

Design Guidelines

PROTECTING YOUR INVESTMENT

Pinnacle is a prestigious ridge line development and has been designed to preserve the value in your home and lifestyle.

This building covenant is the perfect balance between creativity and sensibility, holding all investors to a standard of design that enhances the investment and experience of all.



PINNACLE

Hervey Bay



Pinnacle Hervey Bay

BUILDING COVENANT

- Ensuring a High Standard of Quality Residential Homes
- Attractive Streetscape Outcome
- Blending of Indoor and Outdoor Spaces
- Maintaining the Value and Desirability of Homes



Overview

Pinnacle is a prestigious residential estate located along the Hervey Bay city ridge line, the intent of which is to establish a high standard of quality residential homes.

This Building Covenant provides an informative guide regarding the design of residential homes and landscaping that will result in an attractive streetscape outcome and built form standard that achieves the Purpose of the Pinnacle Building Covenant

The Buyer acknowledges and agrees to construct and maintain their residential home, landscaping and other improvements in accordance with this Building Covenant.

Purpose of the Pinnacle Building Covenant

The Purpose of this covenant is to ensure, amongst other things, that:

- the building standards of residential homes in Pinnacle are of a high standard befitting a premier residential estate;
- designs of residential homes take advantage of site characteristics, by blending the relationship between the indoor and outdoor spaces to take advantage of the aspect and outlook;
- the value and desirability of Pinnacle Estate is maintained and enhanced by individual land owners via a coherent vision for the community.

In order to achieve this purpose, the Seller reserves the right to approve works that do not fully comply with the requirements of the Pinnacle Building Covenant where, in the opinion of the Seller, the design enhances the Purpose of the Pinnacle Building Covenant and achieves a high-quality residential housing outcome.

Each house design should contribute to the surrounding environment and to the community in a positive way. Owners are encouraged to construct innovative and appropriate designs that address sustainability and present a cohesive residential image for the community.

The Pinnacle Building Covenant applies in addition to, and not in lieu of other statutory requirements. Approval from the Local Government Authority or a registered building certifier will be required in addition to any approval given by the Seller before any building works or construction occurs on site.



Approval Process - Step By Step Guide

Before undertaking any building works or construction on your land, you will need to follow the guide below to start building your new home.

Step 1: Design Your Home

Appoint Your Designer/Builder: Appoint your building designer/architect to design your home using the Pinnacle Estate Building Covenant.

Site Planning: Your home should be designed to maximise the natural characteristics of its surroundings, including orientation prevailing breezes, solar access, point of access and relationships to adjoining allotments.

Step 2: Submission/Covenant Application

Once your design is finalised, the following should be submitted for review and approval to the Seller prior to lodging an application for building approval with your building certifier:

- *Completed application form*
- *Building plans*
- *Landscaping plans*
- *Materials and colour schedule*



Step 3: Covenant Review & Approval

Plans that fully comply will be approved within 7 working days.

If amendments are deemed necessary, amended plans are required to be resubmitted for final approval before obtaining building approval. In this case, a list of areas of non-compliance, will be provided to you.

Step 4: Building Approval

Upon receiving covenant approval, an application can then be made for building approval.

Step 5: Construction/Build Your New Home!

BUILDING COVENANT

This covenant has been designed to protect your investment, and those of all home owners. Designed to ensure an aesthetically pleasing quality estate and homes, the Buyers agree with the Seller that:

Buyer Bound By Covenants: The Buyer acknowledges that these covenants will form a legal and binding part of the contract of sale for the land.

Covenant Ongoing: The requirements of the Covenant apply to the on selling of the property and all buyers are bound by this Covenant.

Covenant Variation: The Seller may, under exceptional circumstances, vary this covenant upon individual request so long as the quality of the estate is not compromised. The request must be submitted in writing and show plan and/or photos of any requested variation.

Seller: Kega Finance Pty Ltd (ABN 68 066 181 931)

Buyer: Person/s named on the contract of sale, associated with blocks of land within the Pinnacle Hervey Bay Estate at 222 Doolong South Road, Nikenbah, Hervey Bay, QLD 4655.



BUILDING COVENANT

Home Facades: Houses with identical facades must not be constructed within 4 houses of one another in any direction, unless otherwise approved by the Developer.

Two or more different materials are to be used on the street frontage. Different coloured renders are not considered different materials.

Front facade must include articulation and incorporate a front portico. Design elements such as porticos or porches are encouraged as they allow for variety of streetscape and reduction in building mass.

Garages: All homes must include a panel lift garage. The design and location should endeavour to make them an integral and unobtrusive part of the house. Additional free standing garages should match the colours of the house.

Driveways: To create a uniform streetscape, driveways must be exposed aggregate in either salt and pepper or sandcastle. Driveways must be completed within 8 weeks of house completion.

Letterboxes: Must be designed to match the colour of the house.

Landscaping: The objective for Pinnacle, is to achieve a cohesive blend throughout the estate of native and exotic vegetation so that the streetscape presents as a landscaped garden. Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.

Caravans and Vehicles: All trailers, caravans and boats must be parked at the rear of the residence or garaged.

Site Works: Street trees, paving, and turfed surfaces on adjacent land shall not be removed, touched or damaged by either the buyer or their builders.

Temporary Buildings: No temporary buildings, liveable sheds, tents, caravans, or temporary dwellings shall be erected on the land for housing.



BUILDING COVENANT

Care & Maintenance: Nature strips must be maintained at all times - including mowing and weed eradication. The Buyer shall at all times maintain the land free of excessive garbage and keep all turfed and garden areas presentable. The Buyer shall not dump, store or leave on the land or any neighbouring land, any spoil, building or other materials. Grass clippings are not to be dumped on neighbouring properties.

Retaining Walls/Structures: Retaining walls that are visible to the street or open space are to be constructed of materials that compliment the material of the home and other retaining walls constructed by the Developer.

Developer Works: Any fences, retaining walls or other structure erected by the Seller shall not be damaged or removed or interfered with in any way, and is to be maintained by the owner the standard to which it was constructed.



Landscaping BONUS

In Stages 1 & 2 of Pinnacle Estate, the Developer will be providing a plant pack of approved plants to be used for front yard landscaping.



Useful Smart Home Tips

When building your home, consider ways to increase your energy efficiency. When you build an energy smart home, you can take advantage of the sun's free warmth and light. With the inclusion of energy efficient appliances and systems, you can save yourself a great deal of energy. By using a combination of features which work together, you achieve the highest degree of comfort with lower energy usage. Rainwater tanks help you save water and money. Both your household and the environment will benefit when you harvest rainwater.

While every effort is made to provide accurate and complete information, the Developer does not warrant or represent that the information in this brochure is free from errors or omission or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, the Developer accepts no responsibility for any loss, damage, cost or expenses whether directly or indirectly incurred by you as a result of any error, omission or misrepresentation in information. Photographs and illustrations in this document are intended to be a visual aid only. All information is subject to change without notice. The Developer, may in its absolute discretion, vary, relax or waive any of the requirements under the Design Guidelines in relation to any land in the development site.



PINNACLE
Hervey Bay

Building Covenant Application Form

The following details are to be completed and submitted with all plans for approval to live@pinnacleherveybay.com



Owner Details	
Name:	
Postal Address:	
Business Hours Phone:	
Email:	
Builder Details	
Building Designer/Architect:	
Builder:	
Contact Number:	
Email:	
Mailing Address:	
Allotment Details	
Allotment Number:	
Street:	

Please attach: 1 copy of floor plans, roof plans, and elevations, 1 copy of site plan, 1 copy of materials & colours schedule

Non conforming designs: please list measures: _____

List reasons why this home design will add character to overall estate: _____

Submitted by: _____

Print Name: _____

Date: _____ / _____ / _____