



RAPID CREEK TERRACE HOMES

THE TERRACES

Design Guidelines



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1 INTRODUCTION

The Terraces, delivered by Rapid Creek Terrace Homes (RCTH), includes 10 two-storey terrace homes along Rapid Creek Road. The homes are built as attached housing product separated by a “party wall” for separate ownership where the title boundary is between dwellings. This entail two adjoining (but separate) walls with an air gap dividing partition between two adjoining buildings.

The wall are designed and constructed in such a way that each wall is weathered so that an adjacent property can be demolished or reconstructed without interference with the retained structure. Although connecting pieces including flashings are excluded, there is a continuity of the termite treatment and the slight gap between the walls is weather and vermin sealed.

The Terraces represents an innovative new approach to urban renewal, that not only resolves flooding issues to existing properties along Rapid Creek Road, but creates unique “industrial lux” open-plan homes.

Each home is constructed over two levels on a freehold title, and has a distinctive street elevation providing a unique appearance. Private parking is accessed from a shared rear driveway, providing unobstructed façades and views along Rapid Creek Road.

Each home consists of an individual dwelling that includes a private front and rear garden area. Each home includes a private front fence onto Rapid Creek Road, and Lots 1 and 10 includes private side fencing facing Brooks Place and Aldridge Place.

The following shared facilities pertain to all 10 homes:

- share motorised entry and exit gates with entry of Brooks Place and exit onto Aldridge Place;
- a shared driveway along the back of all homes (entry of Brooks Place and exit onto Aldridge Place) that provides access to individual homes; and
- a shared rear fence.

As a resident of The Terraces, you will appreciate the protection provided by the Covenants (provided through the Design Guidelines) on each title within the development. You will also be required to contribute, and share the responsibility of maintaining and repairing the shared fences, gates, and driveway to the current standards subject to wear and tear.

The Design Guidelines, Restrictive and Positive Covenants form part of the contract of sale, and are tailored to suit the tropical climate, safeguard housing amenity and protect your investment - whilst not being overly onerous.

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The “Restrictive Covenants” are the various restrictions placed on the title for the benefit of all landowners in The Terraces.

The “Positive Covenants” are the various obligations placed on the title for the benefit of all landowners in The Terraces.

These Design Guidelines are in addition to existing statutory or other local authority requirements.

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2 STREETScape AND BUILDING DESIGN

2.1 Architectural Character Statement

'The Terraces' is inspired by "industrial lux" style tropical homes.

Homes will have distinctive street elevations providing each house with their own unique appearance. Private parking is accessed from a shared rear driveway, providing an unobstructed façade off Rapid Creek Road with clear views of the lush parklands.

Each home consists of a large open plan living area on the ground floor. A modern kitchen with high gloss white and charcoal cabinets, stone counter tops with waterfall island and splashes of timber features blend into the outdoor patio via large double sliding doors.

Engineered timber flooring line the open plan living space, bringing softness that ties the living spaces together. The natural concrete ceiling with back downlights, pendants and timber ceiling fans brings a raw industrial chic feel to the home.

Large fenestration to the front and rear of the living space allows the area to be immersed with natural light and provide ample air to move through the home during the dry season. A seamless transition between the tropical gardens and internal living space is further enhanced by the large, glazed walls.

Each home will have its own contemplation garden at the rear. The fully screened rear garden brings greenery into the home with the potential for the owner to create water features and hanging gardens to further cool the air as it moves through, creating a truly tropical paradise.

The bedrooms are spacious and well-lit with ample natural light. The master bedroom, with its own walk-in robe and ensuite, boasts its own balcony with impressive views of untouched nature along Rapid Creek Road.

Subject to the provisions of these Design Guidelines, the design of all homes in The Terraces shall be maintained consistent with this Character Statement.

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2.2 Streetscape

1. Dwellings are constructed adjacent to each other by the same builder with a diversity in the front façade. This diversity must be maintained through ensuring no repetition in colour, material or texture of adjacent homes. Substantial repetition of the same façade treatment is not permitted.
2. Homes shall incorporate at least one habitable room window overlooking the primary street.

2.3 Primary / Front Elevation

1. Homes shall have well articulated facades by providing at least one indentation or projection reflected in the floor plan which is mirrored in the roof plan.
2. Homes shall have a minimum of two (2) wall materials or colours (excludes doors, windows, sills).
3. All homes shall have a verandah, balcony or porch located parallel to the primary street.
4. To ensure architectural character is incorporated into the design of homes, a roof feature must be incorporated. For example but not limited to: gable, gambrel, dormer windows, bell tower or a separately pitched roofline or gable feature to a porch, verandah or balcony.
5. Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof.

2.4 Building Envelope Plan

GENERAL

1. Any building on lots 1 to 10 must be contained within the building envelopes and associated setback profiles specifically contained within the attached plan RA20-150 (SHEET SK04 AND SK05 (D)).
2. The building envelopes form part of the Development Permit No **DP** (DP REFERENCE TO BE INCLUDED WHEN ISSUED) and form a condition of that permit.

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Building Height

1. The height of any part of a building is not to exceed heights specifically contained within the attached plan RA20-150 (Sheets SK04 AND SK05 (D)).
2. The height of the Carport structure for each lot is not to exceed heights specifically contained within the attached plan RA20-150 (Sheets SK04 and SK05 (D)).

2.5 Carports

1. All homes must maintain the carport to the current standards. Note: the removal or alternation in any way of the carport on any dwelling is not permitted.
2. The roof and design features of carports must remain consistent with the main dwelling.
3. The size and location of carports are as follows:
 - a. Carports must be located for access from the rear shared access laneway only.
 - b. Carports may not exceed a width of more than 6m.
 - c. Carports may not be enclosed, this includes walls, roller doors, gates or any form of enclosure.

2.6 Shared Obligations

1. The following must be maintained to the current standards subject to wear and tear:
 - a. share motorised entry and exit gates with entry of Brooks Place and exit onto Aldridge Place;
 - b. a shared driveway along the back of all homes (entry of Brooks Place and exit onto Aldridge Place) that provides access to individual homes; and
 - c. a shared rear fence.
2. Matters pertaining to fire separation, finishes, weathering and maintenance must be resolved with the owners of the adjoining buildings at a time of future demolition and reconstruction.

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2.7 Side Fencing

1. All side, or secondary street fencing will be installed by RCTH as black plastic coating chain wire fence to a maximum of 1.8m high.
2. Side dividing fencing between lots are not allowed.

2.8 Front Fencing

1. All homes must maintain the front fences to the current standards. Note: the removal or alternation in any way of the front fence on any dwelling is not permitted.
2. Front fencing as viewed from the primary street shall be a maximum of 1.5m high, largely permeable and a vertical slat style.

2.9 Letterboxes

1. All homes must maintain the letterbox to the current standards. Note: the removal or alternation in any way of the letterbox on any dwelling is not permitted.

2.10 Plant and Equipment

1. All service elements such as hot water units (including solar), clothes drying areas, air conditioning equipment shall be hidden from public view.
2. Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness. Bracketed solar panels shall not be located on the primary or secondary façades.
3. The installation of security shutters is not permitted. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

2.11 Landscaping

1. Unless otherwise stipulated in the land sales contract, all homes will receive front yard landscaping and irrigation installation at the cost of RCTH. Your front garden will be designed in consultation with a landscape architect who specializes in current landscape trends and low water usage plants.
2. Landscaping and irrigation maintenance is the sole responsibility of each homeowner and no landscaping bet is to become unkempt, untidy, unmaintained over overgrown.

