

Novella Waters

Design Guidelines
Chapter I

Introduction

Novella Waters is a thoughtfully masterplanned community designed to harmonise contemporary coastal living with the natural beauty of the Gold Coast.

Set amidst lush green spaces and serene waterways, Novella Waters is committed to maintaining a strong connection to the natural environment, with over 54% of the development dedicated to green spaces, including parklands, conservation areas and riverfront access. This vision ensures a balance between modern living and ecological preservation, fostering a sustainable and community-focused lifestyle.

These Design Guidelines have been developed to ensure a high standard of housing, fostering a visually appealing and enduring community. By adhering to these guidelines, homeowners will contribute to a streetscape that is diverse yet complementary, protecting both your home and the overall aesthetic of Novella Waters.

The vision for Novella Waters is to create a contemporary, environmentally responsible and socially connected community. Homes within the estate will embrace the unique character of the coastal environment through modern Australian architecture, high-quality materials and a strong emphasis on indoor-outdoor living. The architectural style will be guided by principles of sustainability, passive design and climatic responsiveness, ensuring comfort and efficiency throughout the seasons.



Artist impression



Together, we will create a **sophisticated and liveable community** that sets a new benchmark for premium residential living on the Gold Coast.

This vision ensures a balance between modern living and ecological preservation, fostering a community-focused lifestyle.

Homeowners are encouraged to embrace these covenants and collaborate with the NWDRP to ensure their home design contributes positively to the long-term vision of **Novella Waters**.

CONTACT DETAILS:
NWDRP@oliverhume.com.au



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I. Design vision and aspirations

Novella Waters presents a unique opportunity to create an architecturally cohesive and environmentally responsive residential community that embodies contemporary coastal living.

Our vision is to seamlessly integrate modern Australian architecture with the natural beauty of the Gold Coast, ensuring homes that are visually striking, sustainable and future-ready.

This will be achieved through the use of high-quality materials and design elements that emphasise connection to the outdoors, sustainability and timeless architectural appeal.



The streetscapes at Novella Waters will be curated to reflect a sense of place, with landscaping that enhances the connection to nature and promotes community engagement. Homes will be positioned to maximise orientation benefits while ensuring a diverse yet complementary streetscape.

The architectural character of Novella Waters will be defined by:

- Architectural articulation through the inclusion of:
 - Defined entryways with verandahs, porches or balconies.
 - Deep eaves and screening elements for passive cooling.
 - Feature elements such as pergolas, battens or timber detailing.
- A harmonious blend of masonry and lightweight materials, including:
 - Feature brickwork, stone, rendering and contemporary cladding.
 - Timber and weatherboard finishes.
 - Feature glazing elements to enhance natural light.
- Earthy and coastal-inspired colour palettes featuring light to medium tones that complement the natural landscape.
- Contemporary roof profiles that provide visual interest and climatic responsiveness.
- Open-plan layouts that prioritise seamless indoor-outdoor living.
- Sustainability at the core, incorporating:
 - Climate-responsive home designs that optimise natural breezes, shading and thermal mass.
 - Solar energy integration and water-efficient landscaping.
 - Minimum 7-star energy efficiency rating, with encouragement for even higher performance.



II. Step-by-step design approval process

To ensure a smooth and efficient approval process, homeowners, designers and builders must follow the **Novella Waters Design Approval Process** before commencing construction. This process ensures that all homes align with the estate's high-quality standards and contribute to a cohesive community aesthetic.

STEP 1

Purchase your lot

Before beginning the design process, confirm your lot purchase and familiarise yourself with the **Novella Waters Design Covenants**. These guidelines will help you understand the architectural and landscaping requirements.

STEP 2

Prepare your home design

Work with an **architect, designer or builder** to develop a home design that meets the requirements of the **Novella Waters Design Covenants**. The design should consider site orientation, sustainability, materials and overall streetscape presentation.

STEP 3

Submit your application to the Novella Waters Design Review Panel (NWDRP)

Once your design is ready –
submit your full application via email to **NWDRP@oliverhume.com.au**.
 Ensure all required documents are included to avoid delays to your assessment.

STEP 4

Design review and feedback (14 business days)

The **Novella Waters Design Review Panel (NWDRP)** will assess your submission based on the estate's guidelines.

- **If approved**, you will receive a **design approval certificate**, allowing you to proceed with building approvals.
- **If amendments are required**, you will receive feedback outlining the necessary changes. You must **resubmit the revised design** for approval, noting your 14 business day time period resets.
- **Preliminary review** – The Design Review Panel may provide feedback within 14 business days on home designs before formal submission to ensure alignment with the guidelines. Submissions must be sent via email with all relevant supporting documents, clearly identifying the specific aspects requiring guidance.
 - **NOTE:** One preliminary submission is permitted per buyer. Designs, images and plans must be supplied with specific text guiding the Design Review Panel on areas for attention.



STEP 5

Obtain building approvals

Once you receive design approval, **submit the approved plans** to the **local council** for statutory building approval.

STEP 6

Commence construction

After obtaining both **design and building approvals**, you can commence construction. Builders must adhere to all estate **construction requirements**, including:

- Keeping the lot clean and free of debris.
- Protecting street trees and footpaths.
- Completing the home within **12 months of commencement**.

Note: Any external changes made after approval **must be resubmitted** to the NWDRP for review.

STEP 7

Complete landscaping and final inspection

- ✓ Landscaping **must be completed within 3 months** of receiving your **Certificate of Occupancy**.
- ✓ Fencing must be complete prior to occupancy.
- ✓ Your home will undergo a **final compliance inspection** to ensure all approved design elements have been followed.
- ✓ Once approved, you are ready to move into your new home at **Novella Waters**.

Important notes

- Only one dwelling is permitted per lot.
- Secondary dwellings, dual key or relocatable homes are **not permitted**.
- Variations from the design guidelines require **prior consultation** with the NWDRP.

For further information, please contact
Novella Waters Design Review Panel (NWDRP).

By following this streamlined process, you'll ensure a smooth approval experience, helping to maintain the high-quality, visually cohesive community that makes Novella Waters a premier place to live.

III. Statutory and regulatory compliance

3.1 Compliance with local and national regulations

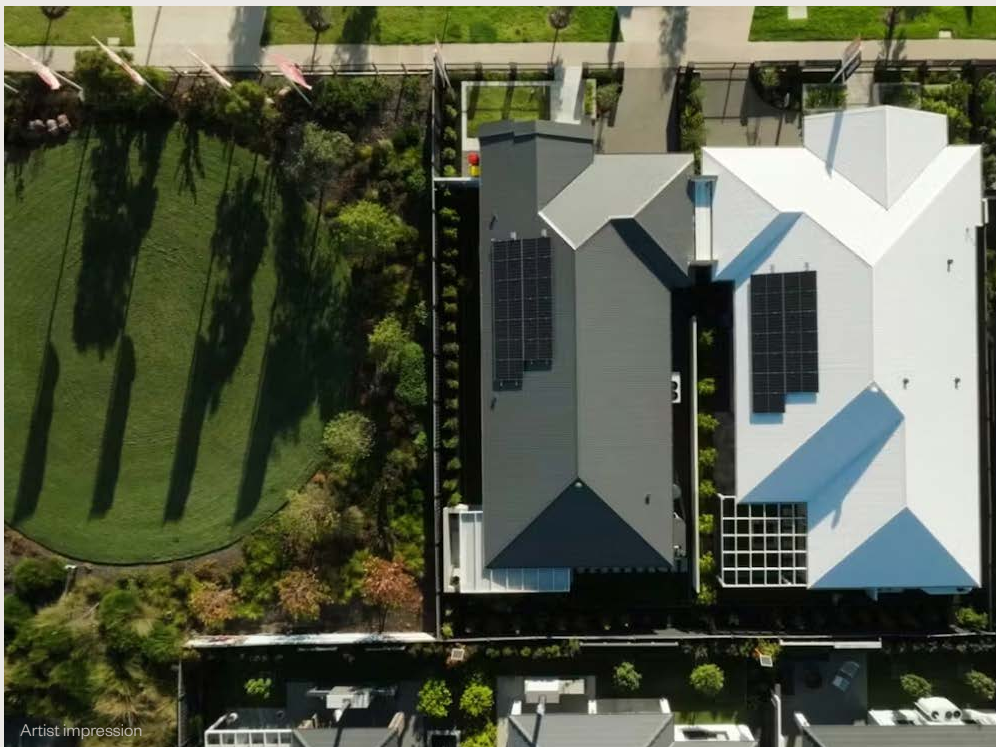
All developments within Novella Waters must comply with the **Gold Coast City Council Planning Scheme, Queensland Development Code (QDC)** and **Australian Building Codes**. These regulations ensure safety, sustainability and environmental responsibility in all construction.

3.2 Energy efficiency standards

All homes must meet a **minimum 7-star energy efficiency rating** as per the **Nationwide House Energy Rating Scheme (NatHERS)**.

This includes:

- Proper insulation of walls, floors and ceilings.
- Passive solar design to optimise natural heating and cooling.
- Use of energy-efficient appliances and lighting.
- Installation of water-efficient fixtures.
- Encouragement of solar photovoltaic (PV) systems for energy sustainability.







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IV. Design standards

4.1 Double storey build requirements for Stage 1

- All lots situated in Stage 1 are required to build a double storey dwelling. This is a mandatory requirement.

4.2 Setbacks and architectural requirements

- Setbacks are measured to the outer edge of the wall or balcony.
- Eaves, hoods, screens and projected architectural elements may extend a maximum 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.

4.3 House siting considerations

- Maximise solar orientation for energy efficiency.
- Maintain minimum setbacks as per the setback table and POD.
- Ensure privacy while promoting passive surveillance.

Advisory Note: Additional 10% site cover is allowed for porches, patios, covered outdoor areas.

Minimum dwelling width:

- 75% of the primary street frontage as a minimum.

LOT FRONTAGE / WIDTH	12 – 13.99m	14 – 15.99m	16 – 17.99m	18m+
Front setback				
Front / primary frontage	3m	3m	3m	3m
Garage	5.4m	5.4m	5.4m	5.4m
Side setback				
Side boundary (1st storey)	1m	1m	1m	1m
Garage (one side setback only)	0m	0m	0m	0m
Side boundary (2nd storey)	1m	1m	1.5m	2m
Side boundary (3rd storey and above)	Extra 0.5m per storey over 2 storeys			
Corner lot - secondary frontage	2m	2m	2m	2m
Rear setback				
Rear (non-laneway boundary) - height ≤ 4.5m	1.5m	1.5m	1.5m	1.5m
Rear (non-laneway boundary) - height > 4.5m but ≤ 7.5m	2m	2m	2m	2m
Rear (non-laneway boundary) - height > 7.5m	2m plus 0.5m per 3m exceeding 7.5m			
Rear (laneway boundary)	0m	0m	0m	0m
Garage (laneway boundary)	0m	0m	0m	0m
Park and open space	3m	3m	3m	3m

OR - Setbacks for dwelling houses on small lots

Front	Minimum distances measured in metres (m)	
	Building line (outer most projection): 3m	
	OR	
	Building line (outer most projection): 2m if the lot has vehicular access via a rear lane and the building is elevated 900mm above street level.	
	Covered car parking: 2m behind front building line	
Secondary frontage of corner lot	Front wall: 2m	
Side (not applicable to the secondary frontage of corner lots)	Storey	Setback
	1st storey	0m where a class 10 building located along a southern or western boundary and to a maximum length of 9m
	1st storey and 2nd storey	1m
	3rd storey and above	An extra 0.5m is added for every storey or part thereof over 2 storeys
Rear (non-laneway boundary), where the height of that part is 4.5m or less	1.5m	
Rear (non-laneway boundary), where the height of that part is greater than 4.5m but not more than 7.5m	2m	
Rear (non-laneway boundary), where the height is greater than 7.5m	2m plus 0.5m for every 3m or part exceeding 7.5m	
Rear (laneway boundary)	0m	

OR - For development on rear lots the setback is 3m from all boundaries

Advisory note for all setbacks: Setbacks are measured to the outer edge of the wall or balcony. Eaves, hoods, screens and projected architectural elements may extend a maximum 1m into the setbacks or to a minimum of 450mm from the boundary, whichever is the lesser.

Maximum height		Maximum site cover	
Building height designation	Maximum building height	Frontage / width	Maximum site cover
RD2	Up to 2 storeys (9m)	12 – 15.99m and small lots	55%
		All other width lots	50%

4.4 Façade design

All homes must feature a **highly visible and welcoming entry** that enhances the streetscape.

The following elements are required:

- **Similar façade designs and / or colour schemes** (as determined by the NWDRP) will not be permitted within four lots of each other. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to terrace home developments.
- **Entry statement**
A defined entry porch or verandah with a minimum depth of **1.5m** and width of **3m**.
- **Feature element**
A prominent architectural feature proportionate to the overall façade.
- **Material variety**
A minimum of **three different façade materials** incorporated into the design.
- If both sides of the house leading from the primary façade do not face public open space, then they must have a **3m return of the façade materials as a minimum**.
- **Wall alignment**
Provide a minimum 1.0 metre variation in wall alignment to avoid long, continuous flat façades.
- **Colour palette**
Must reflect **earthy, natural tones** that complement the surrounding environment.
- **Recess and projection**
Wall and roof lengths must not exceed **6 metres** before incorporating a **recess or projection of at least 600mm**.
- **Habitable room frontage**
At least **one habitable room must face the street**, enhancing passive surveillance.
- A front door or door assembly must be a minimum width of **1200mm** and be a feature element to the home, it is encouraged to include **glazing** within the door or beside it.



- First submission received by the NWDRP
- You cannot have a similar façade to any of the blue lots





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Example façade colour palette



4.5 Roof and eaves

- **Roof articulation**

Roofs facing the street must exhibit **variation and articulation**.

- **Roof pitch**

- Hip / Gable roofs: Minimum **22°**, maximum **45°**.
- Skillion roofs: Minimum **7°**.
- Parapets are acceptable and different pitches are acceptable if hidden from view by a parapet. Any parapets must extend at least 3m down the side.

- **Materials allowed**

- Contemporary Colorbond roofing styles or similar.
- Other materials may be accepted by NWDRP based on design merit.

- **Roof colour**

- Light to medium roof colours are encouraged to reduce heat absorption and improve energy efficiency.

- **Eaves**

450mm minimum eaves (excluding fascia and gutter) on all primary street, secondary street and open space frontages. Eaves to the frontage of a dwelling must return and continue a minimum distance of 3.0m along the connecting return wall and or walls. Double storey dwellings must include eaves to the entire first floor.

For homes adopting a **modernist or parapet-style roof**, eaves may be omitted, **but we highly recommend adopting features below and considering the Gold Coast City Council's climate efficiency and energy conservation guidelines.**

- **Deep-set window recesses** (minimum **200mm** setback).

- **Verandahs, porticos or pergolas** extending at least **1.5m** from the front door.

- **Architectural screening elements** such as **fins, battens or awnings**, subject to NWDRP approval.

4.6 Windows and screens

- **Glazing**

- Primary street frontage: 20%+ glazing.
- Secondary frontage (corner lots, parks, laneways): 10 – 15% glazing.
- Use of varied window designs to enhance both passive surveillance and energy efficiency.

- **Window sill heights**

Windows for habitable rooms facing the primary street should have a **sill height of no more than 800mm**.

- **Sliding glass doors**

No sliding glass doors are permitted to the primary street frontage.

- **Security screens**

- Mesh security screens (e.g., Crimsafe, Invisi-Gard) are allowed.
- Diamond grille security screens are not permitted from publicly visible areas.
- Window roller shutters are not permitted to any elevation.



Artist impression



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4.7 Materials and finishes

• **Mandatory variety:**

The façade must incorporate **a minimum of three different materials and three different colours**, with **no single material covering more than 50%**.

• **Permitted materials:**

- Feature brickwork bricks.
- Rendered masonry.
- Timber or weatherboard cladding.
- Feature stone.
- Custom glazing.
- Aluminium battens or louvres.
- Other materials may be accepted, but will need to be approved by NWDRP based on architectural merit.

4.8 Secondary street frontages

Homes facing a **secondary street frontage** must integrate design elements that reflect the **primary frontage**, ensuring visual interest from all perspectives.

• **Façade articulation**

- Walls must include **alignment variations of at least 1m** through projections, recesses or architectural features.
- No **blank, uninterrupted walls** exceeding **8m in length**.

• **Materials used on the primary frontage must wrap around and extend along the full length of the secondary frontage.**

• **Minimum glazing requirements**

- Secondary street frontages must include **at least 10 – 15% glazing to promote passive surveillance**.
- Windows should **match the scale and style** of those on the **primary frontage**.
- **Obscure glazing** or frosted windows **are not permitted** where they reduce visibility from a habitable room.

• **Feature elements**

- Having **at least one architectural feature** (e.g., **pergola, balcony, verandah or decorative screening**) that integrates with the **overall home design** is encouraged.

• **Materials and colour consistency**

- Materials used on the **primary frontage** must **wrap around and extend** along the **full length of the secondary frontage**.
- A **minimum of two different materials** must be used to **break up the façade**.
- The **colour palette must match or complement** the primary façade, ensuring a **cohesive design outcome**.

4.9 Fencing

Front fences

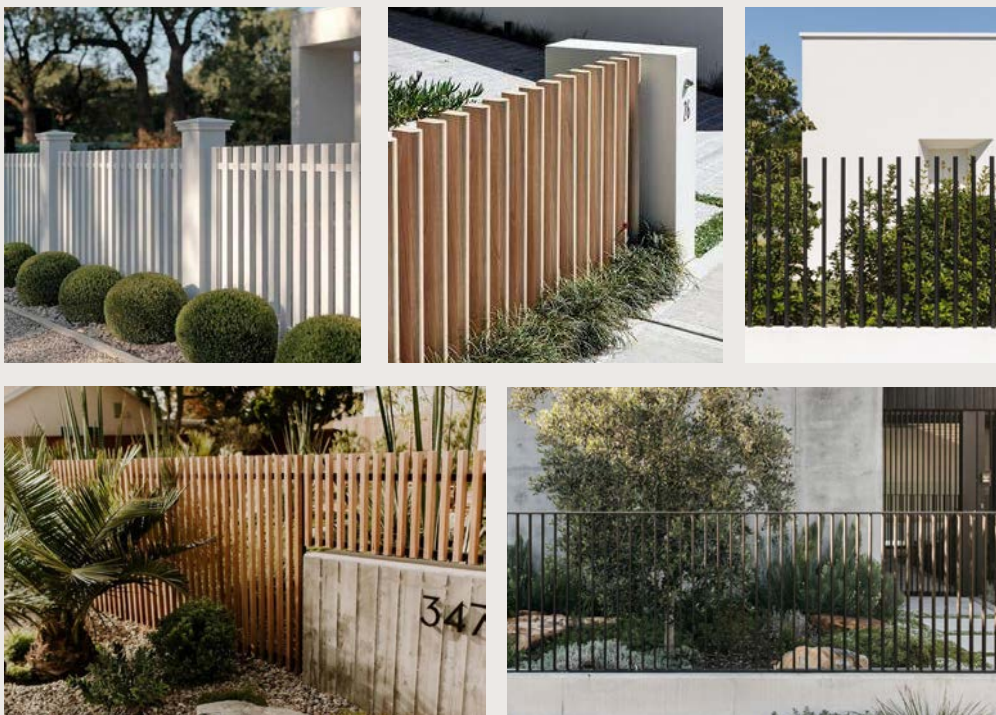
Front fencing is any fencing sitting forward of the main building line or garage. A front fence is optional except where identified within Appendix B as part of a Primary Frontage.

- Maximum height: **1.5m**.
- Minimum 30% transparency to maintain an open streetscape.
- Approved materials:
 - **Rendered masonry piers** with **metal or timber battens**.
 - **Vertical timber** or **aluminium battens**.
 - **Decorative metal panels**.
- **Landscaping** must be incorporated with a **minimum 600mm setback** from the front boundary where applicable.
- Where a front fence is constructed, fencing must be provided along the side boundaries within the front yard, returning from the front fence to abut the side boundary fencing. These 'connecting fences' must be constructed in "Good Neighbour" (double-sided) timber paling construction. Transitions between the side boundary fencing and connecting fences must be raked, not stepped.

Side and rear boundary fencing

- Height: **1.8m**.
- Approved fencing style:
 - "Good Neighbour" (double-sided) timber paling construction.
- Palings must be offset and mirrored on each side to maintain a consistent finished appearance to both properties (no exposed posts or intermediate rails) and a continuous capping rail.
- **Side fences** must be set back at least **1m behind the front façade** and must not extend beyond the **primary building line**.
- Return fences (including any gates) must be constructed in a style that complements the front façade design.
- Staining or painting of fencing in a neutral colour is permitted with approval from the NWDRP.
- Please note that metal sheet fencing is not permitted within Novella Waters.

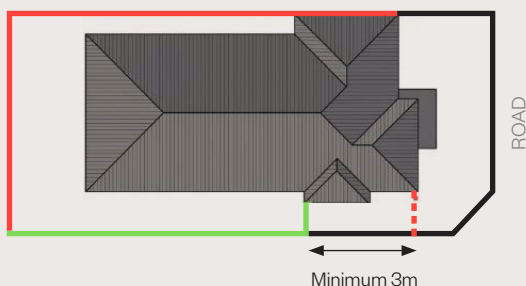
Front fencing examples



Corner lot fencing

- Height: **1.8m**.
- Stop at least 3m behind the closest corner of the front façade so that the corner feature is visible from the street and not concealed by fencing.
- Thin batten timber fencing, incorporating vertically aligned thin timber battens of consistent width, spacing and finish.
- To be constructed with concealed framing and no visible posts or rails from the secondary street.
- Return fences (including any gates) must be constructed in a style that complements the front façade design.
- Staining or painting of corner fencing in a neutral colour is permitted with approval from the NWDRP.
- Please note that metal sheet fencing is not permitted within Novella Waters.

Corner lot fencing

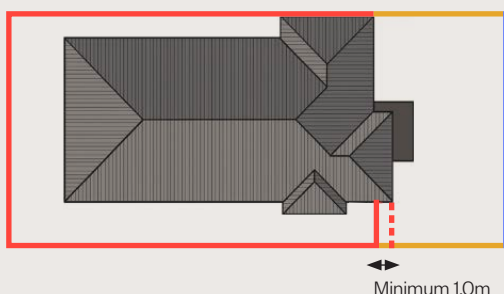


- 1.8m high thin batten vertical timber fencing. To be constructed with concealed framing and no visible posts or rails from the primary street.
- 1.8m high "Good Neighbour" double sided timber paling fence.

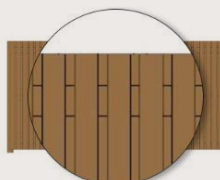
Example corner fencing



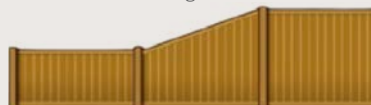
Side and rear boundary fencing (with front fence):



- 1.8m high "Good Neighbour" double sided timber paling fence.
- 1.5m high raked transition "Good Neighbour" double sided timber paling fence.
- 1.5m high front fencing.



Raked transition fencing



"Good Neighbour" fencing





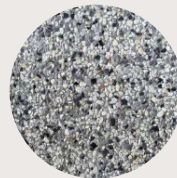
4.10 Garages

- **Integration with dwelling**
 - All garages must be **integrated into the main dwelling** and constructed under the primary roofline.
 - Detached garages are **not permitted** unless approved by the **Design Review Panel**.
- **Capacity & design**
 - A **minimum of a double-car garage** is required per dwelling and the **garage door must not dominate the front façade**.
 - Triple garages are only permitted on **lots with a minimum width of 18m** and must have the **third bay set back or visually de-emphasised**.
 - Two single garage doors are not permitted.
- **Setback requirements**
 - The garage must be **set back a minimum of 5.4m from the front boundary** to allow for off-street parking.
- **Garage doors**
 - Must be a **panel lift or sectional door**; roller doors are **not permitted on street-facing garages**.
 - Materials must be **Colorbond, timber-look or architecturally designed finishes** to match the façade. If an architecturally designed door is used, this may be accepted as a **third material on the façade**.
- **Carports**
 - **Materials and colours:**
Must complement the main dwelling to ensure a cohesive aesthetic.
 - **Architectural integration:**
Should match the roofline, posts and screening elements of the house.
 - **Street appeal:**
Front fencing with integrated planter boxes or planting in front of the fence is required to soften the streetscape and enhance visual appeal.

(Refer to Appendix C in the appendices for Plan of Development).

4.11 Driveways

- **Design and material requirements**
 - Driveways must be constructed using **approved materials**, including:
 - **Exposed aggregate concrete.**
 - **Coloured concrete (oxide finishes).**
 - **Pavers or textured concrete.**
 - **Plain grey concrete driveways are not permitted.**



Exposed aggregate



Coloured concrete
(oxide finish)



Pavers

- **Width and placement**
 - The maximum driveway width is **6.0m** for a double garage and **3m** for a single garage at the front boundary.
 - Driveways must be located **at least 500mm from the side boundary** with a **landscaped strip between**.
 - Only **one driveway crossover** per lot is permitted unless specifically approved.
- **Completion requirements**
 - Driveways must be **completed prior to occupancy** of the home.
 - Where a **footpath has been constructed in front of the lot**, the driveway must abut the footpath and **not cut through it**.

V. Landscaping and outdoor areas

Suggested front yard plants

Trees



Blue Cherry



Blueberry Ash



Beach
Acronychia



Beach Birds



Lemon Myrtle



Swamp Paperbark

Shrubs and groundcovers



Beach Cherry



Birds Nest Fern



Bottlebrush
Grass Tree



Boobialla



Coastal Canthium



Coastal Wattle



Dwarf Ginger



Guinea Flower



Native Ginger



Out-Leaf Daisy



Dwarf Flax Lily



Hop Goodenia



Kangaroo Grass



Trailing Pratia



Scaevola



Ruby Saltbush



Pigface



Kangaroo Grass

(Refer to Appendix D in the appendices for Novella Waters front yard species list)

5.1 General landscaping requirements

- Landscaping at **Novella Waters** is a key component in ensuring a cohesive, high-quality streetscape that complements the **coastal environment**.
- A **minimum of 54% of the development** is dedicated to **green spaces, conservation areas and riverfront access**, making landscaping a vital part of the community's identity.
- Landscaping should focus on **drought-tolerant, low-maintenance plant species**, with an emphasis on **native and subtropical plantings**.
- Hardscaping elements, such as **retaining walls, pathways and alfresco areas**, must integrate seamlessly with the home design and natural surroundings.
- Landscaping must be **completed within 3 months** of receiving a **Certificate of Occupancy**.

5.2 Front garden landscaping

The **front garden must include a mix of trees, shrubs and soft landscaping** to enhance the streetscape.

• Minimum Requirements

- **60% of the front garden** must consist of **soft landscaping**, including turf, garden beds and trees.
- A **minimum of four plants** (1m height at planting) must be included in the front garden.
- **Impermeable hard surface areas** (driveways, pathways, courtyards) must not exceed **40% of the front garden**.
- Artificial turf is **not permitted** in areas visible from street frontages.
- Decorative gravel or stone elements should **not exceed 10%** of the total front garden area.
- Pathways must be constructed from **concrete pavers, exposed aggregate or natural stone**.

Acceptable letterboxes



5.3 Side and rear garden landscaping

- Outdoor living areas should be **landscaped to provide privacy and shade**, integrating natural elements such as **pergolas, planter boxes and climbing greenery**.
- For **corner lots**, landscaping must ensure the **secondary street frontage** is visually appealing, integrating with the **front garden landscaping**.

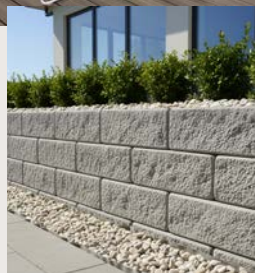
5.4 Outdoor living areas and structures

- **Patios, pergolas and alfresco areas** should be designed as **functional extensions** of the home, enhancing indoor-outdoor living.
- Pools and spas must be located to **minimise impacts on neighbouring properties** and must comply with **Queensland pool fencing regulations**.

5.5 Owner constructed retaining walls and level changes

- Prior to commencing construction, **all retaining wall plans are to be submitted and approved by the NWDRP**.
- Retaining walls should be constructed from **masonry, stone or textured blockwork** and must complement the home's exterior.
- **Maximum height:**
 - **600mm for retaining walls visible from the street.**
 - Up to **1200mm if terraced**, with a **500mm garden bed between levels.**
 - Timber retaining walls are not permitted.
 - Retaining walls within public view must be **textured, rendered or feature a decorative finish.**

Alfresco areas



Retaining wall



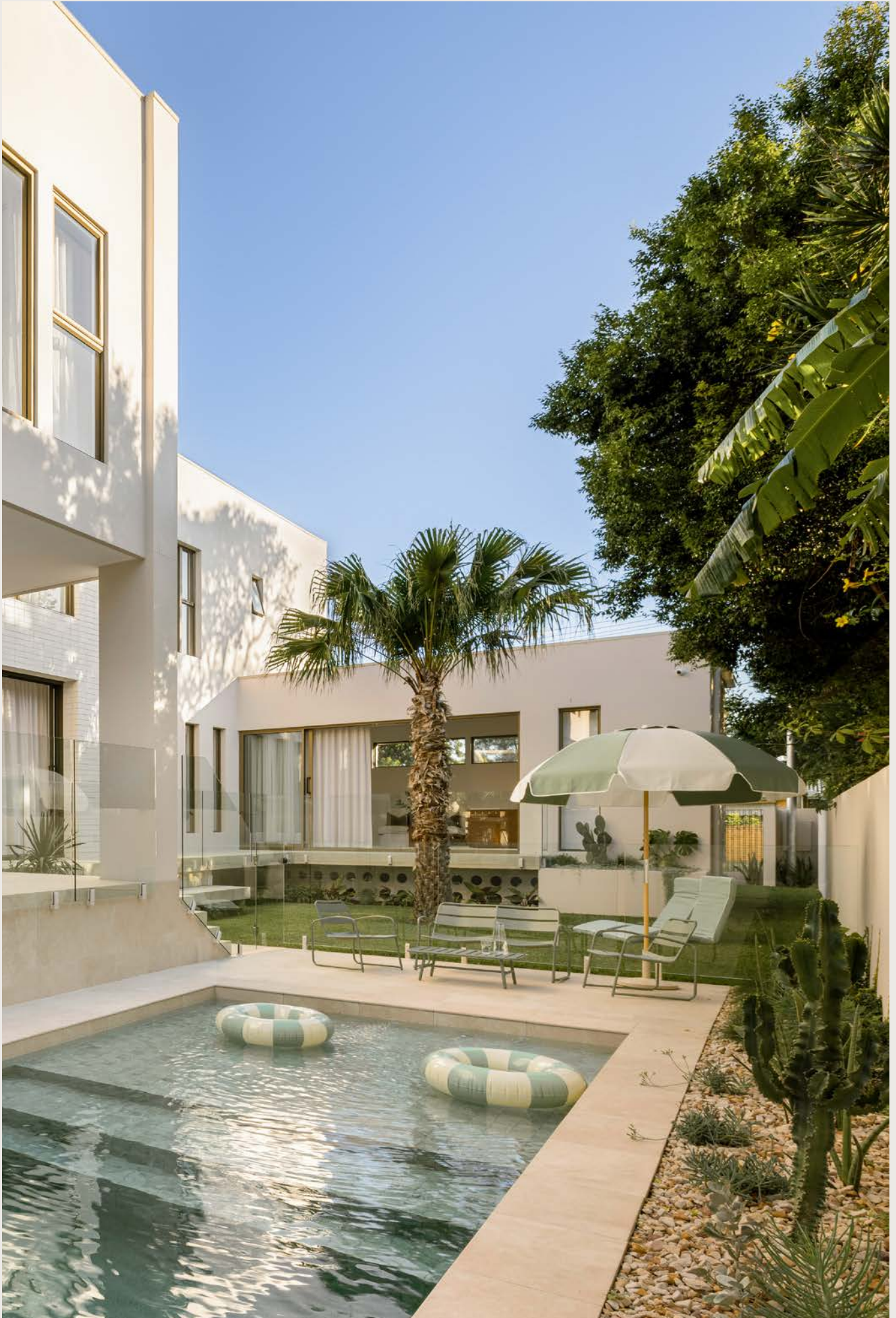
Screening and privacy

5.6 Screening and privacy elements

- Bins, air conditioning units and pool pumps must be **screened from public view** using fencing or mature planting.
- Side garden access pathways must be **paved** and should integrate **low-height planting** to improve aesthetic appeal.
- Screening elements, such as **timber or metal battens, climbing plants or privacy walls**, should be incorporated where necessary to create separation between dwellings.

5.7 Sustainability and water efficiency

- All homes should integrate **sustainable landscaping principles** to reduce water consumption and improve energy efficiency.
- Recommended **sustainability initiatives** include:
 - **Drought-resistant native plants** to reduce irrigation needs.
 - **Mulching and drip irrigation systems** for water conservation.
 - **Rainwater harvesting** through tanks that supply garden irrigation.
 - **Strategic tree planting** to provide shade and reduce heat absorption.



VI. Ancillary structures and services

6.1 General requirements

- All ancillary structures must be **complementary to the dwelling** in terms of **materials, colours and design**.
- Placement of ancillary structures must **minimise visual impact** from the street and neighbouring properties.
- Structures must be **fully installed and completed** before the home is occupied.

6.2 Sheds and storage structures

- **Maximum size:** Sheds and storage structures must not exceed **10m²** in floor area and **2.5m** in height.
- **Location:** Must be placed at the **rear or side of the lot** and not be visible from the street.
- **Materials & colours:** Must be **Colorbond or painted timber** and **match the home's colour scheme** (refer to **Appendix B**).
- **Not permitted:** Galvanised or reflective metal sheds, second-hand structures or makeshift storage units.

6.3 Clotheslines and drying areas

- Clotheslines must be located in a **side or rear garden** and **screened from public view**.
- Retractable or fold-down clotheslines are recommended to **reduce visual impact**.

6.4 Water tanks, solar panels and battery storage panels

- **Rainwater tanks**
 - Must be **located at the rear or side** of the home.
 - Tanks must be a **neutral colour** that complements the dwelling.
 - Above-ground tanks must be **screened with fencing or landscaping**.
- **Solar panels**
 - Must be integrated into the **roof design**, installed at a low profile and preferably positioned **away from the primary street frontage**.
- **Battery storage panels**
 - Battery storage panels must be located within a garage or otherwise appropriately screened so they are not visible from public view.

6.5 Air conditioners and hot water systems

- Must be **located at ground level** and **screened from street and neighbour views**.
- Roof-mounted air conditioning units are **not permitted** unless integrated into the roof design and concealed from public view.
- **Heat pump and hot water systems** must be placed in **non-prominent** locations and screened with landscaping or fencing.





6.6 Pool equipment and filtration systems

- Pool pumps and filtration equipment must be located at the **rear or side of the home** and **not visible from the street**.
- Equipment should be **enclosed within a low-noise, ventilated structure** or screened.
- Pool fencing must comply with **Queensland pool safety regulations** and be **integrated with the landscape design**.

6.7 TV antennas, satellite dishes and communication services

- **TV antennas and satellite dishes are not permitted.**
- Novella Waters is an **NBN-ready community** and all homes must be pre-wired for **broadband internet, telephone and TV services**.
- **External cabling must be concealed** within walls or underground.

6.8 Garbage bins and storage areas

- **Garbage and recycling bins** must be stored in a designated **side or rear location**.
- Bins must be **screened from public view**.
- Residents must ensure **bins are only placed on the kerbside for collection and removed promptly afterwards**.



VII. Construction and compliance requirements

7.1 General construction requirements

- All construction must comply with **Gold Coast City Council regulations**, the **Queensland Development Code (QDC)**, and the **Building Code of Australia (BCA)**.
- Home construction must **commence within 12 months** of land settlement.
- Construction must be **completed within 12 months** from commencement.
- Any variations from the approved **Novella Waters Design Covenants** must be **submitted for review and approval** before implementation.



Photo courtesy of Arli Homes

VIII. Sustainability and smart living

Novella Waters is committed to encouraging **sustainable design and smart living solutions**, ensuring that homes within the community are **energy-efficient, environmentally responsible and future-ready**. These guidelines promote sustainable building practices, encourage resource conservation and integrate smart home technologies to enhance the comfort and efficiency of modern living.

8.1 Sustainable building design

- Homes must achieve a **minimum 7-star energy efficiency rating** under the **Nationwide House Energy Rating Scheme**.
- **Passive solar design** principles should be incorporated, including:
 - Maximising **north-facing windows** for natural light and heat retention in winter.
 - Minimising east and west-facing windows to reduce heat gain in summer.
 - Using **eaves, awnings and shading devices** to regulate indoor temperatures.
 - Considered use of **thermal mass** to regulate indoor temperatures and reduce the need for artificial heating and cooling.

8.2 Energy efficiency and renewable energy

- **Solar power:** Homes are encouraged to install **solar photovoltaic (PV) systems**, with a minimum **3kW system** recommended for energy independence.
- **Solar hot water:** Homes are encouraged to incorporate **solar hot water systems or energy-efficient heat pump systems** to reduce electricity consumption.
- **Energy-efficient appliances:** All appliances must meet a **minimum 4-star energy rating** (where applicable).
- **LED lighting:** All homes must utilise **LED or energy-efficient lighting** for indoor and outdoor applications.
- **Smart home energy management:** Homeowners are encouraged to integrate **smart meters, programmable thermostats and energy monitoring systems** to optimise energy usage.

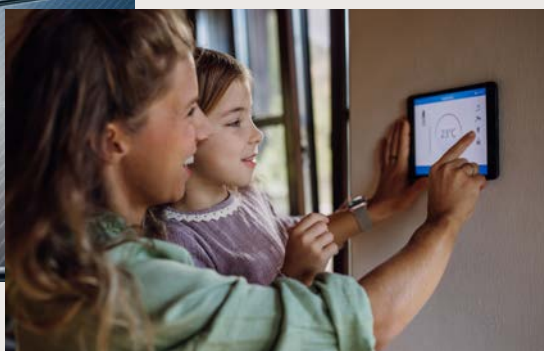


Courtesy Fowler homes



8.3 Water conservation and sustainable landscaping

- **Rainwater harvesting**
 - Homes are encouraged to install a **minimum 2,000L rainwater tank** for garden irrigation, toilets and laundry use.
 - Rainwater tanks must be **positioned discreetly** and finished in colours that complement the home's exterior.
- **Water-efficient fixtures**
 - All homes must incorporate **water-efficient tapware, toilets and showerheads** (minimum **4-star WELS** rating).
- **Sustainable landscaping**
 - Gardens are encouraged to include **drought-tolerant native and subtropical plant species** to reduce irrigation needs.
 - Drip irrigation and moisture-sensing watering systems are recommended for **efficient water use**.
 - **Artificial turf is not permitted** in front gardens but may be considered in rear gardens for **low-maintenance spaces**.



A greener future for Novella Waters

By encouraging **sustainable design principles and smart technology**, homes in **Novella Waters** will contribute to a **more resilient, energy-efficient and future-ready community**. These measures **reduce environmental impact and lower utility costs** ensuring that Novella Waters remains a benchmark for **sustainable living on the Gold Coast**.

8.4 Smart technology integration

- **Smart home automation**
Homeowners are encouraged to integrate **smart lighting, climate control and security systems** to improve efficiency and convenience.
- **Electric vehicle (EV) charging**
 - Homes are encouraged to be pre-wired for **EV charging stations** to accommodate future electric vehicle needs.
 - Where possible, **garage designs should allow for future EV charging infrastructure**.
- **Smart irrigation systems**
Gardens should incorporate **weather-responsive irrigation** to optimise water usage based on climate conditions.
- **Home battery storage**
Residents investing in **solar energy** are encouraged to install **home battery systems** to store excess solar power and reduce reliance on the grid.

8.5 Waste reduction and recycling

- **Construction waste management**
 - Builders are encouraged to recycle **construction waste**, including timber, concrete and metal.
 - Waste bins must be **covered to prevent windblown litter** and placed within the property boundary.
- **Household waste and recycling**
 - Homes must include **dedicated storage areas** for general waste, recycling and green waste bins.
 - **Composting bins or worm farms** are encouraged for organic waste reduction.
- **Sustainable materials**
 - The use of **recycled and locally sourced materials** in construction is encouraged to minimise the environmental footprint.
 - **Low VOC (volatile organic compound) paints, adhesives and finishes** should be used to improve indoor air quality.





IX. Appendices

Appendix A

Builder submission checklist

Your application must include:

- ✓ **Site plan** (1:200 scale)
Showing lot boundaries, setbacks, retaining walls, siting, site coverage and driveway / path placement.
- ✓ **Floor plans** (1:100 scale)
Showing room layouts and dimensions.
- ✓ **Elevations** (1:100 scale)
Showing the front, side and rear views, including roof pitch and external materials.
- ✓ **Landscape plan**
Detailing plant selections, fencing, letterbox, sheds, pools and hardscape elements.
- ✓ **External colour and material schedule**
Specifying all external finishes (walls, roofing, windows, doors).



Artist impression

Builder submission checklist

To be completed by the builder and submitted with the design application.

This checklist ensures that all required documents and design elements comply with the Novella Waters Design Guidelines before submission to the Novella Waters Design Review Panel (NWD RP). Failure to provide all necessary documentation may result in delays.

1. General application details

Lot Number	
Street Address	
Builder Name	
Contact Details	
Owner's Name	
Date of Submission	

2. Required plans and documentation

☐ **Site plan (1:200 scale)** – including:

- Lot boundaries and setbacks.
- Siting of the dwelling.
- Retaining walls (if applicable).
- Driveway and pathway placement.
- Site coverage calculation.

☐ **Floor plans (1:100 scale)** – showing:

- Room layouts and dimensions.
- Outdoor living areas.

☐ **Elevations (1:100 scale)** – showing:

- Front, side and rear views.
- Roof pitch and external materials.
- Eaves dimensions.

☐ **Roof plan** – indicating:

- Roof style, materials and pitch.
- Solar panel placement (if applicable).

☐ **Landscape plan (1:100 scale)** – including:

- Plant selections and garden beds.
- Turf and soft landscaping areas.
- Fencing details (location, height, materials).
- Hardscaping elements (driveways, pathways, retaining walls).
- Letterbox placement.

☐ **External colour and material schedule** – specifying:

- Walls, roofing, gutters, fascia, window trims and doors.
- Feature materials (stone, timber, render, etc.).
- Garage door finish and colour (must comply with Appendix B).

☐ **Fencing plan** – indicating:

- Type and height of fencing for all boundaries.
- Compliance with Colorbond-only fencing as per guidelines.
- Transparency requirements for front and park-adjacent fences.

☐ **Sustainability and smart living compliance** – including:

- Energy-efficient appliances (minimum 4-star rating).
- Solar PV system (recommended 3kW minimum).
- Water-efficient fixtures (4-star WELS rating minimum).
- Electric vehicle (EV) charging pre-wiring (recommended).

☐ **Ancillary structures and services placement plan** – showing:

- Shed placement (must be at rear or side, max 10m²).
- Clothesline location (must not be visible from the street).
- Water tanks (must be screened from public view).
- Air conditioning units (must be at ground level and screened).
- Pool pumps and filtration equipment (must be enclosed).
- Bin storage area (must be screened).

☐ **Construction compliance statement** – confirming:

- Construction will commence within 12 months of lot settlement.
- Construction will be completed within 12 months of commencement.
- Builders will ensure site cleanliness and sediment control.
- All public infrastructure (trees, pathways, roads) will be protected.

☐ **Final inspection and approval acknowledgement**

- Landscaping and fencing will be completed within 3 months of occupancy.
- The home will be subject to final compliance inspection by the NWD RP.

Builder declaration

I confirm that the submitted plans and documents comply with the Novella Waters Design Guidelines and acknowledge that any variations from the approved guidelines must be resubmitted for review.

Builder signature:

Date:

This checklist must be fully completed and included in the submission package. Incomplete applications will not be processed.

For inquiries or submission assistance, contact:

NWDRP@oliverhume.com.au

Appendix B

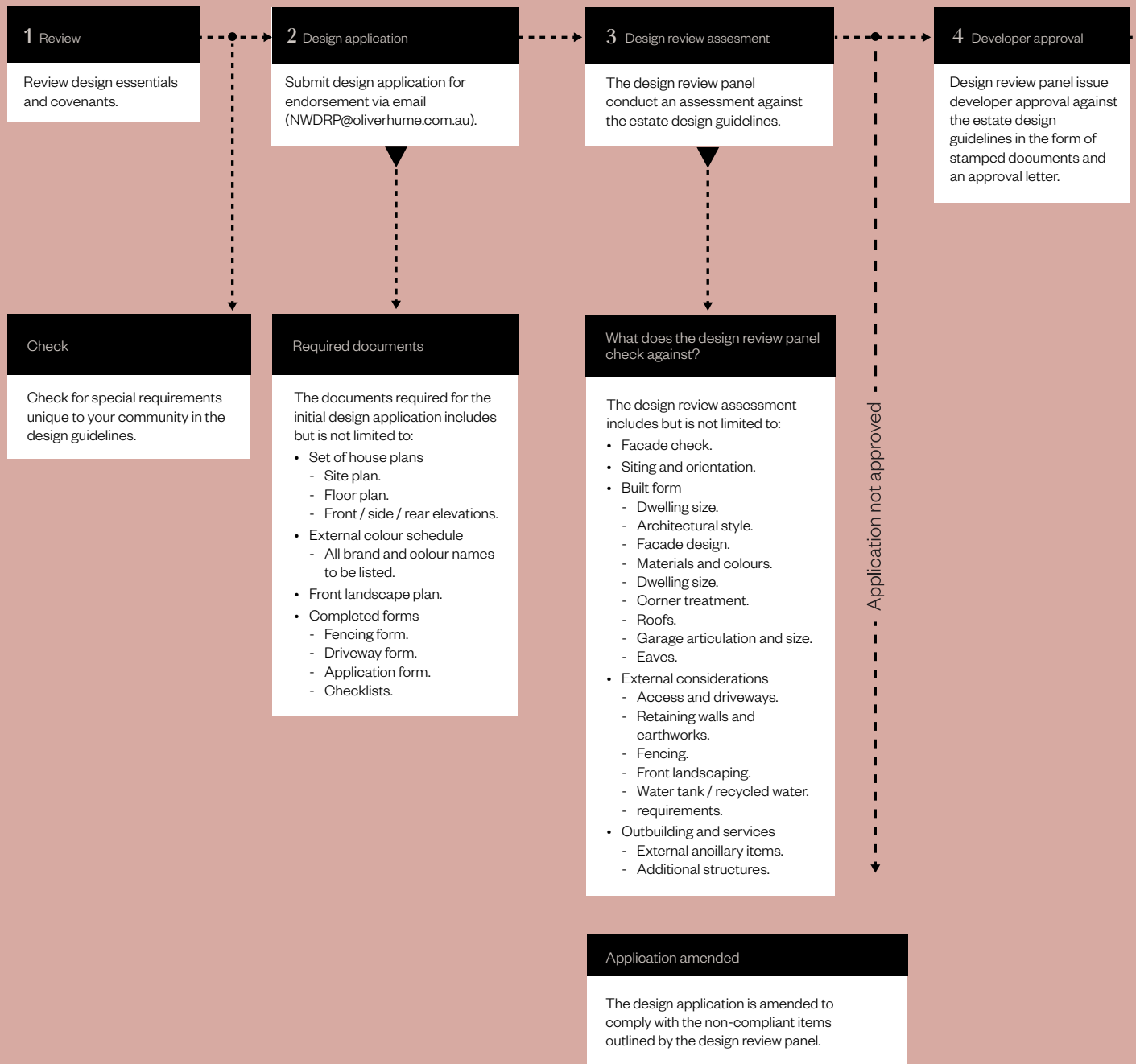
Specific fencing and extra controls – masterplan

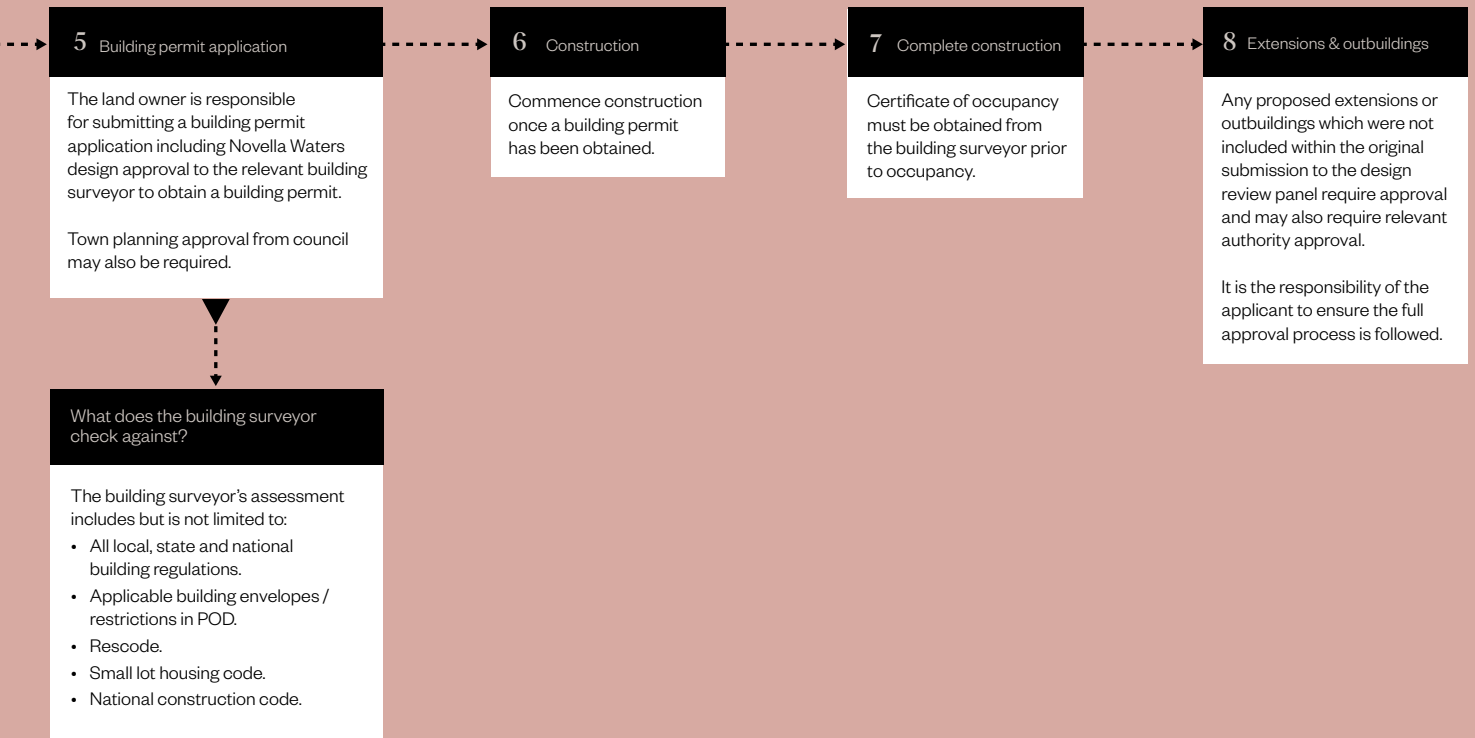
- Acoustic fencing
- Developer fencing
- - - Stage 1 boundary



Appendix C

Process flow chart





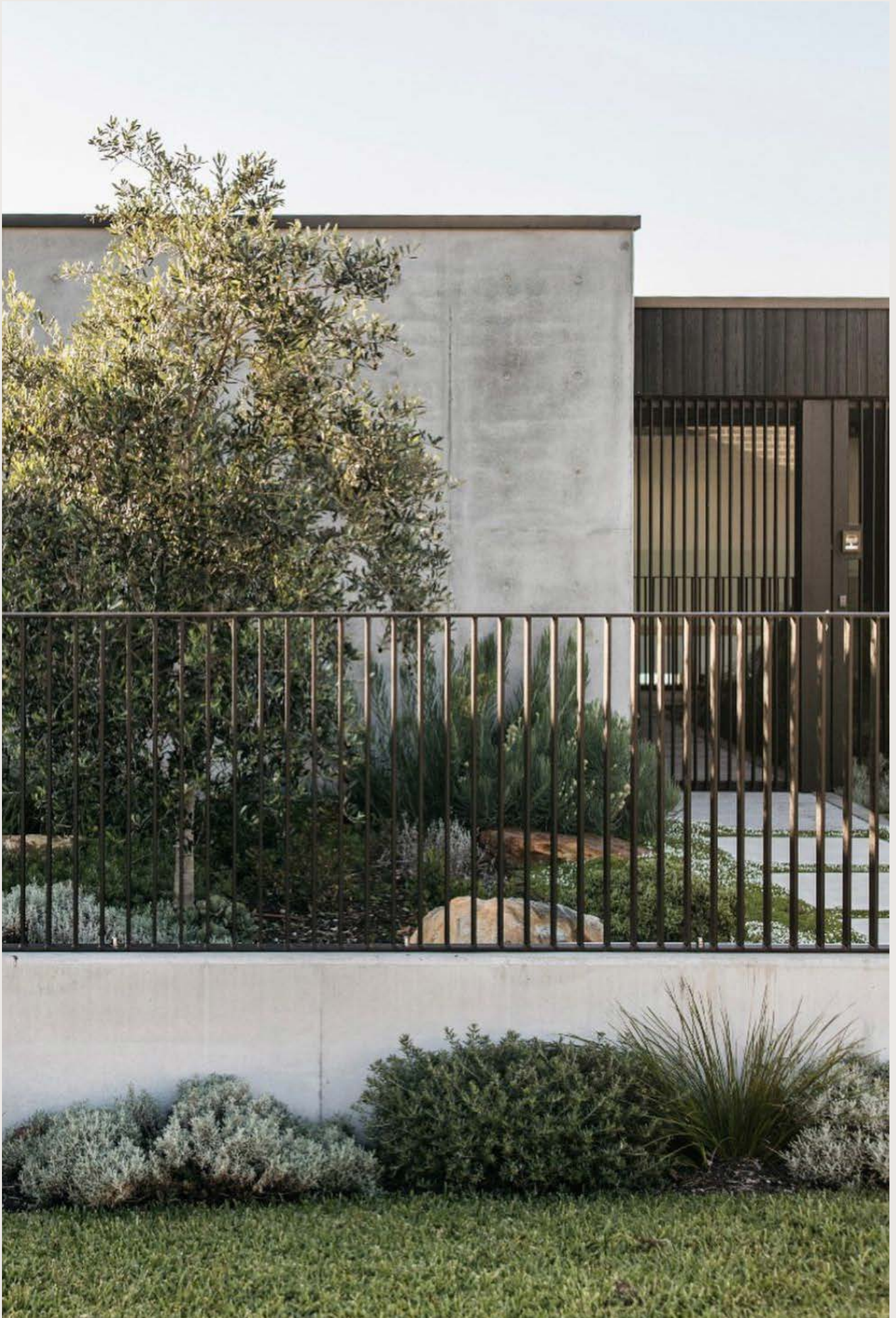
Appendix D

Novella Waters front yard plant species

Trees		
Aomena hemilampira	Broad-leaved Lilly Pilly	Acronychia imperforata
Beach Archonochia	Alectryon coriaceus	Beach Bird's Eye
Backhousia citriodora	Lemon Myrtle	Banksia integrifolia
Coast Banksia	Elaeocarpus eumundi	Eumundi Quandong
Elaeocarpus reticulatus	Blueberry Ash	Harpullia hillii
Blunt-leaved Tulipwood	Melaleuca ericifolia	Swamp Paperbark
Melicope elleryana	Pink Doughwood	Syzygium oleosum
Blue Cherry	Tristaniopsis laurina	Water Gum

Shrubs and Groundcovers		
Acacia sophorae	Coastal Wattle	Alpinia mutica
Dwarf Ginger	Alpinia caerulea	Native Ginger
Asplenium australasicum	Birds Nest Fern	Banksia aemula
Wallum Banksia	Banksia robur	Swamp Banksia
Brachyscome multifida	Cut-Leaf Daisy	Crinum pedunculatum
Swamp Lily	Cyclophyllum coprosmoides	Coastal Canthium
Enchylaena tomentosa	Ruby Saltbush	Eugenia reinwardtiana
Beach Cherry	Carissa macrocarpa	Natal Plum
Hakea actites	Mulloy Needle Bush	Hibbertia scandens
Guinea Flower	Hymenocallis speciosa	Broad-Leafed Spider Lily
Melaleuca pachyphylla	Wallum Bottlebrush	Myoporum acuminatum
Mangrove Boobialla	Leptospermum polygalifolium	Wild May
Westringia fruticosa 'Zena'	Coastal Rosemary	Xanthorrhoea macronema
Bottle Brush Grass Tree	Caprobrotus glaucescens	Pigface
Casuarina glauca 'Cousin It'	Cousin It	Dianella caerulea
Dwarf Flax Lily	Goodenia ovata	Hop Goodenia
Pennisetum alopecuroides 'Nafrav'	Native Fountain Grass	Pratia pedunculata
Trailing Pratia	Philotheca myoporoides	Wax Flower
Scaevola calendulacea	Scented Fan Flower	Themeda triandra
Kanqaroo Grass	Xerochrysum bracteatum	Golden Everlasting Daisy

Turf		
Zoysia Empire	Sir Walter Buffalo	Queensland Blue Couch
Microlaena stipoides	Zoysia Nara	



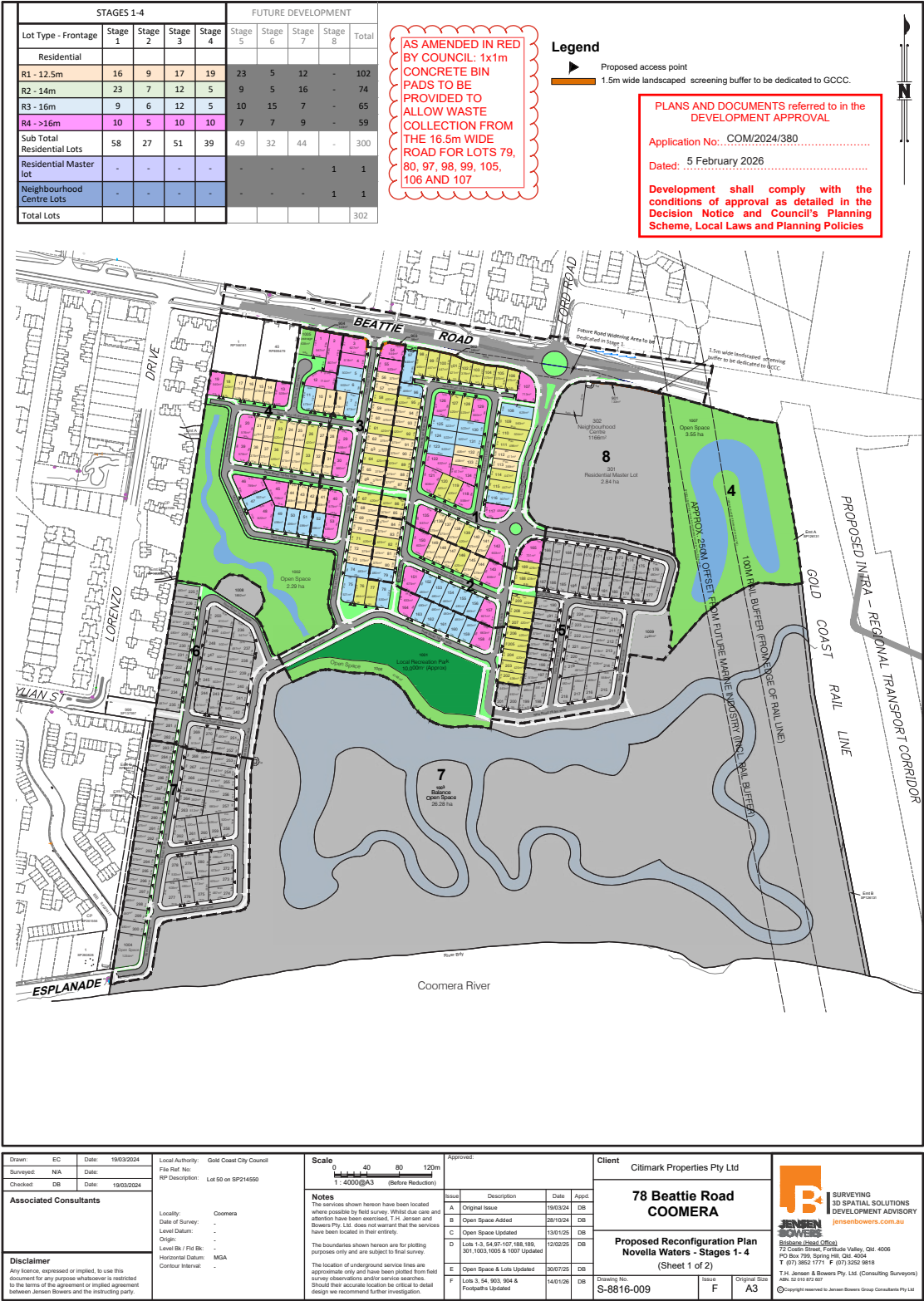
Appendix E

Plan of Development (POD)

Gross Floor Area	Gross Floor Area does not exceed that shown on Map 3 – Density and Building Height , being 250m ² per tenancy.	
Open Space Precinct		
Setback	Setback	Minimum distances measured in metres (m)
	Front	10m
	Side and rear	6m
Maximum Height	The height of buildings and structures do not exceed 11.5m.	
Maximum Site Cover	Site cover does not exceed 10%.	
Minimum Lot Size	New lots are not created unless for public open space purposes.	
Density	Not applicable.	

Appendix F

Approved ROL plan Stage 1-4



The Seller may, at the Seller's discretion, make variations (such variations may include changes to the number of lots within any stage of the Estate or number of stages within the Estate).





SURVEYING
3D SPATIAL SOLUTIONS
DEVELOPMENT ADVISORY
 jensenbowers.com.au

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 T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)
 ABN: 52 010 872 607

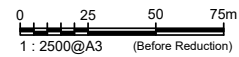
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Associated Consultants

Local Authority: Gold Coast City Council
 Authority Ref. No:
 RP Description: Lot 50 on SP214550

Locality: Coomera
 Date of Survey: -
 Level Datum: -
 Origin: -
 Level Bk / Fid Bk: -
 Horizontal Datum: MGA
 Contour Interval: -

Scale



Notes

The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

The boundaries shown hereon are for plotting purposes only and are subject to final survey.

The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Disclaimer

Any licence, expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Jensen Bowers and the instructing party.

Drawn: EC	Date: 19/03/2024
Surveyed: N/A	Date:
Checked: DB	Date: 19/03/2024
Approved:	

Issue	Description	Date	Appd.
A	Original Issue	19/03/24	DB
B	Open Space Added	28/10/24	DB
C	Open Space Updated	13/01/25	DB
D	Lots 1-3, 54, 97-107, 188, 189, 301, 1003, 1005 & 1007 Updated	06/02/25	DB
E	Open Space & Lots Updated	30/07/25	DB
F	Lots 3, 54, 903, 904 & Footpaths Updated	14/01/26	DB

Client

Citimark Properties Pty Ltd

78 Beattie Road
COOMERA

Proposed Reconfiguration Plan
Novella Waters - Stages 1- 4
 (Sheet 2 of 2)

Drawing No.	Issue	Original Size
S-8816-009	F	A3



78 Beattie Road, Coomera

1300 710 918

novellawaters.com.au

CITIMARK
PROPERTIES



The Seller may, at the Seller's discretion, vary or modify the Building Covenants from time to time in relation to any land within the Estate (other than the Land).