

EUCALEE

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DESIGN GUIDELINES



# Purpose of the Covenants



We would like to welcome you to Eucalee, the newest in a long list of high-quality developments by Villawood Properties that will set a new benchmark for residential living.

The principal aim of these Design Covenants (“Covenants”) is to create a coherent vision for the Eucalee community. Developed to enhance the lifestyle and investment of purchasers, the Covenants are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

Each individual house design should contribute to the surrounding environment and to the community in a positive way. The Covenants encourage homeowners to construct innovative and appropriate designs that address sustainability and present a cohesive residential image for the community.

These Covenants will focus on form and style of dwellings to ensure that sustainable, quality homes are constructed and maintained to a standard that enhances the neighbourhood and protects all homeowners’ investments into the future.

Adherence to the Covenants will ensure the homeowner’s use and enjoyment of their home is not interfered with as a consequence of other lot owner’s building activities in Eucalee.

We hope that you will see the value in the Covenants and we look forward to working with you through the process of making Eucalee your home.

# Operation of the Covenants



The implementation of these Covenants will be monitored by the Design Assessment Panel (DAP). However, it is essential that future residents and/or potential purchasers are committed to adopting these standards to promote and protect the character of the Eucalee community.

Plans, elevations, colours and materials selection will require approval by the DAP. The Scenic Rim Regional Council (SRRC) will be the relevant authority for separate planning and building approvals.

Please ensure that you include the following in your online application via the Villawood Builder Portal:  
[www.villawoodproperties.com.au/builderportal/user](http://www.villawoodproperties.com.au/builderportal/user)

- Site plan including: setback dimensions (refer to your Disclosure Plan), slope contours in AHD, extent of earthworks, dwelling ground/pad and floor level information, location of existing trees, retaining wall details, fencing details, driveway details, rainwater tank location, shed, letterbox, roof opening, services connection from street, pits, lids, manholes, light poles and stormwater services in verge;
- Landscape plan including: planting areas, drying area, nominated rubbish bin location, letterbox location and services such as AC, HWS, clotheslines and associated screening;
- Floor plans and a schedule of areas in square metres including: service connection points such as MSB, AC units, solar, HWS, broadband, clotheslines, downpipes, etc;
- Elevations and sections with natural surface level;
- Roof plan;
- Schedule of materials and colours including: roofs, driveways, retaining walls, fence, letterbox, etc; and
- Letterbox design if not a masonry pillar.

Failure to submit all of the required information may slow the approval assessment process and possibly require resubmission or result in rejection by the DAP.

# Building & Landscape Approval Process

## Step 1

### **DESIGN STAGE**

If desirable, the architect/designer/builder can meet with a DAP representative to discuss their proposed design and the Covenants prior to or during the design process.

This communication will be helpful with regard to addressing planning issues such as driveways, building placement, setbacks, fencing, pools, sheds, ancillary structures, etc., prior to preparing detailed design plans to be submitted to the DAP/SRC.

## Step 2

### **APPROVAL STAGE**

The Buyer's designer or builder will prepare the design and construction documentation and submit this via the Villawood Builder Portal at: <https://www.villawoodproperties.com.au/builderportal/user>

The DAP will automatically be notified of the application and will advise its final approval of the drawings within 10 working days of receipt thereof or require that the Buyer amend them to comply with the Covenants. Acting reasonably, the DAP will indicate its approval or otherwise within 10 working days after receiving any amendments (which approval cannot be unreasonably withheld).

## Step 3

### **LOCAL AUTHORITY APPROVAL**

Upon the Buyer receiving written final drawings approval from DAP, the Buyer will submit identical documents to the local authority, or private certifier, to obtain planning approval and building certification. Despite approval from DAP, the Buyer may require additional approvals from the local authority or private certifier or other competent authority. The Buyer acknowledges that no approval granted by DAP will constitute any representation that the plans and specifications will be approved by the local authority, private certifier or any other competent authority.

## Step 4

### **BUILD YOUR HOME**

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.



# Residential Character

At Eucalee, we are creating a rare and unique opportunity to combine an urban lifestyle with the natural beauty of open space.



COURTESY OF BURBANK HOMES

The Eucalee Covenants aim to reflect this theme by being responsive to the natural surroundings by combining the best of Australian contemporary design.

In your discussions with the DAP, you will be encouraged to incorporate simple architectural design principles with articulated elements such as terraces, balconies, verandahs and pergolas to create interest and variety in the streetscape.

Homes will be contemporary using simple architectural design elements to create enjoyable and comfortable living environments. The homes will maximise the potential of the homesite but will not encroach on the privacy of neighbouring homeowners.

Homes will adopt a lighter palette of colours, materials and finishes complementary to the setting to assist with energy saving and provide thermal comfort to the homeowner. Roofs are to be a simple composition of shapes with the use of architectural elements to create interest in home elevations.

All homes are to provide interest and variation to the streetscape through articulated elements including, but not limited to, deep porches, variation in materials/ finishes and colours, and large clear windows from a habitable space such as a bedroom or living area.

Homes are expected to present with a balanced façade in relation to the lot width and an equal measure of rendered masonry/ face brick and lightweight cladding.



COURTESY OF METRICON HOMES



COURTESY OF STROUD HOMES



HOMES ARE TO REFLECT AUSTRALIAN CONTEMPORARY ARCHITECTURE

# Building Envelope

## I. Building Siting

Each home should be designed to maximise the natural characteristics of its surroundings.

Some important characteristics to consider are:

- Site orientation and prevailing breezes
- Solar access
- Topographic characteristics and drainage lines
- Points of access
- Views and vistas
- The relationship to the adjoining allotments and homes (existing or proposed)

**1(a)** All homes are to address the street and public open spaces (where applicable) in order to provide opportunities for passive surveillance. Homes should have a width addressing the street that is appropriate for each lot, 65% for standard allotments, to the satisfaction of the DAP acting reasonably.

**1(b)** It is a mandatory requirement that all facades facing a street or public space provide a porch, portico, balcony or verandah connected to a habitable space. Homes, garages and any ancillary structures are required to comply with the minimum requirements as presented on Table 1 (pages 10 and 11).



COURTESY OF MCCARTHY HOMES



## 2. Articulation

**2(a)** To ensure that dwellings constructed within the community are designed to a high-quality contemporary standard, they should be designed so that the Primary and Secondary Street facades are well articulated.

**2(b)** Articulation can be achieved through a variety of ways and must incorporate at least two of the following features:

- Use of different materials and textures
- Variable wall setbacks to the front and side street boundaries with a minimum 500mm change in wall alignment
- Verandas, porticos and pergolas that are of useable size and space
- Feature gable roof
- Large clear glazing
- Consistency of window styles on both street frontages

**2(c)** Walls and roofs facing the secondary frontages must be a maximum length of wall in one plane of 7.5m with a minimum step of 0.9m between planes.

**2(d)** Corner and park front lots are to address both street frontages by providing the following on secondary street frontages and park frontages:

- Windows from habitable rooms,
- Decorative fencing;
- Quality landscaping matching the Primary frontage;
- Variation on materials/finishes and colours; and
- Variation of wall and roof alignment.

DIAGRAM A

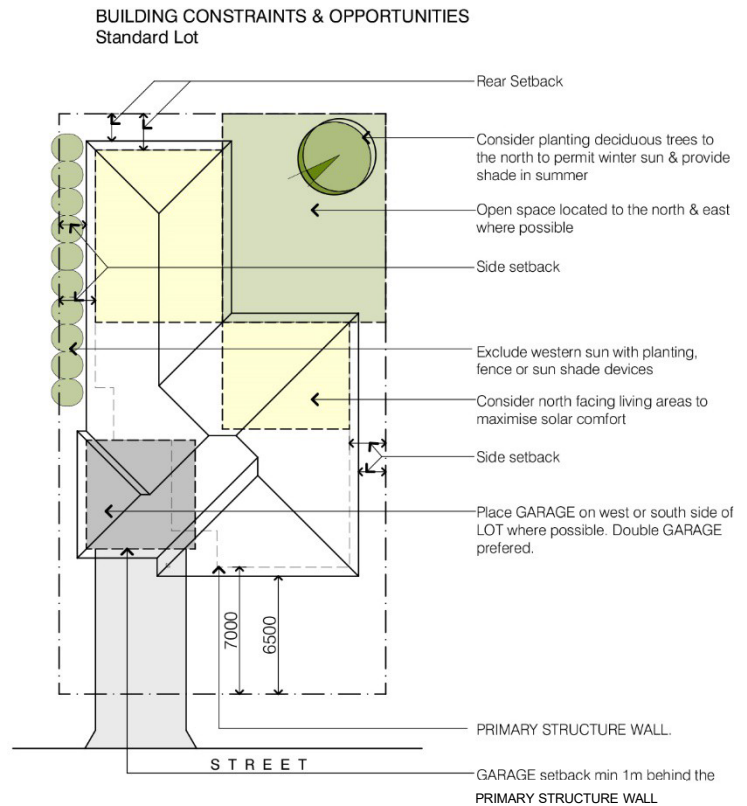
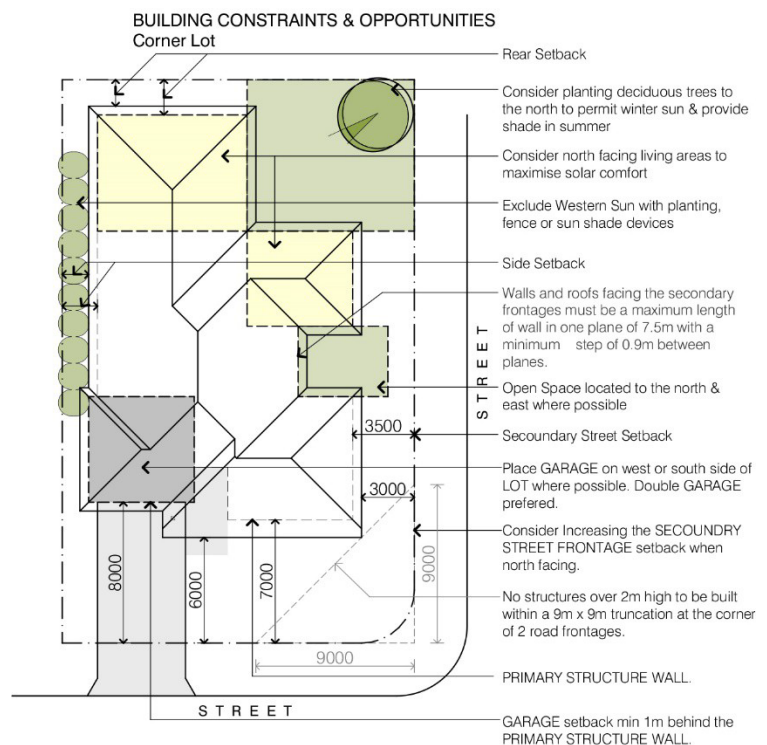


DIAGRAM B



### 3. Table 1. Residential Design & Siting Guidelines

ITEM	REQUIREMENT	
<b>3(a) SITE COVERAGE</b> (INCLUDING GARAGES, CARPORTS)	Lots 15m wide and greater – 50% maximum	Lots <15m wide – 60% maximum
<b>3(b) MINIMUM FLOOR AREAS</b> (INCLUDING GARAGES, CARPORTS & 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>
<b>3(c) MINIMUM HOUSE WIDTH</b>	Standard Lots 65% on lot frontages. House width includes eaves.	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.
<b>BUILDING SETBACKS</b>		
<b>3(d) PRIMARY STREET FRONTAGE</b>	Outer Most Projection (OMP) – 60m	Primary Structure Wall (WALL) – 7.0m
<b>3(e) SECONDARY STREET FRONTAGE</b>	OMP – 3m	WALL – 35m
<b>SIDE AND REAR BOUNDARY</b>		
<b>3(f) UP TO 4.5M BUILDING HEIGHT</b>	OMP - 15m	WALL - 20m
<b>3(g) BETWEEN 4.5M &amp; 7.5M BUILDING HEIGHT</b>	OMP - 20m	WALL - 25m
<b>3(h) EXCEEDING 7.5M BUILDING HEIGHT</b>	OMP - 25m	WALL - 3.0m + 0.5m for every 3m in height or part thereof >10.5m
<b>3(i) GARAGE/CARPORT</b>	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.	
<b>3(j) BUILT TO BOUNDARY WALL</b>	Encouraged to be on the southern or western side boundary	
	Maximum 4.5m and has a mean height of not more than 3.5m	
	Maximum length of 9m	
	Not within 1.5m of a habitable window of an adjoining dwelling	
<b>3(k) EAVES OVERHANG</b>	Minimum Overhang of 450mm	
<b>3(l) BUILDING HEIGHT</b>	Does not exceed two storeys and a maximum height of 8.5m	
<b>3(m) SHEDS</b>	A maximum height of 3.5m. Setback to property boundary 1.5m	
<b>3(n) CAR ACCOMMODATION</b>	Two car parking spaces are to be provided per home, one of which must be an enclosed garage. A third garage is permitted on lots with a frontage greater than 16m and 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	
	Maximum garage internal width – a maximum width of 50% of the lot width up to a maximum of 6m internal width.	
	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.	
<b>3(o) DRIVEWAYS</b>	Minimum 2.4m wide for single car garages, maximum 5.4m wide for double car garages	
	Driveways are to be 500mm from the side boundary and preferably on the southern or western side of the lot. 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	
<b>3(p) PRIVATE OPEN SPACE</b>	Homes with the main living area at ground level must have a minimum area of private open space of at least 40m <sup>2</sup> and a minimum dimension of 4m, preferably accessible from the main living area	
	Homes with the main living areas located above ground level must have a minimum area of private open space in the form of a balcony, consisting of at least 20m <sup>2</sup> and a minimum dimension of 3m, preferably accessible from the main living area	
	Patios and covered outdoor living or recreation areas are included in the above private open space requirements	

# Building Guidelines

## 4. Variation of Housing Style

**4(a)** Homes with identical or very similar facades may not be constructed in close proximity and identical houses must be separated by a minimum of three houses in any direction, whether on the same or opposite side of the street.

**4(b)** A minimum of four differences from the below list must be achieved to distinguish between similar elevations:

- Roof design
- Window size and configuration
- Colours
- Gable/roof treatment
- Cladding and materials/finishes
- Porch size and arrangement
- Garage door profile and colour
- External screens and architectural fins

## 5. Built to Boundary Walls

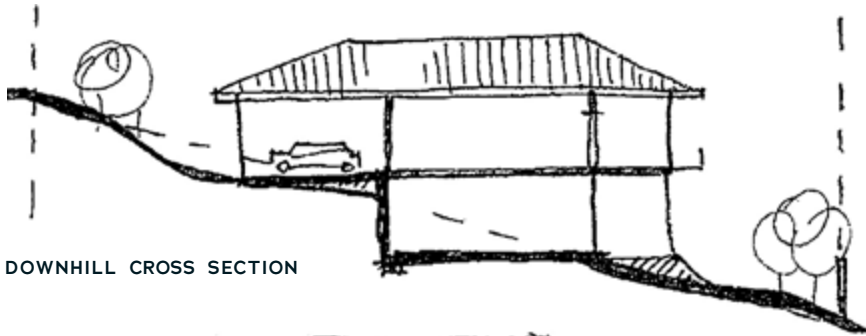
The location of the Built to Boundary Walls are to be located as indicated on the Disclosure Plan and Plan of the Development (if applicable).

Built to Boundary Walls are subject to a separate Council application and approval. If Built to Boundary Walls are proposed, they should be located on the southern or western side boundary and the driveway/ garage location must be sited on the same side of the lot to avoid encroachment of services.

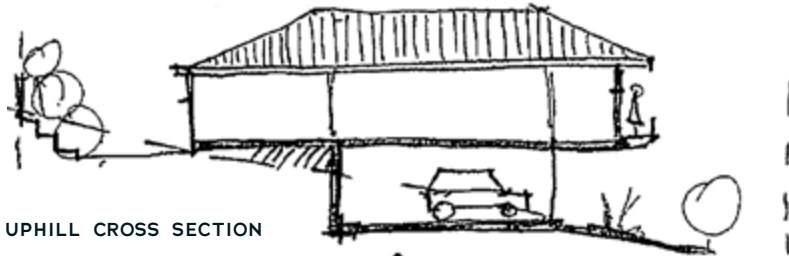
## 6. Slope Considerations

**6(a)** Houses and garages should be sited and designed to take advantage of the natural slope conditions at Eucalee. Split level designs, for example, can be designed to follow the fall of the land and avoid unsightly and expensive earthworks that scar the natural landscape. Refer to Diagram C.

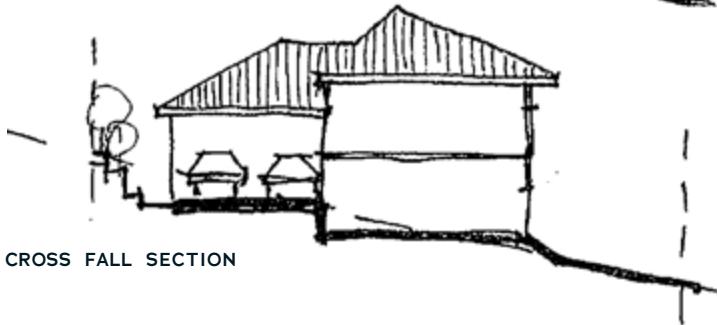
DIAGRAM C



DOWNHILL CROSS SECTION

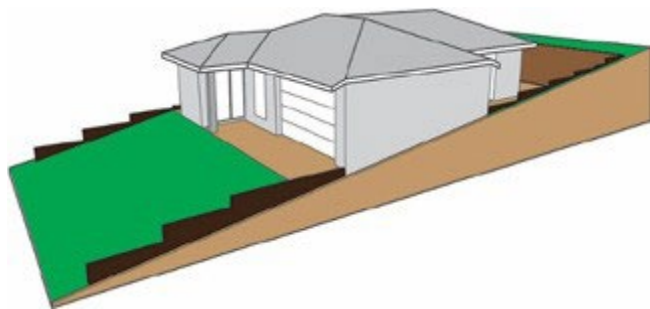


UPHILL CROSS SECTION

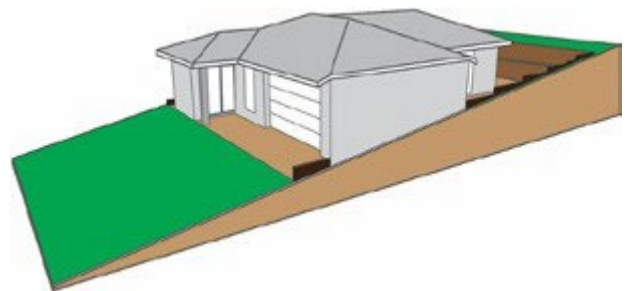


CROSS FALL SECTION

**6(b)** Lots with a grade of more than 15% should be constructed as a split level home with the undercroft to be battened and landscaped. Unsightly cut or fill should be avoided and limited to 1.0m in depth. Landscaped terraces are preferred as per below with engineer-designed retaining walls.



CORRECT LEVEL OF EXCAVATION



INCORRECT LEVEL OF EXCAVATION

## 7. Building Colours, Materials & Finishes

**7(a)** Homes are to be constructed to reflect contemporary Queensland architecture and have regard to the climatic conditions of the area. Homes should incorporate a variety of materials to the façade so as to provide contrasting of lightweight and solid materials in order to provide articulation.

**7(b)** No more than 60% (excluding roofs, windows and garage doors) of the front facade is to be of any one material (refer to Diagram D).

**7(c)** The exterior wall, roof, window and trim colour of the home must complement the natural environment.

Earthy, natural, muted hues and tones are to be used in conjunction with complementary trim colours and materials or feature elements.

**7(d)** Roof and Wall Colours, including Garage Doors, must have a maximum Solar Absorptance of 0.69 (this includes Basalt).

**7(e)** Bold, bright colours or materials are not acceptable. This requirement is to ensure that any reflection or glare from any exterior surfaces to the surrounding houses is kept to a minimum.

Raw and/or untreated materials will not be permitted for external building materials or fencing.

**7(f)** This includes: unfinished and unpainted block work, fibre, cement sheeting, polystyrene cladding or plain grey concrete.

**7(g)** Façade finishes must return a minimum of 3m along the side of the dwelling.

**7(h)** Two or more of the following materials are to be used on the Primary and Secondary Street facades:

- Rendered masonry
- Natural Stone
- Timber columns or cladding
- Feature tiles
- Textured and painted fibre cement cladding
- Aluminium battens and louvres
- Weather boards
- Facebrick feature elements, to a maximum coverage of 50% of wall area (calculations exclude window and door openings) and include coloured mortar (natural/grey mortar is not permitted).
- Other materials approved by DAP

The following materials are unacceptable:

- Bagged finish
- Mottled facebrick
- Stick-on stone alternatives
- Double height brick, except if used as a contrasting feature element

**7(i)** Diamond Grille and Barrier Screens style security screens are not permitted to the primary or secondary frontages. The use of external materials and colours is subject to approval by the DAP and colour schedules must be submitted as part of the DAP application.



COURTESY OF HOTONDO HOMES – AIRLIE 230 ECLIPSE

## 8. Street Front Design

**8(a)** All homes must incorporate a highly-visible and well-defined front entry facing the Primary or Secondary Frontage.

**8(b)** Must include suitable features such as wide/oversized entry doors, gatehouse, separate pedestrian entry and feature walls defining the entrance to the home.

**8(c)** Homes are also to be designed so as to provide casual surveillance of the adjoining streets and open space to improve the safety of the community.

**8(d)** All homes must incorporate three of the following features to the street frontages of the home:

- Wall alignment variation by at least 1m. For double storey homes, the variation is for both ground floor and upper floor
- Light and shadow recesses a minimum of 200mm typically for window and door recesses
- Large windows with clear glazing and a maximum sill height of 500mm
- 50% front verandah to a minimum depth of 1.5m (excluding the garage)
- A verandah or, for double storey homes, a first floor projection built out over the garage
- Window hoods that extend a minimum of 300mm for all habitable room windows (window hoods to be constructed of durable materials as part of the home, not canvas or retractable awnings)
- Front door with glazing

**IN ADDITION:**

**8(e)** Clear glazing must be provided to any street frontage to allow for passive surveillance, obscure/translucent glazing and small windows are not permitted.

**8(f)** The primary entry is to incorporate a covered roof area. The entry must be at least 3m<sup>2</sup> (excluding eaves), with a minimum depth of 1.5m.

**8(g)** Homes should have a width addressing the street appropriate for each lot, a minimum of 65% for standard lots, and to the satisfaction of the DAP.

**8(h)** The garage is to be setback 1m behind the front building wall so that the garage door does not dominate the front facade.

**8(i)** The home is to have a window from a habitable room that faces the street and public open space.

**8(j)** NB – Diamond Grille and/or Barrier Screens are not permitted on the Primary or Secondary Frontage. Garage recessed 1m behind the front wall of the home.

**WALL AREA SUBJECT TO MAXIMUM 60% OF ONE MATERIAL. THE AREA EXCLUDES THE ROOF, WINDOWS, DOORS & GARAGE DOOR**



COURTESY OF PLANTATION HOMES

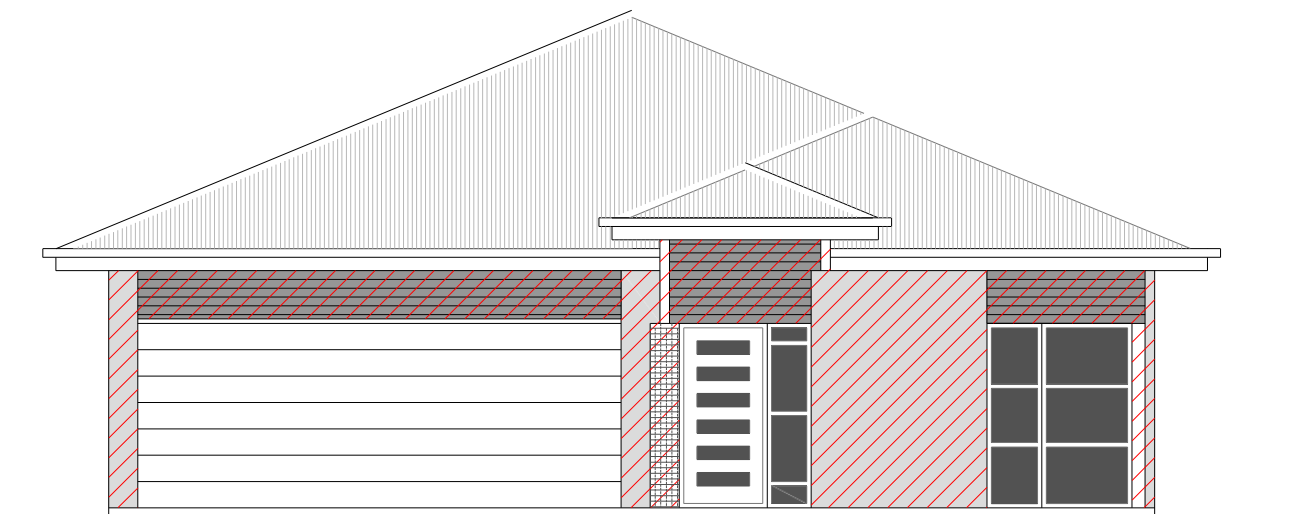


DIAGRAM D - WALL PERCENTAGE CALCULATION

## 9. Roof Form & Materials

**9(a)** Roofs are to be a simple composition of shapes with the use of architectural elements to create interest in the elevations.

**9(b)** Roof materials are limited to Colorbond® profiled metal or flat/shingle profile concrete tile roofing of a natural non-reflective colour that must be approved by DAP.

All other concrete roof tile profiles will not be permitted.

**9(c)** Roof colours must have a maximum Solar Absorptance of 0.69.

**9(d)** Bright reflective colours are not permitted as they cause a lack of visual amenity to adjoining homeowners and may interfere with a person's use and enjoyment of another home by causing glare.

**9(e)** Hip roofs must be a minimum pitch of 22.5 degrees for the main building.

**9(f)** Skillion roofs must be a minimum of 10 degrees for the main building.

**9(g)** Other variations to roof form may be considered based upon architectural merit for secondary parts of the building such as verandahs, patios and secondary roof elements.

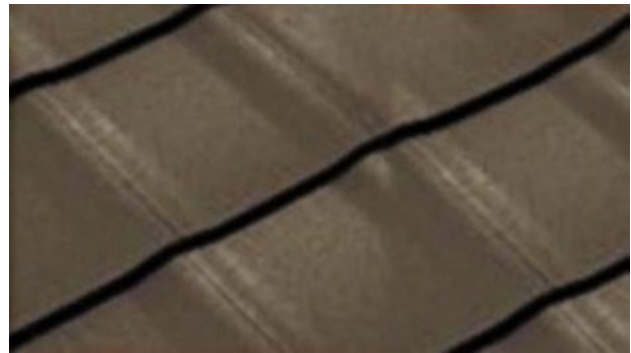
**9(h)** Homes are to provide eaves with a minimum depth of 450mm to the majority of the home and specifically any wall with glazing to protect openings from the elements and provide shade.

Parapets are permitted with alternative/lower roof pitches that must be concealed from street view. Parapets should return a minimum of 3m down the side of the building.

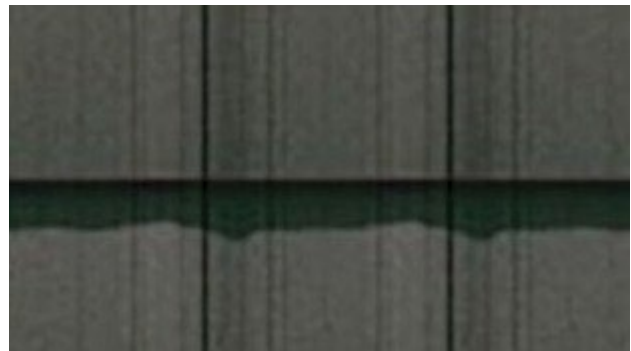
**9(i)** All gutter and down pipe treatments must complement the home design.



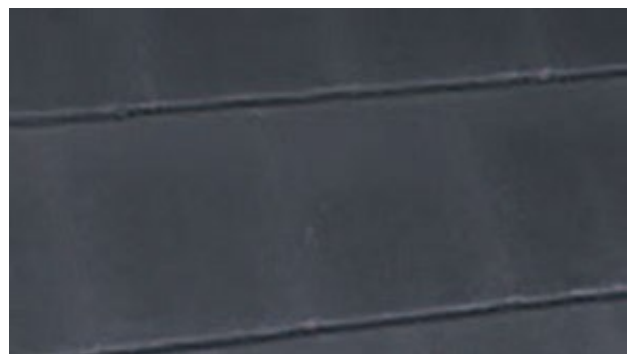
**FLAT TILE PROFILE**



**BRISTILE CLASSIC YEOMAN SHINGLE**



**BRISTILE CLASSIC YEOMAN SHAKE**



**MONIER HORIZON**





COURTESY OF PLANTATION HOMES – ROOF AND WALL VARIATION TO THE PRIMARY FRONTAGE



COURTESY OF METRICON HOMES – ROOF CAN BE HIDDEN BEHIND A PARAPET PROVIDING SIMPLE, BOLD ROOF FORM

## 10. Driveways

**10(a)** Only one driveway is permitted per home.

**10(b)** The driveway must be constructed of either pavers, coloured concrete, textured concrete or exposed aggregate finishes.

Unacceptable driveway finishes include:

- Gravel, grass, concrete track, timber sleeper, raw grey or plain concrete, loose dirt and turf cell.

**10(c)** Driveways must be a minimum of 2.4m for single car garages and 5.4m for double car garages. The maximum driveway width is 5.4m and located 0.5m from the side boundary with landscaping between the driveway and the boundary.

The vehicle crossover is to be to SRC requirements and will require separate Council approval.

## 11. Additions & Extensions

Any additions and extensions to occur within the lot are subject to approval by the DAP acting reasonably and require compliance to the Covenants in the same manner as the original home application. Additions and extensions include new verandahs, pergolas, outbuildings, sheds, swimming pools, retaining walls and garden structures.

## 12. Ancillary Structures, Garages, Carports & Sheds

All ancillary structures, garages, carports and sheds are required to be complementary to the character of the home in colour, material and form. Carports will only be permitted if architectural merit is

demonstrated. All the lots should carefully address the criteria described below:

**12(a)** Rainwater tanks, hot water systems, pool filtration pumps, clotheslines, barbeques, rubbish bins and satellite dishes are to be screened from the street and public view. They must not be located on the Primary Street Frontages and Secondary Street Frontages.

**12(b)** Opticomm will be available throughout the community and therefore no TV antennae and other aerials will be required or permitted.

**12(c)** Solar panel installation must be integrated with the roof design and located to the back of the home/lot where possible.

**12(d)** Incinerators are not permitted within Eucalee.

**12(e)** Flag Poles are not permitted to be installed.

**12(f)** Air-conditioning outdoor units are to be located below eaves lines and concealed from public view.

**12(g)** Sheds must be concealed from public view with a setback of at least 10m from a road or park boundary. The maximum size varies with block size, as per the table below, with the maximum overall height to be 3.5m. Any variation to the shed sizes below must be approved by the DAP. Galvanised or highly reflective coloured material should not be used. The colour of the walling and roof should be complementary to the home itself.

LOT SIZE	MAXIMUM SIZE
<500m <sup>2</sup>	10m <sup>2</sup>
500-599m <sup>2</sup>	20m <sup>2</sup>
600-799m <sup>2</sup>	36m <sup>2</sup>
>/= 800m <sup>2</sup>	54m <sup>2</sup>

## 13. Retaining Walls & Earthworks

When planning your home you should minimise the earthworks and retaining required. This will result in a number of benefits including reduced impact on neighbouring lots, existing structures and services, better lot drainage and reduced visual amenity of the retaining wall to the street.

**13(a)** No cut or fill of more than 1m is permitted and should result in equal cut and fill volumes. This will depend on existing site contours.

**13(b)** Proposed retaining walls are to be located wholly within the subject lot, setback from the boundary alignment to the inside of the retaining wall as per the table below and designed so as to not impact upon the neighbouring properties.

BOUNDARY	MINIMUM SETBACK
Side & Rear Boundary	300m
Secondary Frontage	300m
Primary Frontage	600m

**13(c)** It is recommended that retaining walls be a maximum of 1m high and constructed of stone, treated timber or masonry only. The DAP will consider variations in heights of retaining walls, encouraging tiered wall designs with garden areas rather than sheer walls, and this will depend on the existing site contours and proposed finished floor levels and site levels.

**13(d)** It is recommended that all retaining walls, especially those that are visible from the street, have a minimum of 600m of landscaping between the proposed wall and the street to soften the appearance of the wall.

**13(e)** Where retaining walls extend forward of the front building wall, they must be tapered to meet the finished ground level.

**13(f)** All retaining walls are to be constructed in accordance with local government requirements and Australian Standards.

**13(g)** Any fencing must be located on the high side of the retaining wall where possible.

**13(h)** Full details of heights, materials and location of all retaining walls and embankments are to be submitted for review by the DAP.

**13(i)** Developer retaining walls are not to be removed or altered in any way.

This clause does not apply to retaining walls that are constructed as part of the Eucalee civil construction works.



## 14. Landscaping

Landscaping is fundamental to the visual amenity and character of Eucalee. The landscape should be a dominant part of the streetscape, improving both the appearance of your home and the street environment.

A full landscape plan must be submitted to the DAP for approval as part of the Covenants approval. The plan should include the location of any drying area, screened rubbish bin locations, letterbox and any ancillary items.

Landscape to all road frontages includes:

**14(a)** High-quality turf cover to all areas not mulched or paved.

**14(b)** At least 10m<sup>2</sup> of mass planting areas that are mulched, edged to define the front boundary and maintained free of weeds and rubbish.

**14(c)** A minimum of 500mm wide buffer planting is required between the side boundary and the driveway separate to the front landscaping.

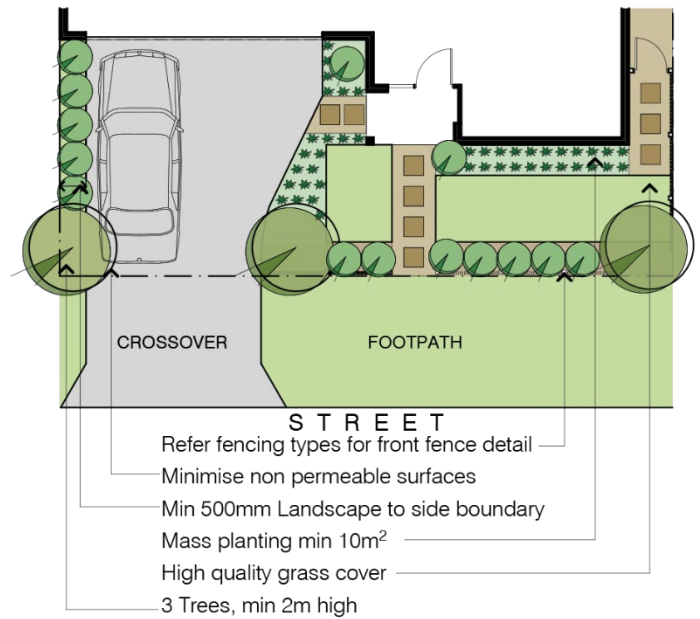
**14(d)** At least three trees with a minimum height of 2m at the time of planting with trees to be planted within an edged garden bed.

**14(e)** Secondary Street Frontages are to be similarly landscaped to Primary Street Frontages.

**14(f)** Non-permeable surfaces are to be limited to driveways, patios and footpaths and cannot dominate the street frontage (a maximum of 50% of the lot frontage).

New plantings on the lot will not include plant species prohibited by the local Council.

Artificial turf is not permitted on the street verges or in the front yards.





COURTESY OF STROUD HOMES – LANDSCAPING AND RETAINING COMPLEMENTS THE HOME DESIGN



COURTESY OF OWNIT HOMES QLD – CORNER LANDSCAPING



COURTESY OF [WWW.RENOGUIDE.COM.AU](http://WWW.RENOGUIDE.COM.AU) – LANDSCAPING AND LETTERBOX COMPLEMENTS THE HOME DESIGN

## 15. Fencing

The objective of the DAP is to provide a degree of uniformity throughout the community and thereby avoid an untidy mix of various fence standards, colours and types.

To enhance the park-like character of Eucalee, it is recommended that no front street fencing is constructed and, in addition, that no side fencing is constructed forward of the building line.

The DAP will only approve fencing materials, forms and colours as demonstrated in 'Appendix 2: Fencing Types', unless otherwise approved by the DAP on architectural merit, but the fence height cannot be increased nor can the transparency of fencing be reduced.

**15(a)** The maximum height for any front fencing is 1.2m with a minimum 50% transparency. If lots are retained at the front, the combined height of the retaining wall and the front fence is to be a maximum of 1.5m from the finished ground level (FGL).

**15(b)** 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 (excluding a screen required for overlooking purposes). For corner lots, any side boundaries on the street frontages must have a different style of fencing which is to be a maximum height of 1.8 metres and with a minimum 25% transparency. Recommended fencing styles include timber capped "hit and miss" palings as detailed in Appendix 2 "Fencing on different boundaries."

**15(c)** Side fencing to terminate behind the front facade of the home and return fence to be a colour that complements the home.

**15(d)** An exception to the above is the larger lots adjoining the existing rural zoning to the most northern and southern boundaries of Eucalee (Lots 101 to 106 and Lots 336 to 348) where Post Rail Fence will be considered an acceptable type of fencing.

**15(e)** Side fencing of rear drainage easements - this relates to those allotments adjoining the existing rural zoning to the most northern boundary of Eucalee including, but not limited to, Lots 336 to 348. Fencing may only extend down to the top of the drain to allow for clear passage of any drainage flows along the concrete drainage channel. A second rear fence may be erected on the house side of the concrete drain to provide privacy in the rear yard. Please refer to 'Appendix 2: Fencing Types' for full detail of fencing permitted at Eucalee.

**15(f)** Where Developer retaining walls are installed, fencing must be installed on the brackets provided. Developer installed retaining walls are located wholly within the lot in accordance with Council requirements.

## 16. Signs

Site signage will not exceed two square metres in area and should be of a professional design. Only one "For Sale" sign and one "Builders" sign may be installed on the lot.

## 17. Letterboxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to occupancy. The size and position of the letterbox must comply with Australia Post requirements. The street number must be clearly identifiable, suitable sized and located and must not interfere with the overall streetscape.

**17(a)** Letterboxes must be of a colour to complement the home and its surrounds.

**17(b)** Letterboxes of a simple rendered masonry pillar with a metal mail inset are preferred, but other letter boxes that fit with the style of the home will be considered (see permitted letter boxes below).

**17(c)** Letterboxes of a unique design, specifically coordinated with the design of the home and fencing will be considered on merit. Inferior letterboxes and letterboxes on poles are not permitted.



EXAMPLES OF LETTERBOX DESIGNS





## 18. Broadband Network

Eucalee is an OptiComm Fibre Connected Community. This means that all homes in Eucalee will have access to the OptiComm high speed broadband network. Some benefits are:

- Distribution of digital free-to-air television
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange
- Distribution of Pay TV
- External aerials and satellite dishes are not required

### What you need to do to prepare for High Speed Broadband:

#### **STEP 1. CONDUIT (PIPE) INSTALLATION**

You must make sure your builder has installed a P23 telecommunications conduit from the front boundary of your lot to the meter box location on the side of your house. Your builder needs to install this conduit. This conduit should be installed during the construction of your home.

Refer to [OptiComm Preparation & installation guide](#)

#### **STEP 2. PREPARE YOUR HOME TO BE ABLE TO DISTRIBUTE THE INTERNET, TELEPHONE, TV AND OTHER SERVICES THROUGHOUT YOUR ROOMS**

Structured Cabling of your home is optional but highly recommended, as it will enable you to take advantage of all features the Eucalee Optical Fibre Network has to offer. It is recommended that you arrange a quote to cable your new home from your builder or OptiComm's contractors early in your construction phase or at contract negotiation, as the wiring should be done at the frame stage of construction. Structured Cabling is an additional cost to the conduit and customer connection.

#### **STEP 3. CONNECTION TO THE OPTICAL FIBRE NETWORK**

When you have received your Certificate of Occupancy, and are four (4) weeks before you move in, call OptiComm's Customer Connection Information Desk on 1300 137 800 to arrange the connection to the Optical Fibre Network or online [here](#).

The typical customer connection cost is \$550.00 incl. GST and includes the following services:

- Installation of Optical Network Terminal and the Power Supply Unit (back-up battery not included)
- Access to Free-to-Air Digital and Analogue (if available) TV signals
- Access to Foxtel is not connected through the Opticomm network. You can receive Foxtel via IP by connecting your Foxtel box to the internet. For further information, please contact the service provider directly. (Resident to arrange for Foxtel connection at their cost.)

**STEP 4. CONTACT A RETAIL INTERNET AND TELEPHONE SERVICE PROVIDER**

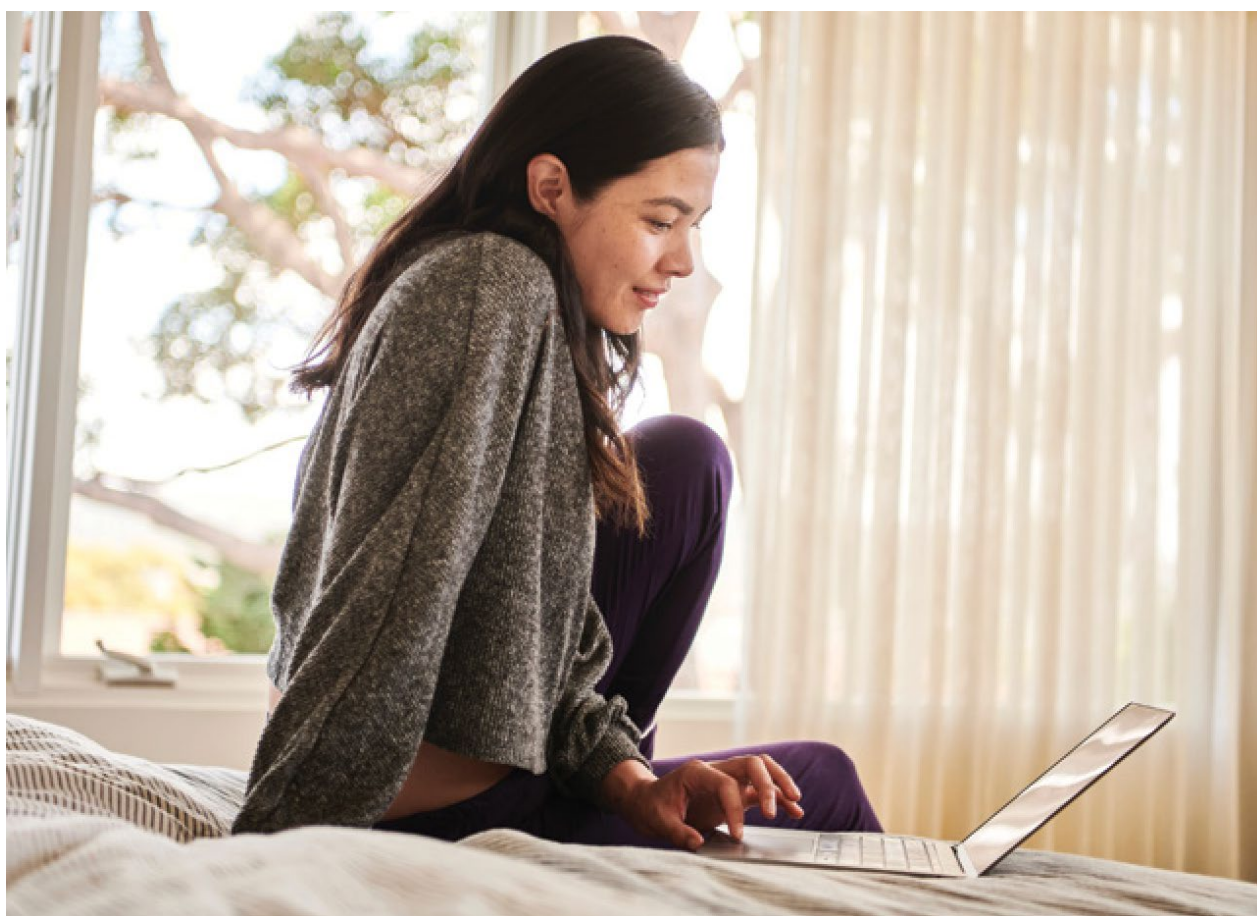
Finally, the last step involves contacting a Retail Service Provider to arrange the connection of your Retail Internet and Telephone Services (see details over page). You will be contracting the Retail Service Provider to provide the Internet and Telephone Services over the OptiComm Wholesale Network.

Refer to **Retail Service Providers** for an up-to-date list of those available.

**HINTS WHEN DISCUSSING YOUR REQUIREMENTS:**

- Tell them you are in an OptiComm Fibre Community
- Make sure you tell them you are at Eucalee in Gleneagle
- Make sure you give them your full address
- Tell them whether you have moved in yet
- Advise them whether you have had OptiComm install the Optic Fibre and Hardware in the enclosure near your meter box - this will affect the time it takes to connect services.

For further information please refer to [opticomm.com.au](http://opticomm.com.au)



## 19. Sustainability

The homeowner is encouraged to make efforts to reduce household impacts on the environment by limiting the overall energy and water consumption for the household.

Consideration of the following principles of sustainable design is encouraged:

- 19(a)** Orientation of the home to take advantage of solar aspect and prevailing breezes
- 19(b)** Maximise north facing glazing with considered sun shading
- 19(c)** Minimise west facing glazing and insulate west facing walls
- 19(d)** Incorporate deep eaves and overhangs in the home design
- 19(e)** Higher ceiling.
- 19(f)** Energy efficient lighting
- 19(g)** Plan the home to facilitate cross ventilation
- 19(h)** Higher energy and water rated fixtures and appliances including washing machines and dryers, dishwashers and refrigerators
- 19(i)** Solar panels/Photovoltaic panels

## 20. Energy Efficiency

An energy efficient smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a

combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Due to changes to the National Construction Code, new homes built after 1 October 2023 may need to achieve a minimum 7-Star rating when using the Nationwide House Energy Rating Scheme (NatHERS). You should consider whether these new requirements will apply to you. For information about the new requirements see NCC 2022 (available at <http://ncc.abcb.gov.au>) and contact your local State building regulator. Achieving a 7-star rating may result in increased build costs.

NOTE: ENERGY EFFICIENCY REQUIREMENTS IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND QUEENSLAND DEVELOPMENT CODE (SUSTAINABLE BUILDINGS)

## 21. Water Saving Initiatives

All homeowners are to consider water saving initiatives in the home including:

- Greywater systems
- Rainwater tanks
- Solar hot water systems
- Energy efficient tapware and appliances
- Higher water efficiency rated fixtures
- AAA-rated shower heads
- Dual flush toilets
- Irrigation systems with timers to reduce usage in garden

## 22. General

**22(a)** Lots cannot be subdivided. No duplex, dual key, or secondary dwelling unless otherwise approved by DAP.

**22(b)** Relocated homes, manufactured homes defined by the Manufactured Homes (Residential Parks) Act 2003 (QLD) and recycled materials are not permitted unless otherwise approved by the DAP.

**22(c)** Driveways and letterboxes must be completed prior to occupation with landscaping of the front yard to be completed within 3 months of occupation.

**22(d)** Construction must be completed and a Form 21 – Final Inspection Certificate issued within 24 months from the date of land settlement. Once commenced, construction must be continuous.

## 23. Care & Maintenance Of Your Lot

### **NORMAL MAINTENANCE**

The Buyer must:

- **23(a)** Maintain the lot, free of excessive weeds, rubbish or garbage and keep all turfed garden areas presentable.
- **23(b)** Not store car bodies, mechanical equipment, machinery, tanks, construction materials (after construction completed), etc., on the lot.
- **23(c)** Bin storage will be screened from view from public areas.

### **OBLIGATORY SLASHING, MAINTAINING AND CLEARING**

Should DAP or the Seller notify the Buyer that mowing, maintaining or clearing of the lot is necessary to maintain the tidy presentation of Eucallee; the Buyer must carry out the work within 14 days.

If the Buyer fails to comply with the request to mow, maintain or clean the lot, DAP or the Seller may employ a contractor to carry out the request and the Buyer must pay the Seller the costs reasonably incurred by the Seller. DAP and the Seller must act reasonably.

In exercising its right under this Clause, the Seller will have regard to:

- (a) The reasonable interests of the BUYER or HOME OWNER and any neighbouring property owners; and
- (b) The purpose and objective of the DESIGN COVENANTS.

### **CARAVANS, CAMPERVANS, TRAILERS, COMMERCIAL VEHICLES AND BOATS**

Caravans, campervans, trailers, commercial vehicles and boats may not be parked in the street, footpath or driveway. If stored on the lot, these vehicles are to be parked in the garage or suitably screened to the satisfaction of DAP. Unregistered cars must be garaged.

Provisions must be allowed for the proper screening and housing of watercraft.

### **TEMPORARY STRUCTURES**

No temporary or re-locatable structures are to be erected or located on the lot, unless for use in conjunction with the construction of the home or ancillary structures and then must be removed immediately on completion of construction.



# Appendix 1

## Definitions

ANCILLARY STRUCTURES are structures that are not part or attached to the body of the home, i.e. sheds, pergolas, pool tanks, pool pump, retaining walls, pool shelters, etc.

ARTICULATION/ARTICULATED as used in this document, refers to the distribution and variation of elements in a building façade to create visual interest and character. Articulation may be achieved through stepping of walls, incorporating building elements such as balconies, verandahs, pergolas, varying setbacks, window shades, awnings and feature walls in combination with a variety of building finishes, textures, and materials.

BUILT TO BOUNDARY WALLS are walls setback less than 0.9m to the boundary.

The BUYER means the Buyer defined in the Contract subject to these Design Covenants and includes any successors and assignees.

A CARPORT is defined as a car accommodation space that is not fully enclosed on all sides.

CONTRACT means the contract for the sale of the lot by the Seller to the Buyer.

DAP is the EUCALEE Design Assessment Panel which is the responsibility of Gleneagle DevCo Pty Ltd ABN 61 657 249 020 (or its successors and assigns) to manage.

DESIGN COVENANTS means these Design Covenants and includes the enforcement provisions.

DISCLOSURE PLAN means the Disclosure Plan given by the Seller to the Buyer in or in conjunction with the Contract, which may indicate any Built to Boundary Wall locations or “no Garage access” frontages relevant to your lot.

DISPLAY HOME has the meaning given to that term in Domestic Building Contracts Act 2000 Qld.

EAVES are the portion of a roof that overhangs the external wall of the Home.

ENFORCEMENT PROVISIONS means the enforcement provisions for the Design Covenants contained in the Contract.

A FASCIA is a flat, horizontal board used to conceal the end of roof rafters.

A GARAGE is defined as a roofed car accommodation space that is fully enclosed on all sides including the street front.

The HOME is the residential dwelling to be built on the Lot.

HOMEOWNERS are the registered proprietor on the title of the Lot or mortgage in possession of a Lot within EUCALEE other than the Buyer.

A LOT is land that the Buyer/Homeowner owns in EUCALEE.

MEAN GROUND LEVEL is the level of the ground when the Buyer completes the purchase of the Lot.

OMP (Outer Most Projection) is defined as the most outer point of a building or structure. In the case of a roof, this applies to the outside face of a fascia, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.

The QDC refers to the Design and Siting Standards under the Queensland Development Code.

For corner allotments, the PRIMARY STREET FRONTAGE is the frontage with the shortest dimension and the SECONDARY STREET FRONTAGE is the frontage of the greater dimension or as otherwise indicated on the Disclosure Plan.

EUCALEE means the residential land development known as "EUCALEE", situated at 6605 Mount Lindesay Highway, Gleneagle, Queensland, 4285.

ROAD VERGE is the strip of land forming part of the public road reserve from the road curb to the LOT boundaries.

A SECONDARY DWELLING is defined as a dwelling used in conjunction with, and subordinate to, a HOME on the same LOT.

SELLER is Gleneagle DevCo Pty Ltd ABN 61 657 249 020 (and includes successors and assigns).

A SHED is a simple enclosed structure that is separate to the HOME and is used primarily for storage purposes. These structures are to be hidden from view from the street.

SITE COVER is expressed as a percentage of the area of your lot that the footprint of your home covers. The total area/footprint of your home includes enclosed spaces, including the outside wall and unenclosed spaces where covered to a line 600mm in from the lot perimeter of the covered space.

A SKILLION is a sloping roof without a ridge or a peak.

SRRC refers to the Scenic Rim Regional Council.

The WALL (Primary Structure Wall) is measured as the main wall of the Home. It excludes eaves, awnings, verandahs, balconies, entry or shade structures.

# Appendix 2

## Fencing Types

### FRONT FENCING

At Eucalee, the preference is for no front fencing. An acceptable alternative is landscaping in the form of hedging to a maximum height of 500mm at the time of planting. Hedging may also be planted along the side boundary of the lot forward of the dwelling to meet the side fence returns.



If front fencing is installed, it is to be to a maximum height of 1200mm with 50% transparency (minimum) and must return down the side boundary of the lot forward of the dwelling to meet the side fence returns. A transition panel from the 1800mm side fence to join the 1200mm side fence will be permitted. Front fencing should be designed to compliment the house design and acceptable materials would include timber or aluminium with possible masonry pillars.

### SIDE AND REAR FENCING

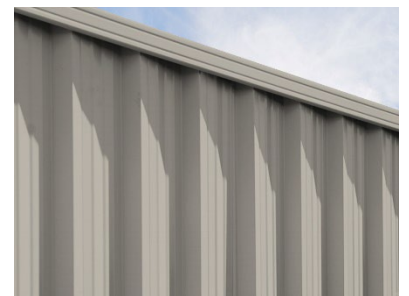
- Max. 1800mm height, 100% solid.
- Stratco Good Neighbour Range in Wavelok, Smartspan or Colorbond Metzag Profile
- Colours - "Birch" or Colourbond® "Dune"



WAVELOK PROFILE



SMARTSPAN PROFILE



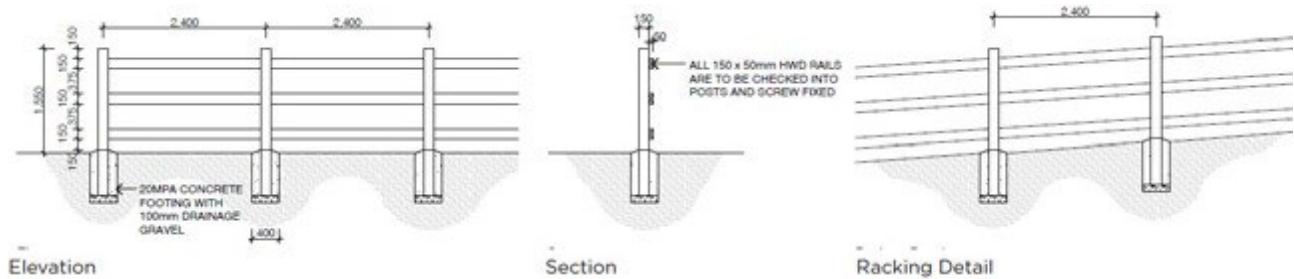
METZAG PROFILE

### SIDE FENCES RETAINING WALLS AND BATTERS

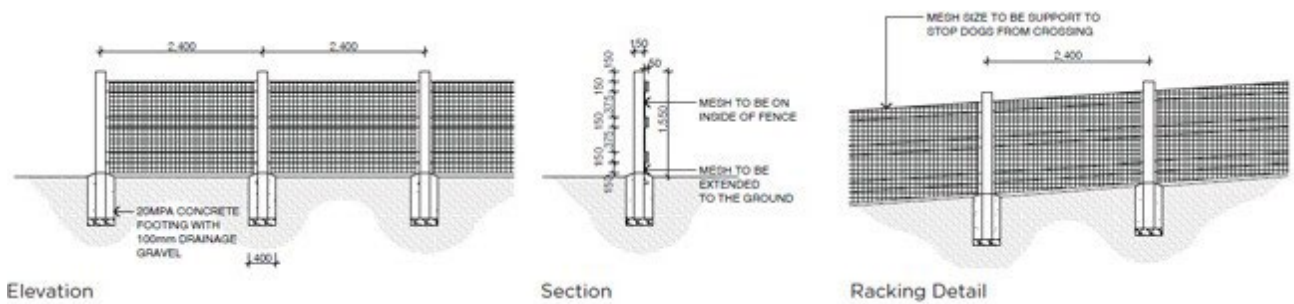
For Lots with side retaining walls or batters, fencing forward of the building line is encouraged but to a maximum height of 1.2m and 50% transparency.

# Side and Rear Fencing for Large Lots

## TYPICAL POST RAIL FENCE



## TYPICAL DOMESTIC ANIMAL PROOF FENCE



## CORNER LOT SIDE FENCING

Max. 1800mm.

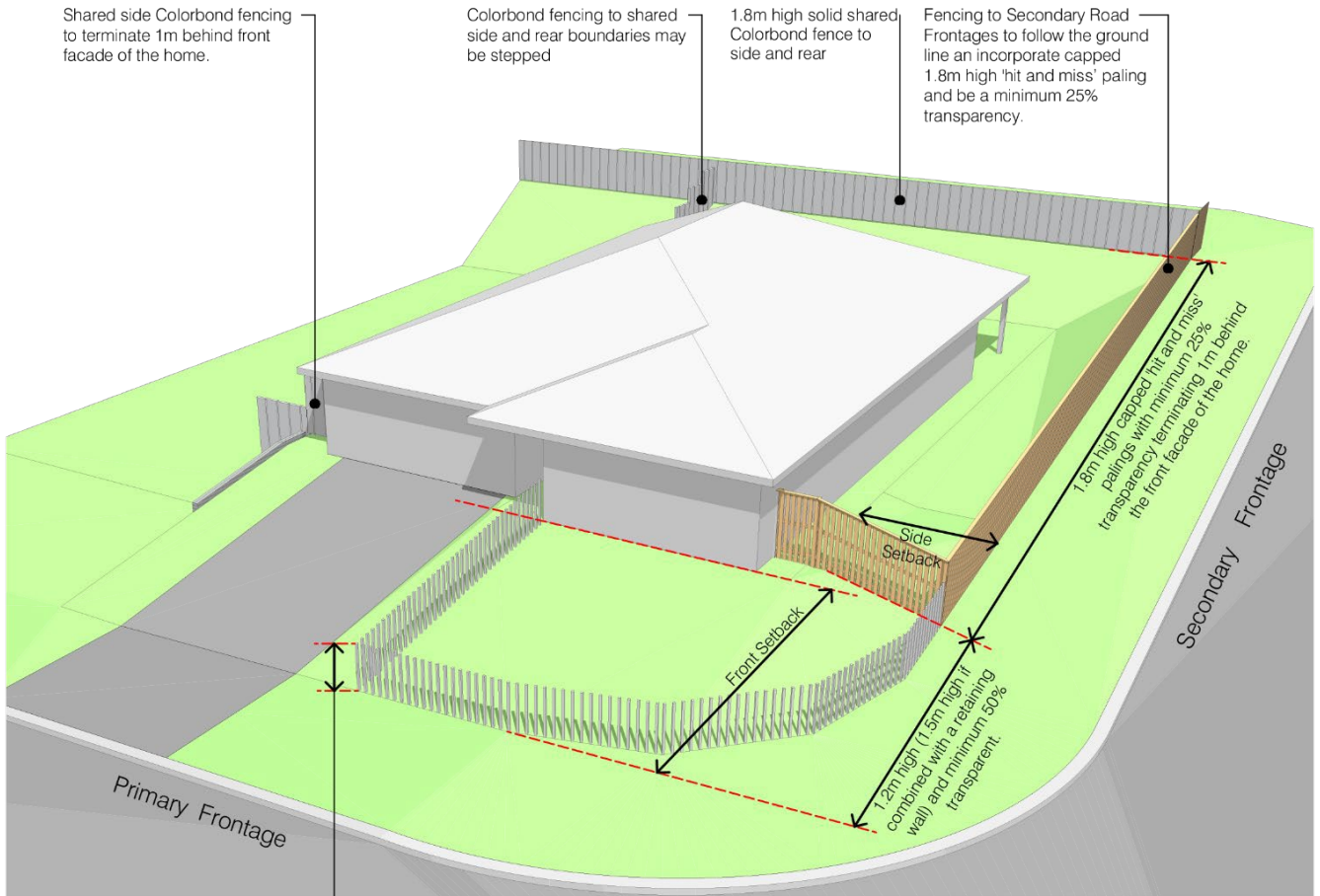
25% transparency (minimum).

REQUIREMENT	SUGGESTED DESIGN
<p><b>CORNER LOT SIDE FENCE OPTION 1</b></p> <p>1800mm height, hit and miss palings, with capping rail at top and timber sleeper at base, 25% transparency.</p> <p>Timber Fence Colour: White or to compliment Home exterior colour.</p>	<p>The drawing shows a corner lot side fence with a 1.800m height. It features a capping rail at the top and a timber sleeper at the bottom. The palings are spaced 2.400m apart. The drawing includes a section view showing a 90-degree corner and a 35-degree angle. A photograph shows a black hit and miss palings fence with a capping rail and a timber sleeper at the base.</p>
<p><b>CORNER LOT SIDE FENCE OPTION 2</b></p> <p>1800mm height, masonry pier fence with aluminium batten infill, 25% transparency.</p> <p>Aluminum Masonry Fence Colour: White or compliment Home exterior colour</p>	<p>The drawing shows a corner lot side fence with a 1.800m height. It features a masonry pier fence with aluminium batten infill. The piers are spaced 2.400m apart. The drawing includes a section view showing a 200mm wide pier. A photograph shows a white masonry pier fence with aluminium batten infill.</p>



# Fencing on different boundaries

Illustrative outcomes of desired fencing types



Front fencing maximum 1.2m high (1.5m high if combined with a retaining wall) and minimum 50% transparent.



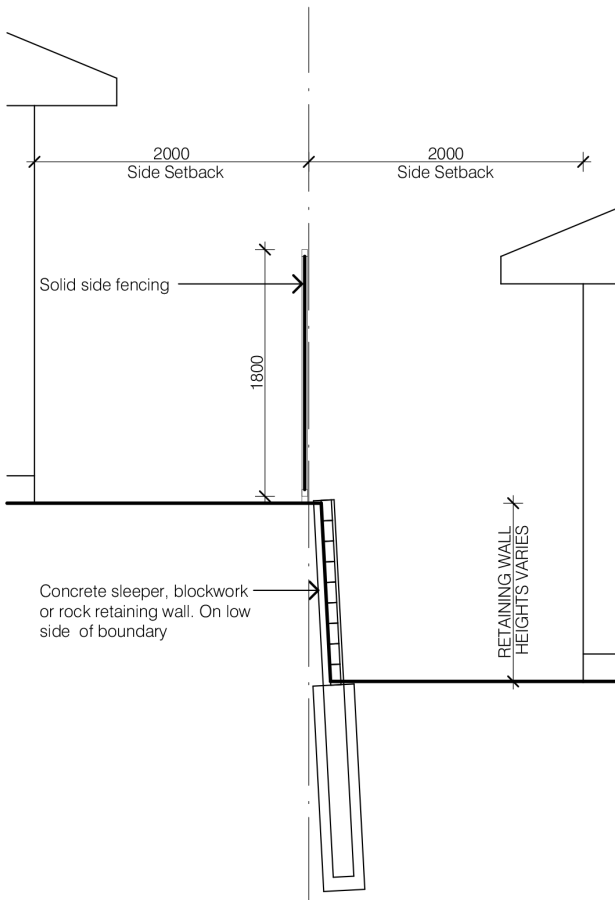
Example of 1.2m high maximum 50% solid, Primary Road Frontage fencing.



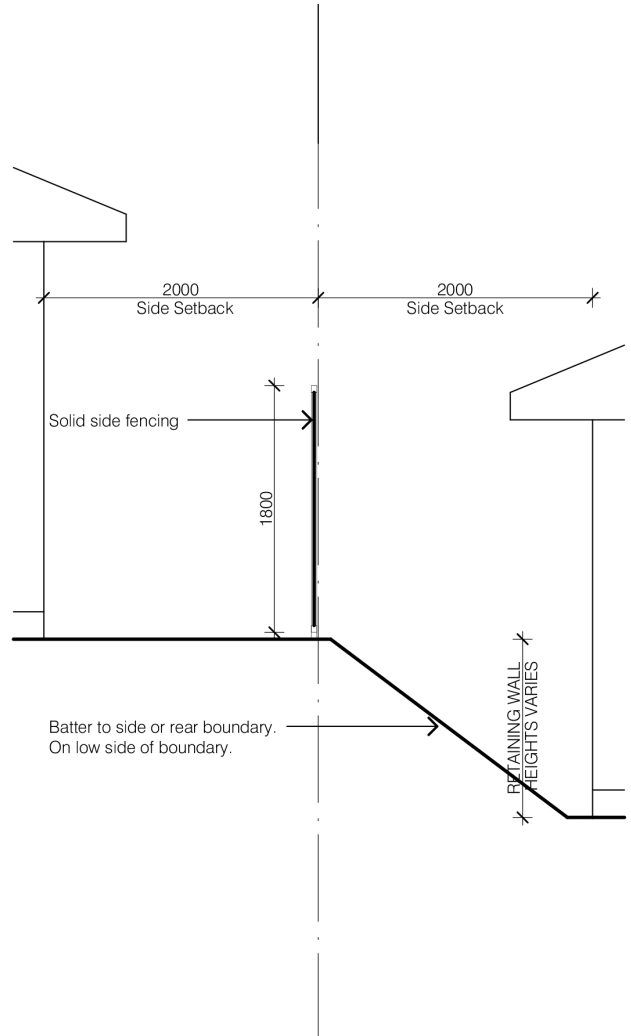
Example of 1.8m high capped 'hit and miss' palings with a minimum 25% transparency along Secondary Road Frontage.

# Fencing on sloping lots

## Fencing and Retaining Walls



Side or rear fence to top of retaining wall



Side or rear fence to top of batter

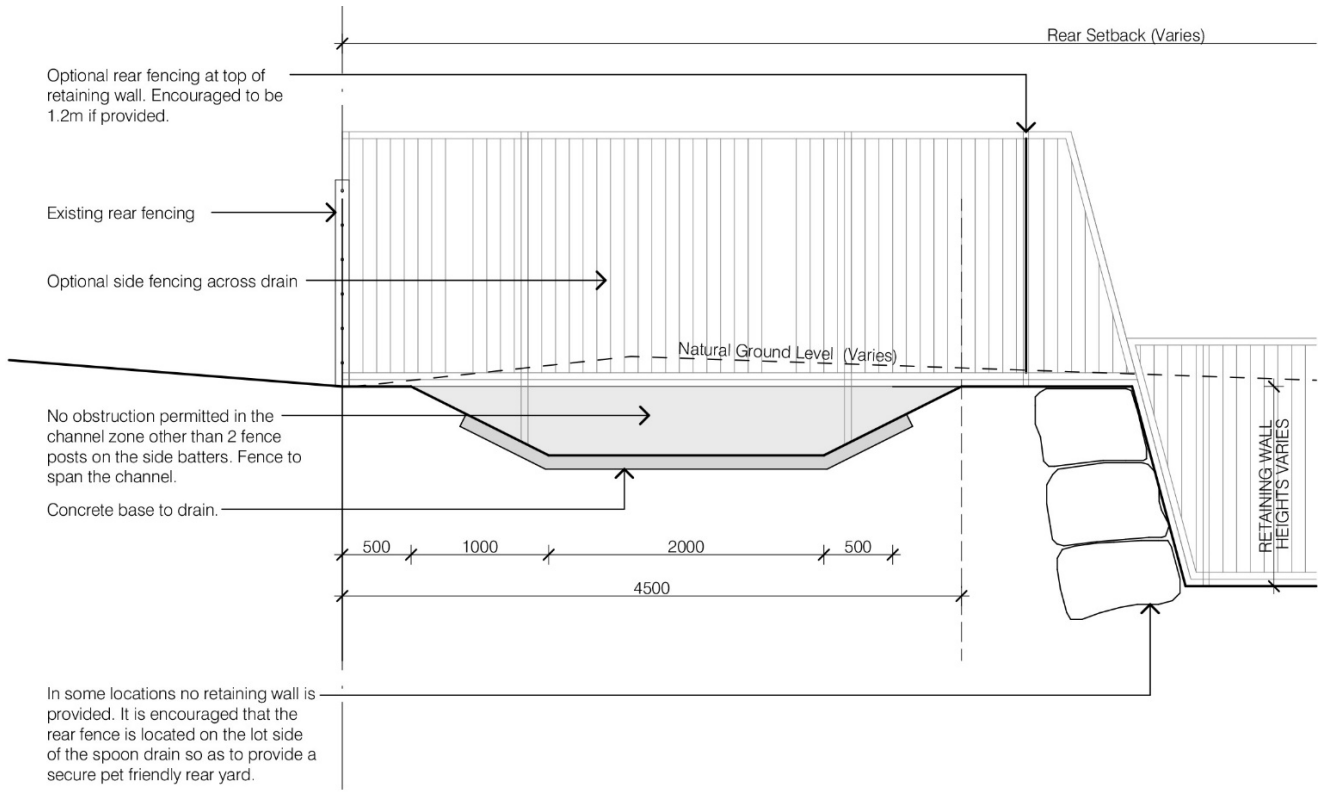


Consider a decorative finish to the retaining wall to improve the look and feel of your yard space.



Consider moving retaining walls away from the boundary to allow for planting along the fence line to soften the effect of the fencing.

# Fencing and spoon drain



# Appendix 3

## Builder Responsibility

In order to successfully deliver a first-class community, we require cooperation by all parties involved throughout the development and construction process.

Listed below are "EUCALEE Homeowners & Builders' Site Guidelines". These guidelines have been created to benefit the aesthetic look and feel of EUCALEE.

All Homeowners/Buyers must comply with, and procure that their builders comply with, the following:

- Homeowners/Buyers and their builders have an obligation to keep EUCALEE tidy.
- Comply with plans, specifications and all legal requirements.
- Construction should be performed with reasonable diligence.
- It is the Homeowners'/Buyer's responsibility, prior to the commencement of construction of the home on the lot, to ensure the builder complies with and is provided with a copy of the Covenants.
- All Homeowners/Buyers and their Builders must ensure that all overburden, building materials and fittings are stored wholly within the lot at all times and that no building materials or overburden are stored on the nature strip of the lot.

Homeowners/Buyers are to connect the house roof water system to retaining wall yard gully pit (if applicable) or run to the kerb adaptor.

- Homeowners/Buyers and their Builders must provide a bin on the lot for the storage of all site refuse generated by works on the lot and keep all such site refuse within such bin and ensure that it is emptied whenever full.
- The Homeowner's/Buyer's Builder must erect and maintain at their own cost and keep in good condition a sign at least 600mm x 400mm and not >2m<sup>2</sup> on the lot during the period of construction works on the lot that is clearly visible and legible from the road. The sign must include the name and registration number of the builder, name and contact details of the site supervisor and the lot number.
- DAP will impose a non-littering requirement as a standard clause of any approval granted by the DAP in respect of building works. The Builder will be required to be diligent in the control of all site litter and to protect adjoining lots and verges from use by on-site construction workers and sub-contractors.
- Homeowners/Buyers and their Builders must, prior to commencing construction on the lot, provide a working toilet and running water, until completion of the building works.
- Homeowners/Buyers and their Builder, prior to the commencement of any building work, must ensure that a site fence is erected on each lot.
- Homeowners/Buyers and their Builders must ensure that access to and from the lot for any purpose related to the construction works on the lot is to be only at the allocated crossover point.

- Homeowners/Buyers and their Builders must not access or park vehicles on adjoining lots, parkland and/or footpath for any purpose related to construction works on the lot.
- Homeowners/Buyers and their Builders must ensure a temporary vehicle crossing of crushed rock is placed where the crossover is to be located between the back of kerb and lot boundary or footpath, prior to commencement of construction. Maintain the crossing during construction and ensure that all vehicles access to the building site occurs only over this temporary vehicle crossing. If footpaths have been constructed, they must be protected by a temporary wooden vehicle crossing.
- Homeowners/Buyers and their Builders must comply with any notice issued by or on behalf of the Seller/DAP specifying breaches of the "Builders' Site Guidelines" and rectify such breaches, failing which the Seller may take action, including under the enforcement provisions.
- Homeowners/Buyers and their Builders must ensure that all building works use best environmental practices to minimise dust and sedimentation runoff, to contain all hard rubbish and to prevent runoff into the stormwater drainage system of any hazardous substances and domestic chemicals and detergent.

## Building Contract

Additional clause for building contract to bind builder to comply with these Design Covenants.

It is recommended that the Buyer include in the Special Conditions of the Building Contract entered into by the Buyer for the construction of a home, garage, shed, fence, swimming pool, or ancillary structure to any of the foregoing will contain a clause which states:

The Builder will comply with the requirements of the Design Covenant for the lot for the duration of works under this Building Contract and will not commence work on the site unless the Builder has sighted or is in possession of a copy of the Design Covenants approval issued by the DAP and a copy of the 'Appendix 3: Builder Responsibility'.

An approval issued under these Design Covenants is not an approval under the requirements of the Building Act 1975 (Qld) or any other legislation. The documents provided by the Buyer to DAP have not been checked for compliance with any structural, health or planning requirements or for the suitability of the building for the use to which it may be put. Accordingly, the DAP or its representatives do not accept any responsibility for the suitability or soundness of construction of the completed structures or buildings or the associated development works.

## Sale By Buyer

If the Buyer (or any successor in title of the Buyer on-sells their lot (or an interest in their lot), they must obtain a Deed of Covenant from the subsequent Buyer to be bound by the Design Covenants and the relevant Contract provision prior to disposing of their interest in the lot - refer to the special conditions in the Contract.

These DESIGN COVENANTS are subject to change at any time by the SELLER.

The SELLER reserves the right to vary, alter, remove, or disregard any of these DESIGN COVENANTS at any time in respect of the sale or development of any other LOT in EUCALEE. If the SELLER considers (acting reasonably) that any changes to the DESIGN COVENANTS would not materially and detrimentally affect the BUYER or HOMEOWNER. The SELLER will provide reasonable notice to the BUYER or HOMEOWNER that the SELLER intends to make such changes.

In exercising its rights under this clause, the Seller will have regard to:

- (a) The reasonable interests of the BUYER or HOMEOWNER and any neighbouring property owners;
- (b) The purpose and objective of the DESIGN COVENANTS as described under heading "Purpose of the Covenants" of these DESIGN COVENANTS; and
- (c) The extent that:
  - (i) The variation, alteration, removal or disregard; or The exclusion or non-enforcement of the DESIGN COVENANTS (or parts of them), will materially and detrimentally affect the BUYER OR HOMEOWNER and/or the Property and/or the Estate.

The BUYER and the HOMEOWNER have no claim against the SELLER or any of the SELLER'S agents in respect of any changes made by the SELLER to the DESIGN COVENANTS, except where the BUYER is entitled to exercise rights pursuant to the *Land Sales Act 1984 (QLD)* or the changes result in an unreasonable, material and detrimental change to the Lot.

The SELLER may, acting reasonably, elect not to enforce the DESIGN COVENANTS on any HOMEOWNER/BUYER. These DESIGN COVENANTS are valid and enforceable until 12 months after the SELLER has sold all of the LOTS in EUCALEE.

Any void, voidable or illegal term of these DESIGN COVENANTS may be severed unless to do so will result in a change to the basic nature of these DESIGN COVENANTS.

If there is any contradiction between the terms of this document and the CONTRACT, the CONTRACT will supersede this document.



6605 MOUNT LINDESAY HIGHWAY, GLENEAGLE

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