

# ATTENTION BUYERS!

Dear Buyer

Congratulations on your land purchase at Nelson & Kearney Streets Stages 7 & 8. This is a premier residential area of quality and contemporary homes and for this reason, the estate is much sought after by families wishing to build their own homes. To maintain property values and create the desired streetscape, Jeteld Pty Ltd encourages a high standard of design and housing construction. Quality building suggestions are detailed below and we thank you for discussing these standards with your builder prior to designing and constructing your home.

## Suggestions for Quality Housing Construction Nelson & Kearney Streets Stages 7 & 8

- House designs should make use of the 18m to 20.35m lot frontages. (From the street, a smaller home will always appear larger if the house spans the width of the lot). **House plans designed for Brisbane and Gold Coast lots with frontages of only 5m to 15m are not suitable.**
- A combination of modern cladding materials should be used to construct the front façade of the home e.g. contemporary face brick with painted cement rendered features or painted cement render with stone work. **The front façade should not be fully clad in face brick only. Double height bricks or split face masonry blocks should not be used.**
- House designs should include features to ensure the front façade of the home is modern and unique. Entrance porticos, stepped fronts, set-back 3rd garages, wide contemporary front doors, stonework detail, timber features, rendered columns and surrounds etc are all design elements that help to add aesthetic character to a home.
- Pitched roofs should be a minimum of 22.5° (hip or gable). Colourbond profiled metal roofing is preferred. **If concrete roof tiles are used, they must be a contemporary low profile tile.**
- Modern compatible paint colours should be used on external facades. **Vibrant colours are not preferred.**
- Homes should include a double car width garage under the roof of the home. **Single garages and prefabricated carports on the front or side of garages should not be built.**
- Driveways should be constructed of exposed aggregate, pavers or stencilled/decorative concrete. Stencilled or decorative concrete must be finished in a contemporary colour and pattern. **Plain grey concrete should not be laid.**
- **Water tanks, external plumbing, air conditioning condenser units and clotheslines should not be visible from the street.**
- Fences on the primary street frontage of a lot should be constructed of materials that complement the home e.g. painted cement rendered masonry, masonry piers with timber or metal infill slats/panels, timber or metal battens. **Hardwood timber paling fences or colourbond fences should not be constructed on primary street frontages.**
- Fences on the secondary street frontage of a corner lot should be a maximum of 1.8m high and constructed of materials that complement the home e.g. painted cement rendered masonry, masonry piers with timber or metal infill slats/panels, timber or metal battens. A hardwood timber

paling fence may be erected on the secondary street frontage of a corner lot, but only if the palings (better side of the fence) face the street. **No posts, fence rails or framework should be visible from the street. Pine timber fencing should not be constructed unless the fence is painted in a colour to complement the home. Colourbond fencing should not be constructed on a secondary street frontage.**

- Side boundary paling fences should be constructed of hardwood. **Colourbond fencing is not preferred and pine palings should not be used for fencing or gates unless painted.**
- Letterboxes should be constructed to complement the finish of the home. **Ready assembled letterboxes should not be erected.**

## Shed Construction

The majority of lots within the Nelson & Kearney Street estate are not large enough to accommodate a shed. If a shed is erected on one of the larger lots, please remember that this is a prime residential estate and sheds should not be the main feature of the streetscape.

- Colourbond steel sheds should be erected at the rear of lots so that the shed is less visible and does not detract from the front façade of the home or devalue the neighbouring properties. **Sheds must not be erected on the same front building line as the house unless the shed is constructed of the same external cladding as the house (i.e. brick or painted cement render).**
- **Carports on the front or sides of sheds should not be constructed.**
- The choice of colourbond steel used to construct the shed should complement the primary cladding material of the home. Roller doors should either match those used on the home or match the colourbond steel used to construct the shed. **No sliding steel doors are permitted.**
- If a driveway to the shed is required, it should be constructed in the same material as the house driveway. **No plain grey concrete driveways. No gravel driveways or car track driveways leading to sheds are permitted.**

## Landscaping

High quality, well-maintained landscaping is an important visual element to help create the desired streetscape in this estate.

- Once the house has been constructed, the front yard and footpath should be turfed within 3 months. **Crusher dust 'lawns' are not permitted.**
- Gardens should be landscaped to a professional standard to complement and 'soften' the front façade of the home.
- Grassed areas and gardens should be regularly maintained to ensure the aesthetic value of the neighbourhood.
- Trailers, caravans and boats etc as well as trampolines, basketball hoops and swing sets etc should be stored or erected behind the home. **Machinery, recreational and play equipment should not be visible from the street. Cars should not be parked on the footpath or front lawn.**