



VUE

DESIGN GUIDELINES



VUE



*Vue is a fresh lifestyle choice emerging
in the rolling green hills of Ormeau.
A place where you can embrace the
moments that matter and create a home
where natural beauty and the pulse of
life flow evenly, as one.*

*At the heart of established Ormeau,
Vue is the place to build the life you
always imagined. After all, life should be
about freedom, and Vue, with its distinct
connection to its natural setting, is the
place you'll discover it.*

***Welcome home to Vue.
It's life, from a fresh perspective.***

Site outline indicative only



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GENERAL INFORMATION

The Vue Design Guidelines have been designed to assist in protecting the quality of the community.

These adaptable Design Guidelines will shape the development of Vue, ensuring that your home and its surroundings embody excellence in design, innovation, construction, landscaping, and lifestyle.

The Design Guidelines set out the minimum requirements for new homes and their front

landscapes in Vue. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements.

All building and landscape designs must be approved by the Seller prior to plans being submitted for Building Approval and prior to the commencement of building works.

BUILDING APPROVAL PROCESS

The Design & Siting Guidelines are administered by the Seller's Design Review Committee. The committee is made up of person/s appointed by the Seller. Decisions or considerations made by the Design Review Committee are final. The design approval process is as follows:

1. BUILDING WORK DESIGN

It is essential that the design of any of your building work meets the requirements of these Guidelines. It is strongly recommended that you pass on a copy of these Design & Siting Guidelines to your architect, designer and/or builder.

2. DESIGN ASSESSMENT

You must submit your plans to the Seller for approval prior to obtaining a building approval. The items listed below are to be submitted in A3 size:

A Site Plan at 1:200 scale indicating: north point, setback dimensions, location of the proposed house, contours and levels of your lot, the proposed pad and slab level of your house, proposed earthworks, retaining walls, driveway, fences, paths, stormwater drainage provisions and any other external fixtures and fittings.

Floor Plan/s at 1:100 scale indicating: dimensions and material and finishes of any structures, and any external fixtures and fittings.

Elevations of all aspects of the proposed house at 1:100 scale indicating: external materials and finishes, roof pitches, height, and any other structures likely to affect the appearance of the proposed house (retaining walls, fencing etc)

Sections through the proposed house at 1:100 scale.

Landscape Plan/s showing general surface treatments including lawn planting and paving areas, as well as planting layout including location, size, and species of plants.

3. DESIGN APPROVAL

The Plans will be assessed and approval issued once they meet the standards set out in these Design Guidelines.

4. BUILDING APPROVAL

Once written design approval has been received, you may proceed to submit your Building Approval Application to the local authority.

Submissions must be emailed to approvals@jaysonpatedesign.com.au

The interpretation of the Design Guidelines is at the discretion of the Seller and the Seller has the right to vary, exclude or elect not to enforce any of the Design Guidelines

Innovation and design individuality are encouraged to complement the neighbourhood characteristics, with the primary objective to protect the investment of its new residents.

As a means of ensuring the development meets the proposed vision, these Design Guidelines are recommended to establish a minimum standard and further enhance the overall aesthetic of the neighbourhood.



DESIGN OF DWELLING AND RESIDENTIAL USE

The design is to be prepared with the intent of complementing Vue's characteristics by combining quality design, landscaping, and the neighbourhood streetscape. Modern contemporary design and architecture is encouraged with a minimum floor area of 200m² unless approved in writing by the Seller.

The lot is to be utilised for a single dwelling unless otherwise approved in the Development Approval or consented to in writing by the Seller.

The running of a business enterprise or for manufacturing purposes cannot occur unless approved by the statutory authority.

SITING GUIDELINE SETBACK TABLE

Please refer to the Development Setback Table and Notes on the Plan Of Development (POD) in Appendix 1 on Page 12.

DRIVEWAY LOCATIONS

Approximate driveway locations are nominated on the approved Plan of Development (POD) in Appendix 1 on Page 12. All driveway locations will be subject to council approval.

Lots 1, 2, 3 & 19 will have driveways constructed

under the civil works contract as per the Roadworks Plan in Appendix 2 on page 13 and the disclosure documents. The Seller will only be building the portion of driveway shown on the roadworks plan and the disclosure documents. If the purchasers house is positioned in a way that requires them to add to that driveway, that is their own responsibility and expense. Any additional driveway added will need to be constructed of the same exposed aggregate type as the driveway built by the Seller ("Eclipse")

STREET FRONT FAÇADE AND ARTICULATION

The design should enhance the primary and secondary street frontages along with complementing the streetscape. Consideration is to be provided to the following façade articulation detail to reduce building mass:

1. Windows recessed into the façade;
 2. Balconies or porches;
 3. Architectural screens;
 4. Architectural hoods.
- Buildings must include two or more of the following attributes:
1. Roof overhang;
 2. Balconies or porches;
 3. Awning or permanent shade structure.

FAÇADE COLOURS AND MATERIALS

Preferred external colours are to consist of natural and earthy tones.

Bright colours will be considered on merit and in small applications.

Untreated materials that are raw and reflective are not permitted.

The use of a mix of two building materials is required in order to provide texture and articulation with either the use of render and/or cladding combined.

Face brick will be considered if it is a feature brick or a speciality type.

Please note: A mix of only face brick and render will not be approved.

ROOF DESIGN

Roof designs and material should be complementary and consistent with the rest of the house design and can be constructed of either concrete tile, terracotta or non-reflective Colorbond and must incorporate eaves of at least 450mm.

Roof pitches can consist of:

- Traditional hip and/or gable roofs between 20 and 35 degrees; or
- Skillion roofs proposed should have a pitch between 10 – 15 degrees.
- Other roof forms outside of those noted will be considered upon architectural merit.



EXCAVATION AND SLOPE

Any excavation is required to be constructed as per statutory authority requirements and should be kept to a minimum where possible.

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable the preferred material is to be constructed of concrete or masonry material to complement the house or of a similar material to the existing retaining walls.

Timber retaining material is only to be permitted in areas not visible from the street unless for landscape purposes.

If the total height of a retaining wall is more than 1m above the lots designed surface level, a building approval is required in accordance with statutory authorities requirements. This will involve a Structural Engineer's design of the wall and certification after construction.

GARAGES

Garages must be constructed under the roof of the main dwelling and must be an integrated element of the design.

Garages are to be constructed along the build to boundary side and in line with Development Approval setbacks criteria.

Homes must consist of a double garage and are to be set back a minimum 1.0m behind the main face of the house.

CARPORTS

Carports may be considered however, must complement the main dwelling and be in accordance with the approved setback criteria.

DRIVEWAYS

Only one driveway is permitted for each house unless approved in writing by the Seller.

Driveways must extend from the kerb edge to the garage.

Driveways must be constructed from exposed aggregate concrete or coloured concrete and should complement the design of the house.

Plain concrete driveways may be permitted on homes with upgraded front facades and landscaping. All driveways and crossovers are to comply with the statutory authorities' requirements.

OUTBUILDINGS AND SHEDS

Outbuildings and sheds are to be located behind the side returned fence and screened from public view.

Proposed outbuildings and sheds are to be standalone and must be located at the rear of the property and be built with finishes that complement the main house. Where pre-finished metal is utilised, it must be non – reflective.

ANCILLARY STRUCTURES

All ancillary structures must be located away from the primary and secondary frontage where possible and screened from public view where possible.

Ancillary structures such as swimming pools must be clearly indicated on site plans.

SHADE SAILS

Shade sails are not permitted to be installed at the front of the property.

TEMPORARY STRUCTURES

Temporary or relocatable structures are not permitted unless for use in the construction and must be removed upon completion.

RUBBISH BINS

Rubbish bins are to be stored behind the main building line and not visible from the street.

AIR CONDITIONING UNITS

Air conditioners are to be concealed from street view where possible or screened.

SECURITY SCREENS

Security screens are permitted to be installed but must not be diamond grill style to the front of the house.

CLOTHES LINES

Clothes lines are to be concealed from the street and where possible attached to the house and not fence.

HOT WATER SYSTEMS

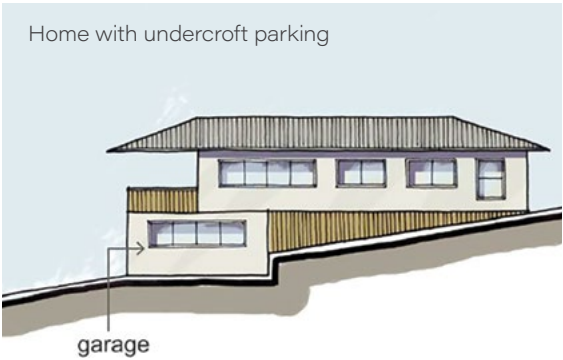
Hot water systems must not be visible from the street.

ANTENNAS

Antennas must be unobtrusive and located towards the rear of the house.

UNDER CROFT AREAS

Screening of these areas is a requirement and will be approved based on the suggested application to be utilised in conjunction with the overall house design and materials utilised in the house construction.



LANDSCAPING

Good quality landscaping with mature plants must be provided to the primary and secondary street frontage.

Climate conditions must be considered when selecting plant species and drought tolerant species are encouraged.

Front lawns must be turfed and not seeded. Artificial or synthetic turf is not permitted.

Landscaping must be completed within two months of occupation and must be well maintained.

VEGETATION AND TREE CLEARING

Tree clearing where required is to be limited to the building area and must be in with line statutory authorities' requirements.

LETTERBOXES

Must be constructed in a manner that complements the design of the house and must be completed in line with occupancy. Standalone post letterboxes are not encouraged.

Non reflective metal letterboxes are also permitted.

FENCING

Boundary fences (between lots) must be of timber construction and not exceed 1.8m in height between neighbours.

Any fencing forward of the building line to be a maximum 1.2m height and must be painted monument grey.

No Colorbond or sheet steel fencing is permitted.

Corner lot fencing must be painted monument grey to the side facing the street.

WINDOW DRESSING

Your home must be furnished with window dressings prior to occupation.

Design and colour toning are to complement the dwelling with acceptable dressings including blinds, curtains, or shutters.

No cross-mesh security screens are permitted within the estate.

OWNERS OBLIGATIONS

- Owner's obligations include and are not limited to:
- Comply with setbacks on the approved Plan of Development (POD) in Appendix 1 on Page 12;
 - Repair any damage caused to street verges throughout construction;
 - Footpaths and nature strips are to be free from building material during construction;
 - Do not store any building material on adjacent lots;
 - Keep the lot free from any rubbish;
 - Ensure gardens to the front are maintained;
 - Ensure boats, caravans, and trailers are to be garaged or kept behind fencing and not visible from street view; and
 - All builder's rubbish is to be removed from site and must not to be stored on other lots.

ANIMALS

House pets are permitted in accordance with the statutory authorities' requirements and must be confined to your property.

Livestock and poultry are not permitted.

LOT MAINTENANCE

At all times, the property must be well maintained and free from excessive weeds. Trees are to be pruned and kept in a safe manner to the public and neighbouring properties.

SIGNAGE

Signs, advertisements, or similar structures are to be kept to a maximum of one per lot. In addition to this one, a Builders Contractors sign will be permitted throughout the construction period.

CONSTRUCTION COMMENCEMENT

Construction must commence within 12 months of settlement of the land and must be completed 18 months from commencement.

Incomplete building works must not be left for a period of more than 3 months without work being carried out.

SALE BY THE BUYER

The buyer must pass to the successor of the title all design and landscaping requirements before disposing of the lot.

The successor will be bound by these design and landscaping requirements.



DESIGN APPROVAL APPLICATION FORM

Lot No. Street Address.....

OWNER DETAILS

Name:.....

Address:.....

Phone: Email:

DESIGNER / ARCHITECT DETAILS

Contact Name Company Name.....

Phone: Email:

BUILDER DETAILS

Contact Name Company Name.....

Phone: Email:

DOCUMENTATION (A3 SIZE) REQUIRED TO BE SUBMITTED FOR APPROVAL:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan at I:200 scale
Including dwelling, garage and outbuildings. | <input type="checkbox"/> Sections at I: 100 scale
Sections through the house |
| <input type="checkbox"/> Floor Plans at I: 100 scale
House and any external fixtures or fittings | <input type="checkbox"/> Schedule of External Finishes Walls and
roofs of house and outbuildings |
| <input type="checkbox"/> Elevations at I: 100 scale
Front, rear and both sides | <input type="checkbox"/> Landscape Plans. General surface
treatments and planting layout |

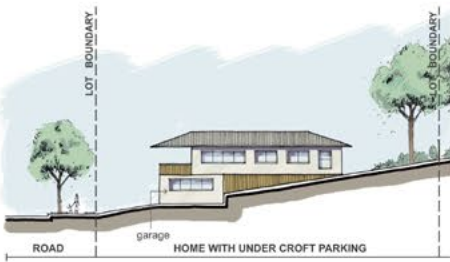
Each box is to be ticked. Applications cannot be assessed until all of the above information is available.

Builder/Owner Signature Date

Please submit all documentation to approvals@jaysonpatedesign.com.au
A copy of this form must be included with the lodgement of plans for approval.

Development Setback Table

LOT TYPE		FRONT	SIDE BOUNDARY	REAR	CORNER LOTS SECONDARY FRONTAGE	BUILT TO BOUNDARY
All lots (unless dimensioned or specified in notes)	Ground Floor	4.0 (w) 3.0 (p) 5.5 (g)	1.5m	2.0m	3.0m	0.0m
	First Floor	4.0m	2.0m	2.0m	3.0m	n/a



Notes (Applies to all Lots)
(p) denotes line of portico / verandah setback
(g) denotes line of garage setback
(w) denotes line of wall

* Building Location Envelopes shown are indicative only. Refer to Building Envelope notes and Development Setback Table for design parameters.

PoD Notes (Applies to all Lots)

General
1. Dwelling houses are to be undertaken in accordance with this Plan of Development (PoD) and the Development Approval.

Setbacks
2. Minimum building setbacks are to be in accordance with the Development Setbacks Table for all lots except for the front and rear setback for Lot 16 and front setback for Lot 19, which are noted on the plan.
3. No structure or construction may encroach beyond the approved setback unless approved by Council. Setbacks and building location envelopes are subject to future proposed easement and/or other underground services or trees identified for retention.
4. The Built to Boundary line is nominated on this plan. The length of wall built to this boundary is not to exceed 9.0m and the height of wall built to this boundary is not to exceed 3.0m. Parapets are considered to be a wall and are to comply with the Setback table included on the Plan of Development. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2021/255

Dated: 5 June 2023

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

Legend

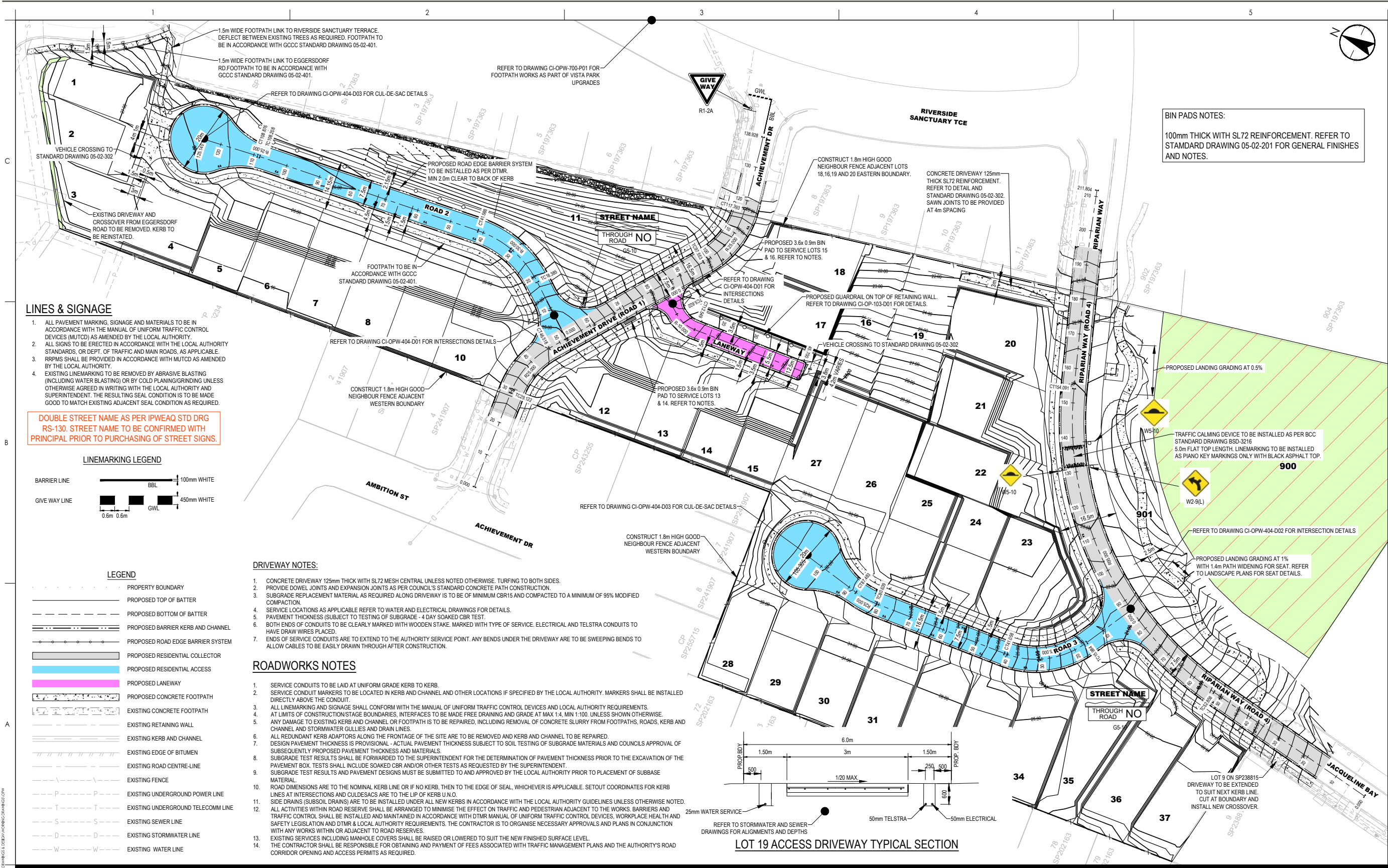
- Site Boundary
- Approximate Building Envelope Locations
- Garage Setback Locations
- Retaining Walls
- Approximate Driveway Locations for detached dwellings (not all lots have locations nominated)
- Alternative Driveway Locations
- Built to Boundary Wall Location
- Hillside Blocks
- Split Level Blocks
- Standard Blocks
- Road
- Open Space/Park (Lot 901)
- Environmental Reserve (Lot 900)
- Mapped Biodiversity Corridor (COGC Planning Scheme)

Notes

- Base line work sourced from QSpatial. 1m contours and retaining walls sourced from Stantec. All data is approximate only.
- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between wolver consulting group and the instructing party.
- Design has been prepared for the purposes of a concept design only and is subject to local authority approval & detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey.
- This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

APPENDIX 2

ROAD LAYOUT PLAN.
Constructed Driveway Locations for Lots 1,2,3 and 19



Notes

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VUE

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W: vueormeau.com.au

Disclaimers and Acknowledgement: The Seller has the right in any other sale of any part or stage within the estate to waive, vary or relax these Design & Siting Guidelines, and in such an event, you have no claim whatsoever against the Seller. Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries.