

# EUCALEE

4 2 8 5

## Design Guidelines At A Glance

Developed to enhance the long-term investment of purchasers, the Design Guidelines have been designed to ensure all homes at Eucalee are built to a high standard. We encourage a variety of housing styles which are in harmony with the streetscape and contribute to the environment in a positive way.

Eucalee offers a rare and unique opportunity to combine an urban lifestyle with the natural beauty of open space. Home designs will reflect this theme by being responsive to the natural surroundings and combining the best of Australian contemporary design.

Homes will be contemporary, using simple architectural design elements to create enjoyable and comfortable living environments. Homes will maximise the potential of the lot but will not encroach on the privacy of neighbouring homeowners. Homes will adopt a lighter palette of colours, materials and finishes complementary to the natural surroundings.

This is only a brief summary of the Design Guidelines; please refer to the full Building Design Guidelines document for further detail.

ITEM	REQUIREMENT	SCHEDULE NO.
ARTICULATION	Home designs are encouraged to incorporate simple architectural design principles with articulated elements such as terraces, balconies, verandahs and pergolas to provide an interesting streetscape.  CORNER LOTS: Maximum length of 7.5m in one plane, with a minimum step of 0.9m between planes.	2(A)
HOME DESIGN & CONSTRUCTION	Construction of dwellings must be completed within 24 months of settlement. The minimum floor areas (including garages, carports and covered outdoor areas, but excluding sheds). • Lots 701m <sup>2</sup> in size or greater - 180m <sup>2</sup> • Lots 700m <sup>2</sup> in size or less - 150m <sup>2</sup> (including garages, carports and covered outdoor areas but excluding sheds) One dwelling only is permitted per allotment.	3(B)
MINIMUM HOUSE WIDTH	Standard Lots 65% on lot frontages.  Lots 339 to 348 (inclusive) are to have a minimum house width of 12m with the home to have a maximum side boundary setback of 5m on either side of the allotment.	3(C)
HEIGHT	Maximum of 8.5m to peak of the roof from the mean ground level and a maximum of two storeys.	3(G)
CAR ACCOMMODATION, GARAGES & DRIVEWAYS	Two car parking spaces per home, one of which must be an enclosed garage. A third garage is permitted on lots with a frontage greater than 16m and the third garage must articulate and be located 500mm from the front wall of the double garage. Garages are to be setback a minimum of 8m from the front boundary and a minimum of 1m behind the front wall of the house.  Garages of >6m in width will be considered on larger lots (20m wide or greater) ensuring that a balance of liveable space to the garage width is provided.  Driveways are to be a minimum 2.4m for single garages and a maximum of 5m for double car garages and are to be located a minimum of 0.5m from the side boundary. Where access is required to the rear of Lot, a one meter wide landscape buffer planting is required along the entire side boundary, or until the planting meets the side return fence.	3(I, N, O)
VARIATION OF HOUSING STYLE	Two homes with the same or similar elevations must not be established in close proximity. Close proximity is defined as being separated by three lots or more, whether on the same or opposite sides of the street.	4
FAÇADE FINISHES	Facade finishes must return a minimum of 3m along the side of the dwelling.	7(G)
BUILDING COLOURS & MATERIALS	Two or more materials and textures are to be used on the Primary and Secondary street façades.	7(H)
STREET FRONT DESIGN	Homes must incorporate a highly-visible and well-defined front entry, incorporating a covered roof area as well as a wall variation of at least 1m. To enhance the park-like character, it is recommended that no front street fencing is constructed, with no side fencing forward of the building line.	8
ROOF FORM & MATERIALS	Roof materials are limited to Colorbond® profiled metal or flat/shingle concrete profile tile roofing.	9(B)
SHEDS	Sheds must be concealed from public view and setback at least 10m from a road or park boundary with a maximum height of 3.5m. See Schedule 12 in the Design Guidelines for further details.	12(F)
RETAINING WALLS & EARTH WORKS	Full details of heights, materials and location of all retaining walls and embankments are to be submitted for review by the DAP. See schedule 13 for details.	13
LANDSCAPING	A landscape plan must be submitted to Eucalee Design Assessment Panel (DAP) for approval as part of the covenant approval, which shows the landscaping in detail for the entire lot. Driveways and letterboxes must be completed prior to occupation, with landscaping of the front yard to be completed within 3 months of occupation.	14
COLORBOND FENCING	All side and rear fences are to be constructed of Colorbond® material in "Dune" colour or similar, to a maximum height of 1.8 metres. Where there is no front fence, the fencing is not to go forward the front alignment of the façade. The side return fencing can be same. See schedule for complete variations.  For lots with side retaining walls or batters, fencing forward of the building line is encouraged but to a maximum height of 1.2m and 50% transparency.	15(B,E)

# Approval Process



## STEP 1: AWARENESS

Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the Design Guidelines.

## STEP 2: SUBMISSION

All house plans and design features are to be submitted via the **Villawood Builder Portal:** <https://www.villawoodproperties.com.au/builderportal/user>

## STEP 3: APPROVAL

Providing all documents have been submitted and meet compliance, allow approximately 10 working days for approval.

## STEP 4: RE-SUBMISSION

Any plans that do not comply with the Design Guidelines will be returned with the areas of non-compliance highlighted. Plans may then be amended and can be resubmitted for approval.

## STEP 5: LOCAL AUTHORITY APPROVAL

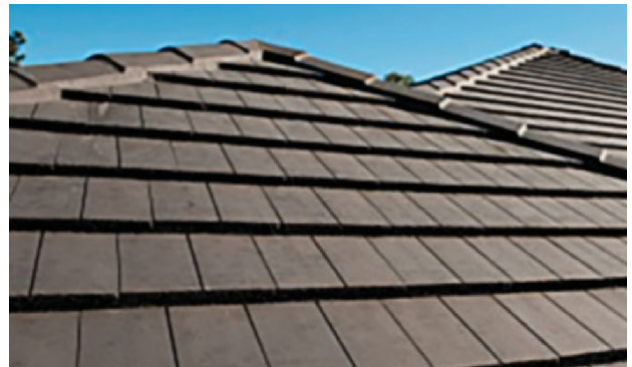
Upon the buyer receiving written final drawings approval from the DAP, the buyer will submit identical documents to the local authority, or private certifier, to obtain planning approval and building certification.

## STEP 6: CONSTRUCTION

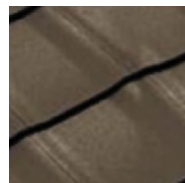
Once a building approval has been obtained, construction of your house may begin. Ensure that a copy of the Design Covenant approval issued by the DAP and a copy of 'Appendix 3: Builder Responsibility' is provided to the builder prior to construction commencing.



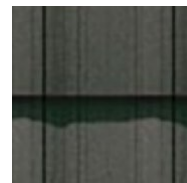
ROOFS ARE TO BE A SIMPLE COMPOSITION OF SHAPES WITH THE USE OF ARCHITECTURAL ELEMENTS TO CREATE INTEREST IN THE ELEVATIONS - IMAGE COURTESY OF PLANTATION HOMES



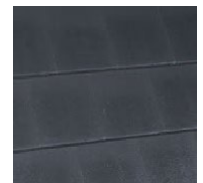
FLAT TILE PROFILE OR COLOURBOND® PROFILE METAL



BRISTLE CLASSIC  
YEOMAN SHINGLE



BRISTLE CLASSIC  
YEOMAN SHAKE



MONIER HORIZON

HOMES ARE TO REFLECT CONTEMPORARY QUEENSLAND ARCHITECTURE THROUGH WELL-RESOLVED DESIGN IN CONTEXT WITH THE CLIMATE OF SOUTH EAST QUEENSLAND AND THE NATURAL SURROUNDINGS - IMAGE COURTESY OF STROUD HOMES