



## Design Guidelines



PROUDLY DEVELOPED BY

**MENDI**  
GROUP

 **MILFORD**  
PLANNING

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## General

**Grand Secret Estate is Charters Towers' newest residential estate located within a peaceful setting, offering a wide range of allotment sizes just minutes from the CBD.**

We strive to create residential communities that are more than just comfortable places to live. Grand Secret has been designed for those who love an easy lifestyle but with the benefit of a master planned community.

## Benefit of Design Guidelines

These Design Guidelines assist in creating a community with high quality housing, attractive streetscapes and a residential setting in which you and your family will enjoy living within for many years to come.

These Design Guidelines also provide all new residents with the comfort that houses within the development will all be of a high standard and that their most important investment will be protected.

## Building Requirements

Given the wide range of available lot sizes at Grand Secret Estate, each house design will be assessed on individual merit to ensure sufficient space for private open areas, landscaping and other functional areas.

The Buyer must not erect, or permit to be erected on the land (without the Mendi Development Team's prior written approval), any dwelling house, other than a dwelling house that complies with:

- a) a gross floor area of not less than 120m<sup>2</sup> exclusive of patios, carports or outdoor living areas;
- b) a roof cladding of tiles, colorbond or other coloured roof material previously approved by the Mendi Development Team; and
- c) being constructed of a material that is durable and well presented, and is not fibre cement sheeting.

## Building Set-Backs

Your house must comply with details provided on the Building Envelope and Driveway Access Plan, Council requirements and the Queensland Development Code.

## Building Height

The overall height of each house will be considered on individual merit, however, set-back of all levels must be compliant with requirements of the Queensland Development Code and the maximum allowable building height, from natural ground level to top of roof line, is to accord with Council's Planning Scheme.

## Front Façade

The front façade of the home must incorporate appropriate design elements which positively contribute architectural interest in the front façade.

## Garages and Sheds

Any external structures such as sheds, gazebos, etc. are to be constructed of building materials reflective of the house and painted with a complimentary colour scheme. These structures are required be located within the nominated boundary setbacks.

## Colours, Materials and Finishes

The appropriate use of colours and materials to the front façade of your home allows the streetscape to present cohesively yet allow the opportunity for some degree of individuality.

## Landscaping

All garden areas within public view should be landscaped to a reasonable standard within 3 months of completion of the dwelling.

## Construction Time

Unless otherwise approved by the Mendi Development Team in writing, your approved dwelling must:

- a) be completed within 12 months of commencement.

## Fencing

All fencing is to be constructed of material complimentary to the house design and sensitive to adjoining properties at the same time as construction of your house. Gas bottles and refuse bins are to be stored behind fencing, or a screen constructed of materials in keeping with the design style of the house, to hide them from street view.

## Car Accommodation and Driveways

Garage and driveway design style is to be in keeping with the overall design of the house and compliment the property. Each property must have a designated driveaway only area.

## Relocated Houses

Approval for relocated houses will be considered on a case by case basis by the Mendi Development Team and such approvals may be granted (with or without conditions) or denied in the sole discretion of the Mendi Development Team.

## Letterboxes

Letterboxes are to be consistent with the colour of the house and/or driveway.

## Pets and Animals

We appreciate that pets are important members of the family and we encourage domestic animals at Grand Secret Estate. However, restrictions to allowable animals apply in accordance with the relevant Council's policy.

## Site Management

All landowners at Grand Secret Estate are required to adopt site management practices for their individual allotments in the interest of maintaining a safe and appealing residential setting. Prior to commencement of house construction, you are required to ensure that your homesite is regularly maintained and that vegetation is kept at an appropriate standard.

Rubbish and general building waste generated during construction is to be appropriately managed and excessive or unsightly waste not visible from the street. Construction materials are to be stored within the homesite, not on adjoining allotments. In particular, verges are to be kept free from any material to maintain safe pedestrian movement.

It is the responsibility of the purchaser to ensure that concrete kerb and channel, and other infrastructure, located immediately adjacent to their property are adequately protected from damage during construction. Should any damage occur during construction it must be rectified prior to occupation of the new house.

## Signage

In an effort to maintain a high-level of aesthetic appeal throughout Grand Secret Estate, advertising signage is not permitted on allotments, fencing or a home without written approval from the Mendi Development Team and Council.

The Grand Secret Estate Design Guidelines may change from time to time at the sole discretion of the Mendi Development Team.

## Amendments and Release

You acknowledge and where required hereby irrevocably consent to the Mendi Development Team and/or Grand Secret Estate amending these Design Guidelines from time to time as considered necessary in the Mendi Development Team and/or Grand Secret Estate's sole discretion.

You further release the Mendi Development Team and Grand Secret Estate from all claims (including but not limited to costs, claims, demands, obligations, damages, loss, liability, actions, proceedings, requisitions and objections), in relation to variations or relaxations of these Design Guidelines.

## Breach

If you breach any of the terms of these Design Guidelines prior to settlement of your contract with Grand Secret Estate, Grand Secret Estate may terminate the contract by notice in writing to you and the buyer's default clauses of the contract will apply. These rights are in addition to any other rights Grand Secret Estate may have against you.

You must pay to Grand Secret Estate upon demand, all costs and expenses incurred by Grand Secret Estate in relation to enforcing the Design Guidelines against you, including

but not limited to letters or notices of demand, applications for relaxation (whether approved or not) and legal proceedings.

If you breach any of your obligations under the Design Guidelines, without Grand Secret Estate's prior written consent and such a breach is not remedied within seven (7) days of Grand Secret Estate demanding remedy, Grand Secret Estate is entitled to recover from you by way of liquidated damages and not a penalty, the agreed amount of twenty thousand dollars (\$20,000.00). You hereby irrevocably agree that the agreed upon liquidated damages amount represents a reasonable and ascertainable amount on account of damages suffered by Grand Secret Estate on account of your breach.

## Subsequent Owners/Occupants

You must not sell, transfer, lease or in any other manner part with possession of your property (or any part thereof) without obtaining a deed of covenant from the buyer, lessee or occupant (as the case may be), in favour of Grand Secret Estate, for them to be bound by the terms, conditions and agreements contained in the Design Guidelines in the same manner and to the same extent as if the buyer, lessee or occupant had signed these Design Guidelines.

If you fail to obtain a deed of covenant on the terms required by the Mendi Development Team, you will be in breach of these Design Guidelines and may be liable under the breach clauses of these Design Guidelines.

## Section 55

The Design Guidelines do not intend to create any duty enforceable by a third party under section 55 of the Property Law Act 1974 (Qld).

## Non-Merger

The Design Guidelines do not merge upon completion of your contract and continue in full force and effect and remain binding on you.

## Severance

If any provision of these Design Guidelines shall at any time be or become void, voidable or unenforceable, that provision shall be severed from the rest of these Design Guidelines and shall not affect or invalidate the remaining provisions hereof which shall continue in full force and effect.

## Definitions

In these Design Guidelines references to:

- a) “Grand Secret Estate” means Grand Secret Pty Ltd A.C.N. 646 172 232 and includes their respective successions, administrators or assigns;
- b) “Mendi Development Team” means the development team nominated by Grand Secret Estate from time to time and includes their respective successions, administrators or assigns; and
- c) “you” include your respective heirs, executors, successions, administrators or assigns.

## The Design Endorsement Process, Made Easy

The design of your home and surrounding landscaping is to be submitted to the Mendi Development Team for review and ‘Design Endorsement’ before any formal applications for approval are made with a Private Certifier.

Your house and landscape design will be reviewed to ensure compliance with these Design Guidelines.

### STEP 1

#### Secure your allotment and begin the Design Journey

We recommend that your builder and/or architect be provided with a copy of these Design Guidelines as soon as you have selected an allotment for your new home, to assist them with their design process.

### STEP 2

#### Design Endorsement Form

On our Grand Secret Estate website, you’ll find an online Design Endorsement form that guides you through the process of submitting your house design plans for review and approval.

## STEP 3

### Design Review

The Mendi Development Team will review house design plans in conjunction with the complete Design Endorsement Form to ensure that preferred design outcomes are maximised. We will work with you and/or your builder to offer alternatives if some design elements do not achieve compliance.

## STEP 4

### Building Application/Approval

When you have received confirmation that your house and landscape design meet all requirements of the Grand Secret Estate Design Guidelines, you are ready to submit a Building Application to your Building Certifier.

## Design Endorsement Form

All the details you need to complete your Design Endorsement application are provided on our Grand Secret Estate website. However, as a guide when considering your house design, the following documents are typically prepared by your builder and/or architect as part of the design process for all new homes.

Home Design Plans including:

- 1:200 Site Plan; and
- 1:100 House Flood Plan.

Schedule of External Materials and Colours of Front Façade design elements including the following:

- Walls;
- Front Door;
- Garage, including door;
- Roof;
- Windows;
- Gutters; and
- Facia.

Building Plans to include the following:

- Allotment details, Street Address and north point;
- House footprint, confirming within all boundary setbacks, indicating site coverage;
- Driveway location, width and material type;
- Location of external air conditioner condensers, hot water system, aerials, etc (including type);
- Location and details of all external sheds, pools, gazebos, etc;
- Material type, colour and height of any proposed retaining wall visible from the street;
- Extent of site fences including height, building material and finish;
- All Side Elevations confirming building materials and colour; and
- Roof plan including pitch, eave width, materials.

## Design Endorsement Checklist

Please complete the application and checklist below in conjunction with your home designer to ensure the quickest possible approval timeframe of Design Guidelines.

Block No:

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Street Name:

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Owners Name(s):

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Address:

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Phone:

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Email:

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Builders Name:

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Builders Contact Details:

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### Building Design Guidelines

Do your plans comply with the Building Design Guidelines? ☐ Yes ☐ No

If NO, then please detail changes to design guidelines

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### Checklist

Design plans, showing:

- ☐ Compliance with Building Envelope – site plan required
- ☐ Orientation and prevailing breezes
- ☐ Building Height – external elevations
- ☐ Building area
- ☐ Verandahs/Patios/Gazebo's
- ☐ Car Accommodation and Driveways
- ☐ Shed size and location
- ☐ Swimming Pool Details
- ☐ Rainwater tank size and location
- ☐ TV Antenna or Dish size & location
- ☐ Hot Water and/or Solar Hot Water size and location



**Finishes details:**

- ☐ External walls
- ☐ External Colours
- ☐ Front Door
- ☐ Gutters and Facia
- ☐ Windows
- ☐ Roof
- ☐ Car Accommodation
- ☐ Driveway material and finish
- ☐ Letter Box detail

**Privacy compliance:**

- ☐ Fence heights and material
- ☐ Window Screening
- ☐ Clothes line location and type
- ☐ Air-con condenser location and screening

**Landscaping:**

- ☐ Fencing details including height, material and finish colour

**Building timeframe:**

- ☐ Confirm House Construction start date and potential end date

**We, the abovementioned Owner and Builder confirm that we have read and understood the Design Guidelines and agree to comply with the same.**

**Signature of owner:**

Date:

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**Signature of builder:**

Date:

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**For more information**

[sales@grandsecret.com.au](mailto:sales@grandsecret.com.au)

or call 1800 SECRET

[grandsecret.com.au](http://grandsecret.com.au)

