Building Design Guidelines

KASA Heights

Table of Contents

1 | Introduction 1

1.1 Our Vision 1

1.2 Why Guidelines? 1

2 | Approval Process 2

3 | Guidelines 3

3.1 External Walls 3

3.2 Size and Mass 3

3.3 Patios, Fencing and Landscapes 3

3.4. Driveways 3

3.5 Roof 4

3.6 Equipment 4

3.7 Care and Maintenance 4

3.8 Boats, Trailers and Caravans 4

3.9 Exclusions 4

4 | Building Site Management 5

5 | Occupation 5

6 | Variations 6

7 | Indemnity 6

8 | Buyer Acknowledgement 6

KASA Heights

1 | Introduction

These Building Design Guidelines ("guidelines" herein) form part of the contract of sale for your purchase within the Kasa Heights estate. By signing the contract of sale, you acknowledge that you will be bound by these guidelines when designing and building your new home.

1.1 | Our Vision

It is our vision for Kasa Heights to establish a high-quality housing estate that will endure the test of time.

1.2 | Why Guidelines?

The guidelines are necessary to protect and safeguard the interests of all residents in the estate by ensuring a high standard of design, construction and amenity is established and maintained throughout the entire estate for the life of your time here.

The guidelines will establish a framework which your architect and builder can use to ensure that your home will compliment your neighbours' homes and contribute to the overall high amenity of the estate.

You should look at the guidelines as a tool to assist you in choosing an ideal design and builder for your new home.



Artist Impression

2 | Approval Process

Before submitting your new home plans to the assessing authority, you will need to submit the following plans and documents to us for approval:

- Site plans, demonstrating setbacks to boundaries.
- Floor plans, showing dimensions.
- Elevations.
- Roof plan.
- Landscape concept plan.
- Fencing and driveway details.
- External materials selections.

These documents should be submitted along with the Design Approval Application form (below) to bdg@kasagroup.au

Design Approval Application

Name: ..... Lot No: .....

Phone: ..... Email Address: .....

Architect: ..... Landscape Designer: .....

Builder: ..... Certifier: .....

Seller to Complete

Date Application Received: ..... Areas of Non-Compliance: .....

Re-submission Required: ..... Date Approved: .....

3 | Guidelines

Built form and appearance is essential to creating the right street appeal and will help to protect the value of your home.

Your home should be a modern, contemporary single detached dwelling with a mixture of materials and finishes which create articulation and interest.

3.1 | External Walls

All external walls are to be constructed from a minimum of two building materials including face brick, stone, rendered masonry or other approved texture coated or rendered materials. Materials such as colour-bond sheeting, timber battens, slate panels, linear board etc may be used on the external walls as a feature only. Exterior colours should comprise natural, earthy, soft hues.

3.2 | Size and Mass

- The floor area of your home should not be less than 180sqm.
- The height of your home should not be more than 8.5m.
- The setback and site cover should be in accordance with the Gold Coast City Planning Scheme.
- Your home should have at least a double lock up garage.

3.3 | Patios, Fencing and Landscapes

- You should consider the privacy of your neighbours in the positioning of your patio and upstairs balconies.
- Boundary fencing should be 1.8m tall and consist of either timber or Colourbond steel.
- 50% of the street frontage should comprise landscapes, with turf to nature strips.
- Front fences will be permitted in accordance with appropriate setbacks to the street front as set out in the Gold Coast City Plan.

3.4 | Driveways

Driveways shall consist of either pavers or concrete (exposed aggregate, stamped or coloured).

3.5 | Roof

- Non-reflective surfaces.
- Antennas and dishes should not be visible from the street.

3.6 | Equipment

Air conditioner condensers, wheely bins, hot water systems and clotheslines should not be visible from the street.

3.7 | Care and Maintenance

- Rubbish shall not be allowed to accumulate or be placed upon the Land.
- Grass should be cut regularly to ensure that excessive height or an unsightly appearance does not occur.
- Trees are to be protected and replaced if damaged or removed.
- Maintenance, restoration and repairs to motor vehicles, trucks or caravans must be undertaken within the garage of the dwelling or a covered shed and not on the street or in the driveway of the Lot.

3.8 | Boats, Trailers and Caravans

- Any boat, trailer or caravan stored or parked on your lot shall be parked behind the main building line (if not housed in a garage or outbuilding).
- No caravan or mobile home shall be used on or about your lot for residential purposes whether or not there is a main building on the land.

3.9 | Exclusions

For clarity, all lots are prohibited from including any of the following:

- Bright primary colours.
- Temporary, relocatable buildings or structures.
- Manufactured kit homes.
- Reproduction houses (colonial, federation etc).
- Sheds in front yards.
- Changes to ground level which impact your neighbours property.

4 | Building Site Management

- Access to your lot during construction of your home shall be obtained from the lot's street frontage only. Access to your lot via an adjacent lot shall only be undertaken with the expressed approval of the owner of that lot.
- It is your responsibility to ensure that your builder contains all building material and waste on site in a tidy, secure and safe manner. All building waste is to be contained in an on-site skip bin and removed from the lot prior to you moving into your new home.
- No damage or interference shall occur to any landscaping or civil works undertaken by us (including but not limited to kerb, footpaths, services, pavement, street trees, planning and turf)in front of or adjacent to your lot, other than that necessary for driveway construction.
- Where any such damage or interference occurs, you will be responsible for the repair and restoration thereof prior to the completion of the dwelling, regardless of whomever caused such damage and interference (excepting any service or statutory authority). Where such repair or restoration is not undertaken prior to the completion of the dwelling, we shall be at liberty (but shall not be obliged) to undertake such repair and restoration. You agree to pay us, within 14 days of issue, the invoiced costs incurred for such repair and restoration (including the our inspection and administration costs).

5 | Occupation

Prior to moving into your new home, you must ensure that all works have been completed including:

- All the works included in the approved building plans:
- Fencing.
- Painting.
- Landscaping.
- Curtains and blinds installed.
- Council approval issued.
- Builders plant, equipment, fencing etc removed.
- Surplus building materials and rubbish removed.

6 | Variations

We reserve the right to approve designs and materials which are not within the guidelines.
Such variations will not set a precedent and will be considered on a case-by-case basis.

7 | Indemnity

You indemnify us for all expenses, including legal expenses, and charges incurred as a consequence of your breach of these guidelines.

8 | Buyer Acknowledgment

By signing the contract of sale, you acknowledge that you will not sell, transfer or otherwise dispose of the lot without first delivering to us a copy of these guidelines signed by the new
buyer or transferee agreeing to comply with the guidelines and your obligations.

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