created in the community.

Solutions

- Landscaping plans are to be submitted with the DAP application, showing the automatic irrigation plan, conduit locations under slab and garden bed and plant selections
- Landscaping must form an integral component of the overall design of the Lot, combining with architectural elements to provide privacy, shade, visual screening, decoration, colour, and an enduring finish to all external surfaces

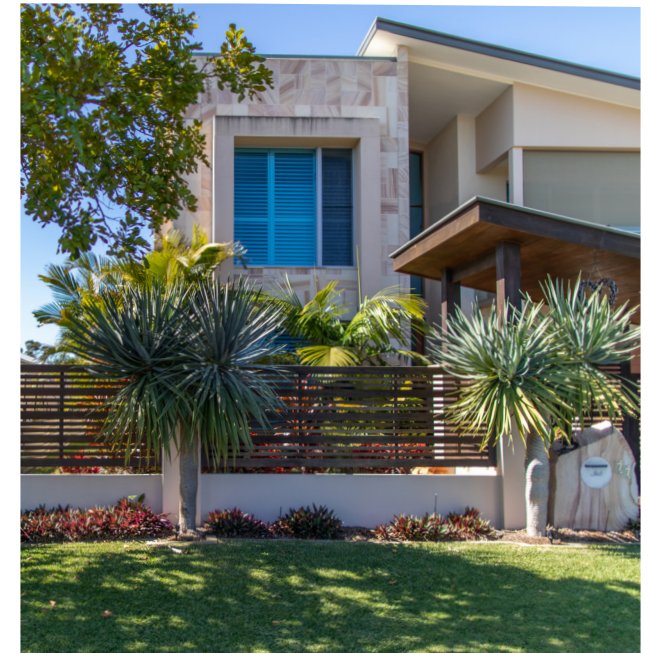
4.2 GARDEN DESIGN AND CONSTRUCTION

Objective

Complement the quality of landscape presentation at Calypso Bay and provide a visually pleasing setting for the house.

Solutions

- Secondary street frontages are to be similarly landscaped to primary street frontage
- All garden beds must be designed with quality plants
- New plantings on the Lot will not include plant species prohibited by the local council
- High quality synthetic grass is permitted in the rear yard but not permitted in the front yard
- All portions of the Lot containing planting or turf must be provided with an automatic irrigation system designed and installed by a competent person



4.3 DRIVEWAYS

Objective

Driveways appropriately configured and constructed of quality, durable materials that are in context with the overall design and presentation of the house.

Solutions

- Driveway must be either exposed aggregate, coloured concrete or stencil. No broom-finished concrete accepted
- Driveway crossovers must be designed in compliance with GCCC regulations
- Generally, only one driveway crossover will be approved. If a second driveway crossover is proposed it will have to be approved by the GCCC



4.4 FENCING

Objective

A consistent quality of fencing throughout the community in a style, colour and material appropriate to its context and purpose and that complies with any requirements of GCCC and any legislation that restricts the type of fencing that may be erected.

Solutions

a) All fencing, unless otherwise specified in these Residential Guidelines or directed by the DAP must:

- Be constructed in the design, colour, material and finish to match the house
- Be fully provided, finished and painted on all surfaces without any contributions for the cost of the fencing from the developer, the body corporate, the CBC or any other person or entity, with the exception of shared boundary fencing where the adjoining land is not owned by the developer and costs could be shared in accordance with the Dividing Fences Act
- Not contain a gate without the express written approval of the DAP with the exception of connecting fencing and swimming pool fencing

b) Shared Boundary Fencing is mandatory and must:

- Be 1.8m high as measured perpendicular to the natural surface level or, where the natural surface level is sloping. A height varying from 1.5m to 2.1m is acceptable
- Concrete tilt panel fencing must start 7.5m from any frontage boundary adjoining a street
- Concrete tilt panel fencing must terminate 6.0m from any frontage boundary adjoining a waterway
- Tubular black or glass fencing 1.2m high will continue along the 6m to the canal
- Terminate 2.4m from any other frontage boundary
- Otherwise extend the entire length of the shared boundary
- If finished levels of the home result in the fence height being less than 1.8m, privacy screening can be affixed to the top of the concrete fencing must not exceed 2m

c) Canal Frontage Fencing adjoining a waterway, or any common property located between the Lot and the Pimpama River is not mandatory but where provided must:

- Be 1.2m high
 - Be constructed of standard metal tube fencing or standard glass fencing
 - Be fixed to the top of any existing revetment wall
 - Continue 2.4m along any boundary adjacent to that frontage boundary if that frontage boundary adjoins any common property located between Lot and the Pimpama River
- d) Street Frontage Fencing adjoining a street other than Parkside Drive is not mandatory, but where provided must:
- Be 1.5m high
 - Continue 7.5m along any boundary adjacent to the street boundary (such as a shared boundary)
 - Be 50% transparent, including any vehicle or pedestrian gates. No front fencing is permitted on Lots where an easement is present
 - Create design variety and interest through the use of articulation, feature materials and/or recesses for planting
- e) Connecting Fences are mandatory where required to screen the service court, recreational vehicle, or other utilitarian items and must be:
- 1.8m high
 - Installed on the street and canal side, if applicable
 - Complement the style of the home
- f) Pool Fencing is to comply with GCCC regulations
- g) For Modern Waterfront Lots and Modern Family Lots
- No fencing is permissible forward of the primary building line along Moreton Drive, or if an easement is present



4.5 RETAINING WALLS

Objective

Retaining walls, where required to achieve a change in external land levels, are provided in a practical and visually appealing manner in context with the landscape design.

Solutions

- a) Retaining walls must not:
- Exceed 1.0m in total height except walls required for a swimming pool or its surrounds, in which case the height may be 1.5m; any higher is subject to required approvals
 - Be located closer than 2.0m from any existing revetment wall
 - Be located close to any shared boundary, except where the retaining wall is constructed as an integral part of masonry fencing, or permission is sought from the neighbour
 - Retaining walls must be constructed of materials that complement the house and landscape design and minimise deterioration, hence rock, rendered masonry or terraced blocks are preferred while timber or concrete sleepers will not be approved

4.6 LANDSCAPE MATERIAL SELECTIONS

Objective

Landscaping as a feature of the Lot through the selection of high-quality materials that are in keeping with the overall house design.

Solutions

- All external hard surface areas, including porches, driveways, pathways, patios, etc., must be constructed of high-quality material such as feature stone, clay/concrete pavers, or tiles (laid on or over a concrete base) exposed aggregate concrete or coloured concrete with a stamped or stenciled finish. Plain concrete, gravel or asphalt paving will not be approved
- Hardwood decking with solid edging and an oil finish may be used in lieu of traditional paving materials or modwood decking

4.7 PONTOONS

Objective

Consistent high-quality pontoons while also providing sufficient variety and choice to suit all types of boat sizes, shapes, and functions.

Solutions

- a) An auxiliary proposal must be submitted for a pontoon if submitted separately to a Principal Proposal
- b) Pontoon designs prepared by nominated contractors have been pre-approved in principle and examples of these designs are available from the DAP upon request
- c) All materials and colours used on the pontoon must conform to the following requirements:
- The gangway must be constructed of marine “structural grade” aluminium or marine grade stainless steel
 - Plywood/timber, regardless of its quality, must not be used to deck the gangway or any other part of the Pontoon
 - Suitable marine grade synthetic outdoor carpet must be used on the deck of the gangway and the colour of this carpet must be grey or dark blue (samples available from the DAP)
 - Any fendering must be UV- resistant extruded PVC or continuous polyester
- d) Pontoon lighting must be quality marina-style lighting/water pedestal
- e) Lifts which require air to lift a vessel from the water will not be approved
- f) Upon completion of construction of the pontoon, you must provide the Land Sales Office with:
- A written statement from the pontoon contractor that the pontoon has been constructed in accordance with your approved proposal and in compliance with the requirements of these Residential Guidelines
 - Certification from a currently registered professional engineer of Queensland that the pontoon is constructed in accordance with the requirements of any statutory approval if specifically requested by the DAP

05 GENERAL

The Lot Owner acknowledges that:

- Calypso Bay is a quality residential community, and that the Seller and other owners have invested a great deal of money in creating and maintaining Calypso Bay as such
- They are bound by the sale contract by which they acquired their site in Calypso Bay to abide by these Residential Guidelines and by the decisions of the DAP
- Under the sale contract by which the Homeowner acquired their site in Calypso Bay, the Seller is entitled to vary, exclude, elect not to enforce and to interpret these Residential Guidelines in any way it determines in its discretion
- The Homeowner has limited rights to object to any variation or interpretation of these Residential Guidelines by the Seller
- Lots cannot be subdivided. No duplex or secondary dwelling unless otherwise approved by DAP
- Homes may not be used as a display home unless approved by DAP
- If the home is rented, minimum rental period of 3 months permitted, no short term holiday rentals
- Relocated homes, manufactured homes defined by the Manufactured Homes (Residential Parks) Act 2003 (QLD) and recycled materials are not permitted unless otherwise approved by DAP
- Driveways, fencing, landscaping and letterboxes must be completed within 3 months of occupational certificate of the home
- If the Lot or existing home is on sold, permission must be sought from the Developer and the Guidelines must be included in the contract of sale





CARE & MAINTENANCE
OF YOUR LOT



6.1 NORMAL MAINTENANCE

The Buyer must:

- Maintain the Lot, free of excessive weeds, rubbish or garbage and keep all turfed garden areas presentable
- Not store car bodies, mechanical equipment, machinery, tanks, construction materials (after construction completed), shipping containers etc. on the Lot
- Bin storage will be screened from view from public areas. Location and detail to be provided on a Landscape Plan

6.2 OBLIGATORY SLASHING, MAINTAINING AND CLEARING

- Should DAP or the Seller notify the Buyer that mowing, maintaining or clearing of the Lot is necessary to maintain the tidy presentation of Calypso Bay; the Buyer must carry out the work within 14 days
- If the Buyer fails to comply with the request to mow, maintain or clean the Lot, DAP or the Seller may employ a contractor to carry out the request and the Buyer must pay the Seller the costs incurred by the Seller

6.3 CARAVANS, CAMPERVANS, TRAILERS, COMMERCIAL VEHICLES AND BOATS

- Caravans, campervans, trailers, commercial vehicles and boats may not be parked in the street, footpath or driveway. If stored on the Lot these vehicles are to be parked in the garage or suitably screened to the satisfaction of DAP. Unregistered cars must be garaged Provisions must be allowed for the proper screening and housing of watercraft

6.4 TEMPORARY STRUCTURES

- No temporary or re-locatable structures are to be erected or located on the Lot, unless for use in conjunction with the construction of the home or ancillary structures and then must be removed immediately on completion of construction

07

BUILDER RESPONSIBILITY

• In order to successfully deliver a first-class community, we require cooperation by all parties involved throughout the development and construction process. All Homeowners/ Buyers must comply with, and procure that their builders comply with, the following:

• Homeowners/Buyers and their builders have an obligation to keep Calypso Bay tidy

• Comply with plans, specifications, and all legal requirements

• Construction should be performed with reasonable diligence

• It is the Homeowner's/Buyer's responsibility, prior to the commencement of construction of the Home on the Lot, to ensure the builder complies with and is provided with a copy of the Residential Guidelines

• All Homeowners/Buyers and their builders must ensure that all overburden, building materials and fittings are stored wholly within the Lot at all times and that no building materials or overburden are stored on the nature strip of the Lot

• Homeowners/Buyers and their builders must provide a skip bin on the Lot for the storage of all site refuse generated by works on the Lot and keep all such site refuse within such bin and ensure that it is emptied whenever full

• The Homeowner's/Buyer's builder must erect and maintain at their own cost and keep in good condition a sign at least 600mm x 400mm and not >2m² on the Lot during the period of construction works on the Lot that is clearly visible and legible from the road. The sign must include the name and registration number of the builder, name and contact details of the site supervisor and the Lot number

• DAP will impose a non-littering requirement as a standard clause of any approval granted by DAP in respect of building works. The builder will be required to be diligent in the control of all site litter and to protect adjoining Lots and verges from use by on-site construction workers and sub-contractors

• Homeowners/Buyers and their builders must, prior to commencing construction on the Lot, provide a working toilet and running water, until completion of the building works

• Homeowners/Buyers and their builder, prior to the commencement of any building work, must ensure that a site fence is erected on each Lot

• Homeowners/Buyers and their builders must ensure that access to and from the Lot for any purpose related to the construction works on the Lot is to be only at the allocated crossover point

• Homeowners/Buyers and their builders must not access or park vehicles on adjoining Lots, parkland and/or footpath for any purpose related to construction works on the Lot

• Homeowners/Buyers and their builders must ensure a temporary vehicle crossing of crushed rock is placed where the crossover is to be located between the back of kerb and Lot boundary or footpath, prior to commencement of construction. Maintain the crossing during construction and ensure that all vehicles access to the building site occurs only over this temporary vehicle crossing. If footpaths have been constructed, they must be protected by a temporary wooden vehicle crossing

• Homeowners/Buyers and their builders must comply with any notice issued by or on behalf of the Seller/DAP specifying breaches of the "Builders' Site Guidelines" and rectify such breaches, failing which the Seller may take action, including under the Enforcement Provisions

• Homeowners/Buyers and their builders must ensure that all building works use best environmental practices to minimise dust and sedimentation runoff, to contain all hard rubbish and to prevent runoff into the stormwater drainage system of any hazardous substances and domestic chemicals and detergent



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WAIVERS & RELAXATIONS

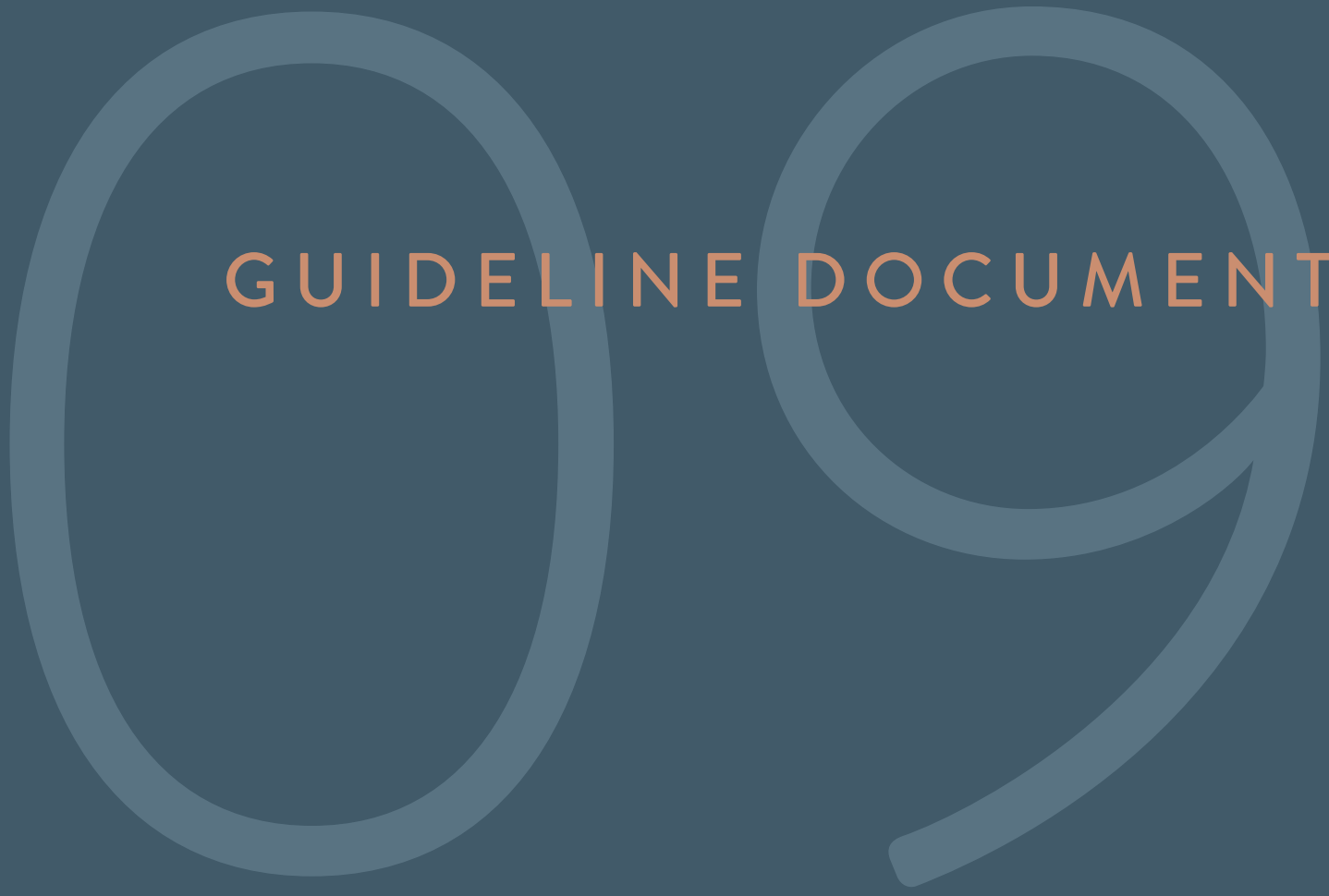


Objective

Determination of responsibility for the waiver or relaxation of these Residential Guidelines.

Solution

The DAP may, in assessing a proposal, waive or relax compliance with any provision of these Residential Guidelines in any way that the DAP considers appropriate, provided that in doing so the DAP is acting in keeping with the aim of establishing a modern, well designed residential community. However, the granting of any such waiver or relaxation will have no bearing or impact on any other proposal or any other Lot in the scheme and must not be considered a precedent. These updated Residential Guidelines supersedes any previous covenant documents.

A large, light blue, stylized number '09' is positioned in the background, centered horizontally. The '0' is a simple oval shape, and the '9' has a curved tail that extends downwards and to the right.

GUIDELINE DOCUMENTS

*To **download** guideline documents seperately, please click on the hyperlinks below*

9.1 PROPOSAL SUBMISSION FORM

[CLICK HERE](#)

9.2 INFORMATION CHECKLIST

[CLICK HERE](#)

9.3 COLOUR SCHEDULE

[CLICK HERE](#)

PROPOSAL SUBMISSION FORM

Proposal Type (Principle/Auxiliary/Combines) *Submission Fee* Paid

Auxiliary Proposal Type

Name

Current Postal Address

City State Postcode

Telephone Fax Mobile

Business Hours, Contact Name and Number

Designer/Architect

Builder

Contact Person Nominated to Recieve Correspondance

This Submission is for Calypso Bay **Lot** no.

Signature of **Lot** Owner or Applicant



Approval Status

For DAP Use Only

Date Submission Received

Detail of Information Recieved

Areas of Non-Compliance

Date of *Approved Proposal*

INFORMATION CHECKLIST

01 SITE PLAN AT 1:200 SCALE SHOWING

	Y	N
Lot number, size and north point	☐	☐
A calculation of <i>Site Coverage</i>	☐	☐
A description of adjacent properties	☐	☐
All features of surrounding Lots and <i>Common Property</i> , including services, <i>Fencing</i> and landscaping	☐	☐
Minimum clearances to all boundaries shown to the <i>Outer Most Projection</i> and perpendicular to the boundary	☐	☐
<i>Existing</i> contours and proposed pad levels and finished floor levels including all earthworks and retaining walls	☐	☐
Proposed driveway location and width	☐	☐
Location of all hardscape improvements, i.e. <i>Swimming Pools, Pontoons, Service Courts, Fencing</i> etc	☐	☐

02 FLOOR PLANS AT 1:100 SCALE SHOWING

	Y	N
Internal layout of the <i>House</i>	☐	☐
A calculation of the <i>Enclosed Area</i> , as well as a total area including covered external areas	☐	☐

03 ELEVATIONS AT 1:100 SCALE SHOWING

	Y	N
All external building finishes including the location and type of any downpipes and/or tinted glass	☐	☐
The location of proposed colours, finishes and materials	☐	☐
Rooflines and shading structures	☐	☐
<i>Natural Surface Level</i> and the maximum building height in relation to the <i>Natural Surface Level</i>	☐	☐
Location of windows and doors	☐	☐

04 ROOF PLAN AT 1:100 SCALE SHOWING

	Y	N
Roof pitch	☐	☐
Dimensions of all eave overhangs	☐	☐

05 A SECTION AT 1:100 SCALE SHOWING

	Y	N
Construction methods and ceiling heights	☐	☐
Building materials	☐	☐
Sustainability response such as insulation, roof ventilation, etc	☐	☐

06 A COLOUR SCHEDULE SHOWING

	Y	N
External wall and fence colour samples	☐	☐
The colour of downpipes, trims, roofs, pergolas, windows, doors, ancillary structures, etc	☐	☐
The material and finish selection of all driveways, pathways, and other external paving	☐	☐

07 A LANDSCAPE PLAN AT 1:100 SCALE SHOWING

	Y	N
Location, quantity and specification of all garden beds, planting and turf including mulch and edging	☐	☐
Location and specification of all <i>Fencing</i> and retaining walls	☐	☐
Location and selected type of clothesline, letterbox, and bin storage	☐	☐
Location and description of any air-conditioning units, gazebos, garden sheds, water tanks, etc	☐	☐

08 SWIMMING POOL DRAWINGS INCLUDING

	Y	N
Pool construction, along with lining and coping material selections	☐	☐
Relative level of the <i>Swimming Pool</i> coping in relation to the <i>Natural Surface Level</i>	☐	☐
The location and specification of all <i>Fencing</i>	☐	☐
Full set of drawings proposed to be submitted to <i>GCCC</i> for assessment	☐	☐

09 PONTOON DRAWINGS INCLUDING

	Y	N
Site plan indicating the location of the <i>Pontoon</i> in relation to the Lot and the quayline drawing	☐	☐
The full construction specifications of the <i>Pontoon</i>	☐	☐
The selected <i>Pontoon</i> finishes including pile caps, carpet, fendering, rails, lighting, etc	☐	☐

CLIENT COLOUR SCHEDULE

Please affix your samples or shade name in the below spaces.

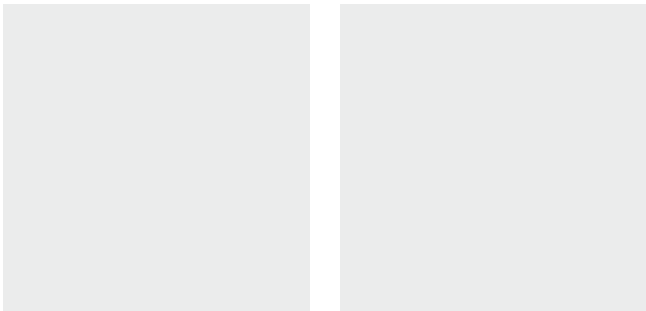
WALL/S + DOWNPIPE SAMPLE/S

FEATURE COLOUR/S SAMPLE/S

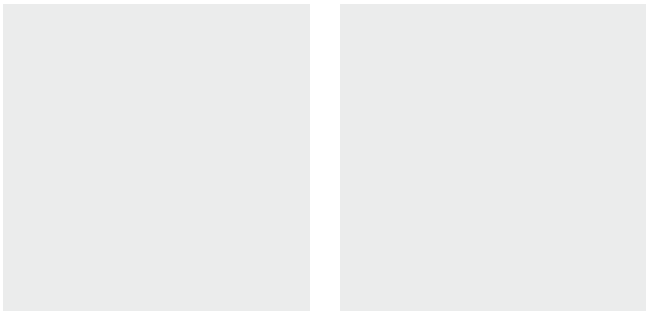
TRIM COLOUR/S SAMPLE/S

WINDOWS

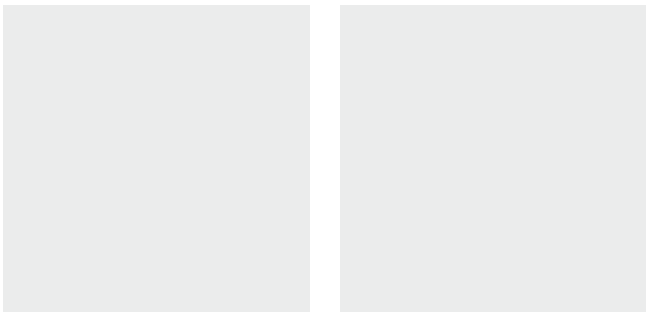
ENTRY DOOR



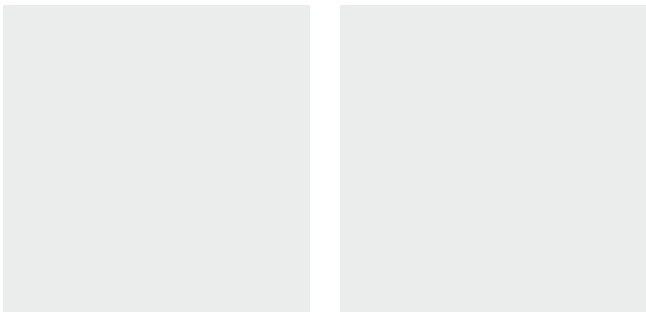
ROOF



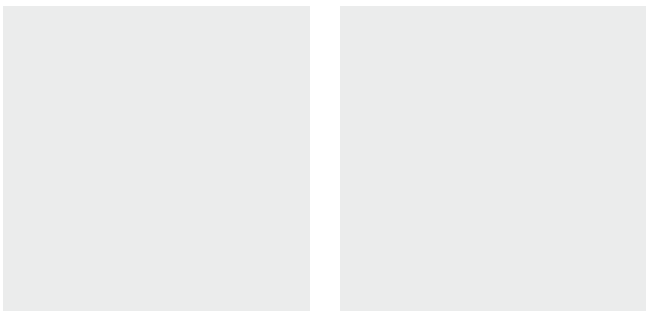
GARAGE DOOR



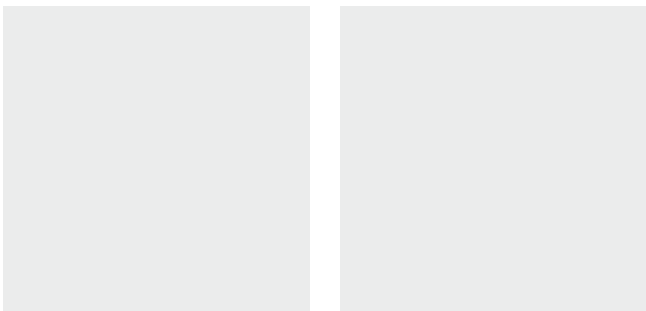
DRIVEWAY FINISH



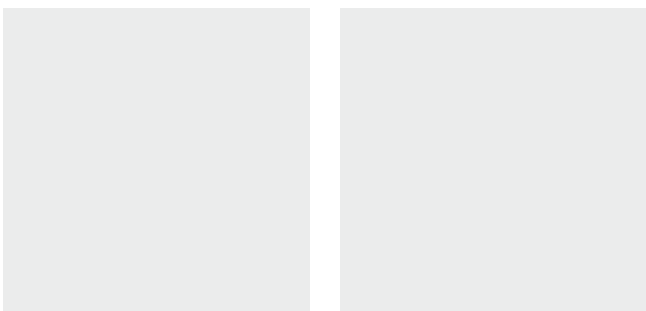
RAINWATER TANK (OPTIONAL)



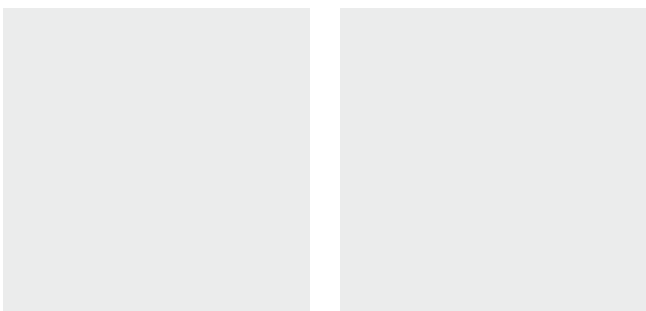
POOL COPING



POOL LINING



POOL FENCE



10

TERMS OF REFERENCE

A

Above Finished Floor means above the level of the closest adjacent floor or balcony

Approved Proposal means a Proposal for which a letter of compliance from the DAP has been issued and which bears the duly signed stamp of approval of the DAP

Auxiliary Proposal means a submission for any Works not included in a Principal Proposal or for which an Auxiliary Proposal is required by these Residential Guidelines

B

Body Corporate means the body corporate for the Scheme

Building Design Consultant means an architect or building designer with recent and relevant experience in residential and urban design

C

CBC means the body corporate for the CBC Scheme

CBC Scheme means the Calypso Bay Principal Community Titles Scheme

CBC Scheme Land means all land in the CBC Scheme

Class 1A Structure has the meaning given in the Building Code of Australia, but limited to detached dwellings only: “...a single dwelling being—(i) a detached house”

Class 10A Structure has the meaning given in the Building Code of Australia: “a non-habitable building being a private garage, carport, shed or the like”

Colour Schedule means the document provided on page 38 of these Residential Guidelines

Common Property means land owned by the CBC or the body corporate of any subsidiary scheme of the CBC Scheme

Common Wall means a wall of the House or garage that is located on a Shared Boundary and is shared with a dwelling or garage on an adjoining lot

Connecting Fencing means Fencing that extends between the House and any Shared Boundary Fencing or Frontage Fencing located virtually perpendicular to the Frontage Boundary adjoining the access Street

Construction Bond means a bond in the amount determined by the DAP from time to time to be provided in the form of a cheque made payable as the DAP directs

Contract means the land sales contract for the purchase of the Lot by You from the Developer

CPI means the Consumer Price Index for Brisbane (All Groups) published by the Australian Bureau of Statistics. If the CPI no longer exists, it means an index that the President of the Queensland Law Society decides reflects the changes in the costs of living in Brisbane.

D

DAP means the Design Assessment Panel being the committee appointed in accordance with the provisions of these Residential Guidelines

Developer means Roche Group Pty Limited (ACN 000 606 682) and its successors in title and assigns

Developer’s Requirements means any requirements specified in a Contract for lodgment with the DAP of a Proposal and/or the commencement and completion of any Works

E

Enclosed Area means the fully enclosed floor area of the House as measured in square metres from the outside face of the external walls, including the area of a two-car garage, or the portion of a three or more-car garage that would be applicable to the accommodation of two cars

Existing means existing at the time you became the owner of the lot

F

Fencing includes any gate or gates incorporated into the fencing

Frontage Boundary means a boundary line, or portion thereof, which separates the Lot from a Public Area

Frontage Fencing means Fencing that is located on or within 4.0m of and virtually parallel with any Frontage Boundary

G

GCCC means Gold Coast City Council

H

House means the residential dwelling constructed or to be constructed on the lot

I

Information Checklist means the document provided on page 36 of these Residential Guidelines

L

Lot means the lot in the Scheme that you own and if you own two or more adjacent lots that you have or intend to have developed as the one property it means both or all of them (as the case may be)

M

Masonry Fencing means solid fencing constructed of concrete, brick, or block, with a rendered and painted finish

N

Natural Surface Level means the Existing level of the land.

O

Outer Most Projection means the extent of the fascia and does not include the gutter

Outbuilding means a garden shed, boat shed, gazebo, cabana or any other structure containing a roof that is not attached to the House

Outside the lot means viewed from the public roads and canal not including your neighbour's view

P

Pontoon means a jetty or any other structure of a floating nature designed for the mooring of a vessel

Principal Proposal means a submission for any Works that includes the construction of the House or any alteration to it for which a building approval from GCCC is required

Private Open Space means, for the purpose of determining the protection of privacy of any adjoining land, an external area of a Lot that has a position on the most north or northeast portion of the Lot that is also adjacent to a Frontage Boundary adjoining a canal or golf course, where applicable

Proposal means either a Principal Proposal or an Auxiliary Proposal

Public Area means any Street, park, golf course, waterway or Common Property

R

Recreational Vehicle includes a caravan, campervan, mobile home, boat, trailer and any other recreational vehicle, whether motorised or not

Residential Guidelines means this document as amended from time to time

S

Scheme means the Calypso Bay Residential Land Community Titles Scheme

Service Court means the area of the Lot used for the accommodation of utilitarian items such as hot water units, bins, air-conditioning units, pumps and clotheslines

Shared Boundary means a boundary, or portion thereof, which separates the Lot from other land that is not a Public Area

Shared Boundary Fencing means Fencing located on the Shared Boundary constructed of pre-cast concrete panels spanning between intermittent in-situ supports formed within the overlap of two panels (similar to 'Tilt-Tec') with a rendered and painted finish

Site Coverage has the same meaning given in the Gold Coast Planning Scheme

Standard Glass Fencing means Fencing of clear glass set in frames of black, powder-coated aluminium and constructed in accordance with the details in Section 7.5 of these Residential Guidelines

Standard Metal Tube Fencing means Fencing of powder-coated aluminium, black in colour, and constructed in accordance with the details of these Residential Guidelines

Street means any hard surfaced access way for vehicles, whether it be public or private property, excluding driveways

Streetscape means the combined presentation of housing and landscaping to the Street

Storey has the same meaning as it has in the Gold Coast Planning Scheme

Submission Fee means a fee in the amount determined by the DAP from time to time to be provided in the form of a cheque made payable to the DAP or as the DAP otherwise directs

Submission Form means the document provided on page 35 of these Residential Guidelines

Swimming Pool has the meaning given to it in the Building Code of Australia

W

Works means the House and any of the following: Swimming pool, tennis court or basketball hoop

- Landscaping and irrigation
- Driveway
- Fencing/screen
- A/C condenser or solar heating
- Outbuilding
- Retaining wall
- Hoarding or sign, other than a single "for sale" sign, which

is permitted on the Lot at any time without DAP approval

- External balustrade
- Verandah or deck
- Television and/or radio antennae or satellite dish
- Pontoon
- Water tank or pump
- Garage or carport
- Clothesline or letterbox
- Any other structure or object observable from outside the Lot
- External painting

and includes, where the context permits, the constructing, installing, erecting, repairing, altering, excavating, filling, laying, underpinning, moving or demolishing of any of the above.

Y

You means the legal owner of the lot that forms the subject of a Proposal

Your means belonging to you



July 2022

To whom it may concern,

The Calypso Bay Design Guidelines were given effect under the conditions of approval attached to the original rezoning applications for the Special Facilities zoning issued by the Albert Shire Council in 1991 for Calypso Bay.

Both the State based planning legislation and Gold Coast planning schemes have changed several times since 1991.

These changes have resulted in unavoidable areas of disconnect between the Guidelines and the current planning scheme (the City Plan 2016).

However, this does not remove the requirement for new dwellings to comply with the Guidelines nor does it remove the requirement for new dwellings to be approved by the Design Assessment Panel (DAP) prior to obtaining approval from the Private Certifying Authority (PCA).

Importantly some of the controls within the Guidelines differ from the generally acceptable outcomes of the City Plan 2016. The Guidelines have not been modified to strictly accord with the City Plan 2016 as Council may allow a variation, subject to a separate application being made to Council seeking consent to vary a control (eg side setback control, site coverage etc). Whilst it is the landowner's responsibility to ensure that all necessary approvals are obtained and complied with, given that Council has previously permitted built form within Calypso Bay that is consistent with the Guidelines, we consider a DAP approved new dwelling (ie complying with the Guidelines) may assist the landowner in obtaining Council approval for a variation. Please note this is not guaranteed.

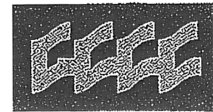
Ultimately Section **3.1 Site Planning** of the Guidelines states that new dwellings are to "...(e) Comply with all laws and requirements that relate to building setbacks, including (without limitation) the current GCCC Planning Scheme...", noting that it is at Council's discretion whether it will consent to variations to its controls.

We trust this clarifies the status of the Guidelines when it comes to designing and building your new home.

Roche Group Pty Limited ABN 59 000 606 682
365 New South Head Road, Double Bay NSW 2028
PO Box 325, Double Bay NSW 1360
Telephone: (02) 9270 6000 Facsimile: (02) 9270 6090

Date: 31 July 2006
Contact: Mr Shannon Hunt
Location: Beaches and Waterways, Nerang
Telephone: (07) 5582 8336
Your Reference: XX.1153.A304:STH:kj
Our Reference: PN172786/02/DA11(P2)

10 AUG 2006



Gold Coast City Council

Mr Steve Hudson
Bennett & Bennett & Bennett
Consulting Surveyors,
Development Consultants & Town Planners
PO Box 5021
GOLD COAST MAIL CENTRE QLD 9726

Dear Sir

**WATERFRONT SETBACK FROM CANAL BOUNDARIES IN CALYPSO BAY ESTATE,
JACOBS WELL.**

I acknowledge receipt of your letter dated 10 July 2006 (Your Ref XX.1153.A304:STH:kj) requesting Council's approval to establish a 6 metre building setback in relation to the marina and canal areas of the development.

I would like to confirm that a setback of 6m from the property boundary has been determined as being suitable for the marina and canal front properties. In order to progress this matter and to allow this setback to be mapped within Councils waterfront development control system, could you please confirm your agreement with this setback in writing.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Peter Mercep on telephone (07) 5582 8050.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris Netherway'.

Chris Netherway
PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT
for the Chief Executive Officer

ABN 84858548460

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