



Design Guidelines

APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR jacobam@cfmgcapital.com.au

I DISCLAIMER

We advise any information provided in the design guidelines below do not remove any obligations under other legal or local authority requirements. We recommend you seek assistance from your building certifiers to confirm current policy standards. Information in this document is given with care, but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.

II DEFINITIONS

Allotment	The land on which the dwelling is to be constructed.
Building Height	The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, flues or chimneys).
Design Control Group (DCG)	All plans of proposed structures are to be assessed and approved by the DCG prior to the commencement of any construction.
Dwelling Sizes	Dwelling size does not include garage, porch, verandah, pergola, or balcony areas and is to be measured inclusive of external wall faces.
Habitable Rooms	A room used for living activities e.g. family room, living room, meals, bedrooms.
Private Open Spaces	The external open areas around a dwelling that are intended for the residents' use for recreational purposes of the demand dwelling.
Setback	The minimum distance where a wall is required to be placed from the property boundary.
Street Frontage	The front boundary of an allotment that fronts the road. On a corner allotment, the principle street frontage is deemed the shorter side.

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1.0 Introduction

1.1 PURPOSE

Elevate, Ormeau Hills is a neighbourhood created by CFMG Capital (CFMG). The objective of these design guidelines is to create a pleasant living environment with visual quality, whilst providing for a variety of housing solutions. The Design Guidelines may be revised from time to time at the discretion of CLS and will apply to all residential properties within the estate.

The Design Guidelines encourage a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity in design. A range of building materials, colours and siting solutions may be used to result in distinctive character for each home. A standard solution for every allotment is not encouraged.

1.2 ALLOWABLE LAND USE AND CONSTRUCTION TIME

The Design Guidelines prohibit relocatable homes and the construction of more than one dwelling on each allotment (unless otherwise approved as a 'dual occupancy' by local authority and DCG). These are mandatory requirements and will not be varied under any circumstances.

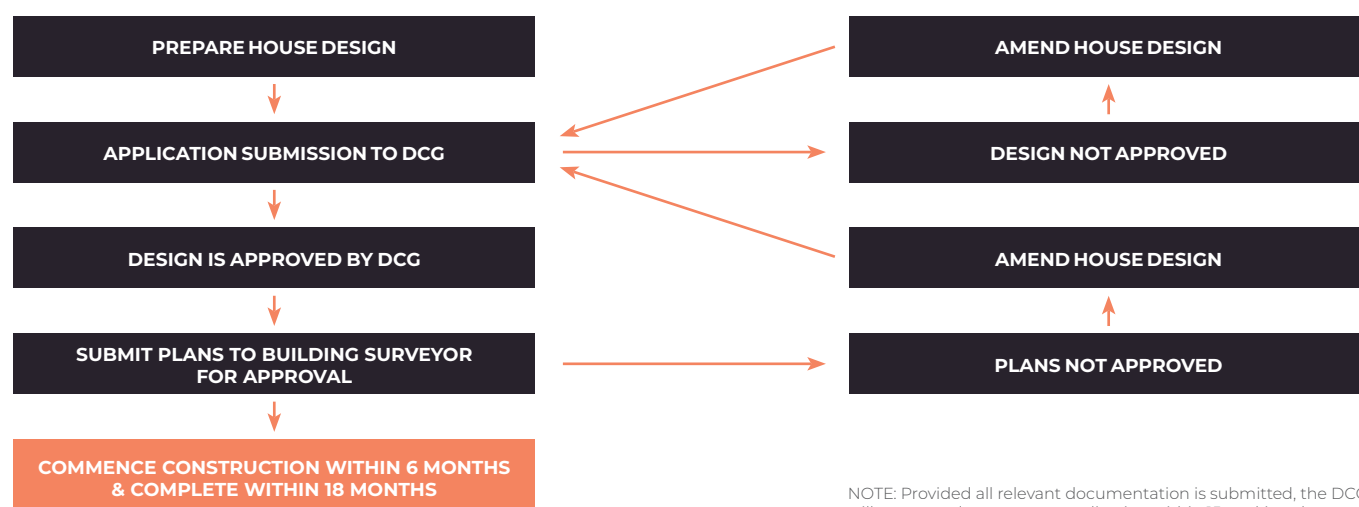
1.3 ELEVATE PLAN APPROVAL PROCEDURES

Approval is required under these guidelines by the DCG for the construction of new dwellings, garages and fences prior to any commencement of construction. A copy of the Design Guidelines should be provided to your building designer or architect for their use.

Approval will not be processed without all required plans. An initial review will be carried out by the DCG and feedback of required changes (if any) will be provided to the applicant.

The DCG approved plans are NOT a building permit. The approved plans will form part of the documents for the owners to obtain a building permit from their nominated building surveyor. Following the completion of Elevate by CFMG Capital and the eventual dissolution of the DCG, any further alterations and/or additions are to be submitted directly to the nominated building surveyor for approval. The guidelines and any approval made by the DCG do not remove obligations under other legal requirements such as local authority, applicable planning permits, BSA or documents current at the time.

1.4 DESIGN REVIEW SUMMARY



2.0 The Design Guidelines

2.1 ORIENTATION, SITING AND SETBACKS

Subject to final approval by Gold Coast City Council, the following orientation, siting and setbacks apply. All dwellings must face a principle street and have an identifiable entrance to the street. All building setbacks are to be measured from the outer most projection. Setbacks, site coverage, open space per the approved development plan and per the below setback tables.

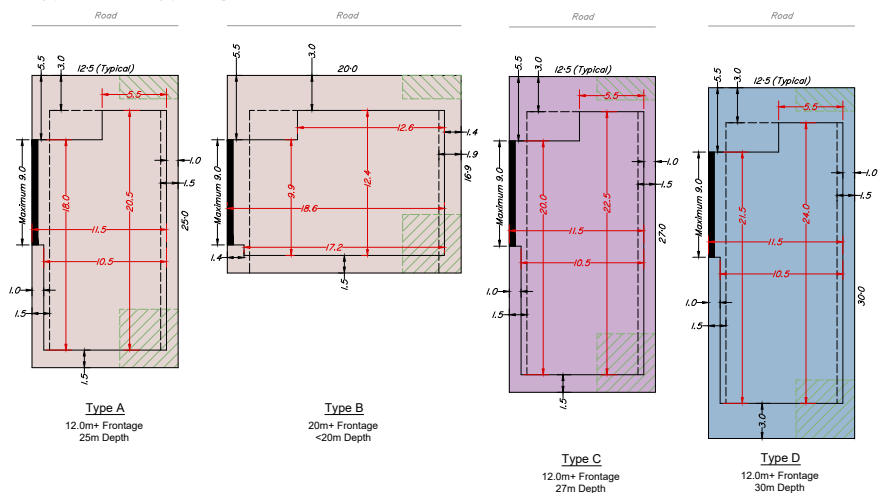
Plan of development table:

	20m (or less) Depth		27m+ Depth		30m+ Depth	
	Ground	First	Ground	First	Ground	First
Dwelling Setbacks						
Front (Living)	3.0m		3.0m		3.0m	
Front (Portico)	3.0m	N/A	3.0m	N/A	3.0m	N/A
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear	1.5m		1.5m		3.0m	
Side (Built to Boundary)	Optional wall up to 9m long					
Side (Non Built to Boundary)	As per Side Setback Table					
Corner Allotment Setbacks						
Secondary Frontage	2.0m		2.0m		2.0m	
Rear	1.5m		1.5m		3.0m	
Minimum Private Open Space	16m ² (no dimension <4m)					
Minimum Vehicle Accommodation	Minimum of 2 car parking spaces provided on-site of which 1 space is to be covered & enclosed.					
Site Coverage (Maximum)	50% where lots >450m ² OR 60% where lots <450m ²					
Building Height	Maximum of two (2) storeys (or 9m)					

Side Setbacks Table:

Road Frontage (in metres)	Side Boundary Clearances (in metres)	
	4.5 or less	4.5 to 7.5
14.501 - 15.0	1.425	1.9
14.001 - 14.5	1.0	1.8
13.501 - 14.0	1.0	1.7
13.001 - 13.5	1.0	1.6
13.0 or less	1.0	1.5

Typical Lot Typologies:



Porches & Verandas

- Porches and verandas that are less than 3.6m high may encroach no more than 2m into the front setback.

Built to Boundary Walls

- For all allotments, walls built to boundary are permitted to a maximum length of 9m.
- All built to boundary walls must be for non-habitable rooms only.
- Walls built to boundary shall have an average height of 3m (max 3.5 at any point).

Dwelling Heights and Eaves

- The dwelling height on all allotments is to be a maximum of 9m (two storeys) inclusive of roof form.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.

Site Coverage

- Site cover shall not exceed 60% for lots less than 450m² and 50% for lots equal to or greater than 450m²
- Site cover does not include eaves, verandahs or overhangs.
- Each detached dwelling has a defined outdoor living space which must have:
 - an area of at least 16m²
 - no dimension less than 4m
 - a maximum gradient not exceeding 1 in 10
 - an access from the living area
 - visual privacy from another outdoor living space by a window/balcony screen
- Houses should be sited so habitable windows and secluded private open spaces face north to receive maximum solar energy.
- For buildings constructed after April 2011, dwellings are required to hold a maximum 6-star energy rating.
- An energy report using the appropriate software will be required to determine the building's energy rating to satisfy the current provisions.

2.2 CORNER ALLOTMENTS

Both single and double storey dwellings on corners must be designed to have feature elements that address both street frontages. This may be with the appropriate use of windows, porticos and the like. Blank walls facing the streets are not permitted. The secondary frontage is deemed to be the lower order road or, if both roads are of the same order, the second frontage is the frontage with the greatest dimension. For corner allotment fencing see guideline 2.8 (corner allotments).

2.3 VEHICLE ACCOMMODATION

A minimum of two car side by side double lock up garage spaces must be provided per dwelling. Garages must reflect the architectural design elements of the main dwelling. Garage doors shall not dominate the architectural design. Garage doors are to be panel lift or sectional doors ONLY. Roller doors are not permitted.

Garages must be set back a minimum of 0.5m behind the main building alignment. The roof pitch of the garage is to match the house. Garages must be positioned behind the main dwelling face, and must be attached to the main dwelling. Colours and materials used are to be the same as the main dwelling.

Carports will only be approved at the discretion of the DCG. Garages shall occupy no more than 50% of the total lot frontage.

2.4 DRIVEWAYS AND PATHS

Driveways must be fully constructed prior to the occupation of the dwelling. Acceptable construction materials are coloured concrete, brick or concrete pavers, concrete with exposed aggregate, stone or slate. Plain concrete driveways and front paths are not permitted. The driveway shall be no wider than the total width of the garage and tapering to a maximum 3m wide at the front boundary line. A minimum allowance of 500mm of garden planting is required between driveway and side boundary.

Only one driveway per dwelling to comply with GCCC guidelines at the time of construction.

2.5 ROOFING MATERIAL AND PITCHES

Acceptable roofing materials include terracotta, slate or concrete tiles and Colorbond metal sheeting in a non-reflective colour. Galvanised iron and zincalume is not permitted.

A variety of roof forms and pitches are highly desirable. Gables, hips or a combination are encouraged. The roof form of verandahs and porticos should also be part of your overall design. Gutters and down pipes are to complement the house colour.

Roof pitch is to be a minimum of 20 degrees with higher pitches preferred. Dwellings must have 450mm wide eaves over all habitable areas.

A variety of roof form such as skillion roofing is encouraged. The roof form of verandahs and porticos should also form part of your overall design.

2.6 PRIVACY

Habitable room windows must not directly face:

- a habitable room window of another building within 10m or;
- an access way, footpath or communal open space within 3m or

Habitable room windows:

- Have a fixed obscure glazing in any part of the window below 1.5m above floor level; or
- Have privacy screens that cover a minimum of 50% window view

Note: 'directly face' means an angle within 45° either horizontally or vertically.

2.7 BUILDING MATERIALS AND COLOUR SELECTION

To ensure the external colour schemes of your home complement the remainder of the Elevate development all exterior aspects will require consideration, including paving, fencing and decks.

A mix of external cladding to the Front Facade is encouraged. Materials of either rendered brick or light weight cladding such as Hebel, Linea Board" or "Blueboard" with a rendered finish. Face brick is permitted to the front façade but not as a primary cladding unless a specialty brick is specified.

Secondary Front Facade external cladding can be constructed of either timber, texture coated fibre cement, profiled FC weatherboards (e.g. Primeline & Linea boards), stone or face brick.

External front facade finishes must continue 1m on the side external wall returns. The external façade treatment is subject to the approval from the DCG.

2.8 TELECOMMUNICATIONS

Elevate meets current NBN criterion. Builders within the estate will need to ensure they meet the current guidelines for NBN telecommunications wiring. This documentation can be found on the NBN Co website: www.nbnco.com.au

2.9 FENCING

For all allotments, Colorbond/steel fencing is not permitted. Approval of all fencing is required from the DCG.

Front Fencing

Front fencing is not permitted unless approved by the DCG. To promote integrated housing and streetscapes, the design is to provide an open visual character to the front boundary.

Side fencing (all allotments)

Side and rear fences are to be constructed of 1.8m high timber palings or materials approved by the DCG. Side fences that are constructed forward of the main line of the dwelling shall be designed to provide an open visual character.

Side fencing (corner allotments)

Side fencing of a solid or closed nature on corner allotments (that front the street) cannot exceed 50% of the lot boundary.

Where the only opportunity to provide a private north facing open space is forward of the house, approval may be given for a solid 1.8m high paling fence with exposed posts and capping and a minimum 1m setback from the principal street frontage at the discretion of the DCG.

Retaining Walls

Retaining walls may be constructed from timber sleepers, stone or brick. It is ideal to plant out the retaining walls with ground cover landscaping.

2.10 ANCILLARY BUILDINGS AND STRUCTURES

External hot water services, ducted heating units, rainwater tanks, fuel storage tanks, clotheslines, utility meters and sheds are not to be visible from streets or reserves. The maximum wall height of sheds is 2m, and must be constructed from steel or painted timber only. Untreated or unfinished surfaces must not be used, including reflective materials such as galvanised iron or aluminium. The maximum floor areas of sheds are 9m². These may be placed outside the building envelope, but should be hidden from the street.

Any roof mounted satellite dishes and television aerials are to be located to the rear of the house and be as low as possible on the roof. Boats, caravans, trailers, commercial vehicles or other recreational vehicles are not permitted to be parked on your property unless they are screened from the public view. Storage of these vehicles may occur where there is provision of a rear door to your garage for drive-through storage.

Letterbox type, colour and specifications to be nominated with submission to DCG for approval.

2.11 MECHANICAL EQUIPMENT

Air-conditioning units, hot water systems are to be located away from public view. Any roof-mounted air-conditioners, evaporative coolers, etc. are to be located to the rear of the house, be of low profile, coloured to match the roof, and installed below the ridgeline.

2.12 LANDSCAPING LOTS >400M²

All applications must include a clear landscaping plan showing:

- The siting of the dwelling;
- Driveways and paths;
- Planting location and planting schedule;
- Any proposed retaining walls or fencing (including type);
- A letterbox constructed of material consistent with those used to construct the dwelling;
- Detail of all surface treatments; and
- Any other significant landscape features.

As a minimum, all landscaping of garden areas including the front verges within the public view must be completed within three months of practical completion of the dwelling. The front yard must contain a minimum of 15m² of garden.

The garden must have a planting density of no less than 5 plants/m²; with all grassed areas to be turfed (not grass seeded). Various forms of commercially available sterile bark mulches are considered acceptable for residential use, of which the preferred are medium grade hoop pine mulch, pine bark mulch or forest mulch. Mulch is to be installed to a minimum settled depth of 100mm.

Plants are to be supplied in the following minimum pot sizes: trees – 300mm diameter pots, with at least one 25L size specimen per lot; shrubs – 140mm diameter pots, with at least 50% of specimens supplied within 200mm diameter pots or greater; and groundcovers - 100mm diameter pots, with at least 50% of specimens supplied within 140mm diameter pots or greater.

Owners are encouraged to use native Australian plants in landscaping. Some recommendations include:

- | | |
|---------------------|------------------------|
| • Ivory Curl Flower | • Blue Tongue |
| • Golden Penda | • Blueberry Ash |
| • Dwarf Paperbark | • Pointed – leaf Hovea |
| • Tuckeroo | • Pultanaea |
| • Dwarf Bottlebrush | • Palm Tree |

Environmental weeds are discouraged from being included in the landscaping. The verge, if disrupted, will be reinstated with turf upon practical completion of the house.

2.13 LANDSCAPING LOTS <400M²

For all dwellings on lots sized less than 400m², the frontage setback area must include a garden area of minimum 10m² which contains a minimum 1 tree in 45 litre bag size and shrub and groundcover planting. Garden preparation, edging, staking, mulching and installation methods must

be as per Council's City Plan Policy - Landscape Work.

Where a 3 metre separation between the tree and building foundations is not possible, root barrier must be installed to manufacturer's specifications.

2.14 INNOVATIVE DESIGN

The Developer at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of the Covenant.

2.15 NON-DUPLICATION

In order to comply with the Developer's requirements for non-duplication of homes in the Estate, the home constructed on the Land must not be substantially the same in design, colour or construction as any other home or proposed home that is situated within 2 lots on either side of, or on an opposite lot to the home constructed on the Land.

2.16 RESERVATION

The Owner acknowledges and agrees that the Developer has the right to vary, exclude or elect not to enforce any of the Covenants in respect of the Land and any other lots in the Estate. The Owner specifically absolves the Developer from any liability of any nature for any action taken in varying, electing not to enforce or exclude any part of the Covenant.

2.17 SIGNAGE

Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum size of 600mm² are permitted as required on allotments during the course of construction, and must be removed upon completion of construction.

2.18 TEMPORARY STRUCTURES

Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction, and must be removed upon completion of construction.

2.19 RUBBISH DISPOSAL AND ALLOTMENT MAINTENANCE

The purchaser is to ensure rubbish (including building materials and site excavation material) is stored in the correct bins and collected promptly. Dumping of rubbish (including building materials and site excavation material) on vacant allotments is illegal. Grass and weed growth on vacant allotments is to be slashed or mowed at regular intervals so that growth does not exceed 200mm in height, or as required by council or the Country Fire Authority.

APPLICATION FORM FOR DESIGN APPROVAL

Please detach this form and complete the details for the submission to the Design Control Group for plan approval.

Property Details:

Lot Number:	
Street Address:	

Owner(s) Details:

Name:	
Name:	
Current Address:	
Telephone:	
Email:	

Applicant Details:

Name:	
Company:	
Address:	
Telephone:	
Email:	

Allow a minimum of 14 working days for processing and assessment on the provision all required documentation is submitted.
Include the following documents (tick box):

APPLICATION DOCUMENTS REQUIRED FOR SUBMISSION

- ☐ Site plan for the lot and proposed structure(s) showing setbacks from all boundaries, eaves overhang, fence details, outbuildings, driveway access and path details. Fence details are to show material and height. Minimum scale 1:200.
- ☐ Floor plans, including roof plan. Minimum scale 1:100.
- ☐ Elevations from all sides of the structure(s), including building heights, roof forms and roof pitch. Minimum scale 1:100.
- ☐ Schedule of external materials, colours and finishes, including driveway. This is to be in the form of a colour board with samples attached.
- ☐ Application Form for Design Approval.

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Dalma St, Ormeau Hills QLD 4208
1800 703 378 | sales@elevateestate.com.au | elevateestate.com.au

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