



BUILDING & DESIGN GUIDELINES


TRAMONTO, Top Camp





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Every home at TRAMONTO will be built to a high standard, thanks to carefully considered building design guidelines. These protections ensure a cohesive, premium streetscape — safeguarding your investment and creating a beautiful, high-quality environment you'll be proud to call home.

BUILDING GUIDELINES

1.1 SUMMARY & PURPOSE

These housing and design guidelines have been prepared to ensure desirable standards for the TRAMONTO Estate. These standards are to protect the natural environment and the visual quality of the built environment. These standards will be focused on ensuring that appropriate quality homes are constructed and maintained, and property values are protected for all residents and future sales. The value and appeal of each lot is maintained and enhanced when each of the homeowners at TRAMONTO adhere to consistent standards and dimensions as set out in these guidelines.

These Design Guidelines are to be read and applied, subject to the requirements of the Building and Other Legislation Amendment Act 2009 (and Building Regulations 2021).

It does not override or void the need for:

- + formal building plumbing and drainage approvals,
- + siting variations if required,
- + operational works approval or
- + driveway permits as required by the relevant legislation.

If any term, requirement, or condition in these Design Guidelines is invalid or unenforceable for any reason, the remaining terms, requirements, and conditions will continue to apply and will be valid and enforceable. These covenants form part of the contract of sale for each Lot and must be followed by each owner and will be monitored and enforced by the developer.



1.2 GUIDELINES AGREEMENT

When you purchase land at TRAMONTO these design guidelines form a part of the contract of sale, and must be adhered to by all land owners and future owners.

By purchasing in TRAMONTO you are agreeing to abide by these Building Guidelines

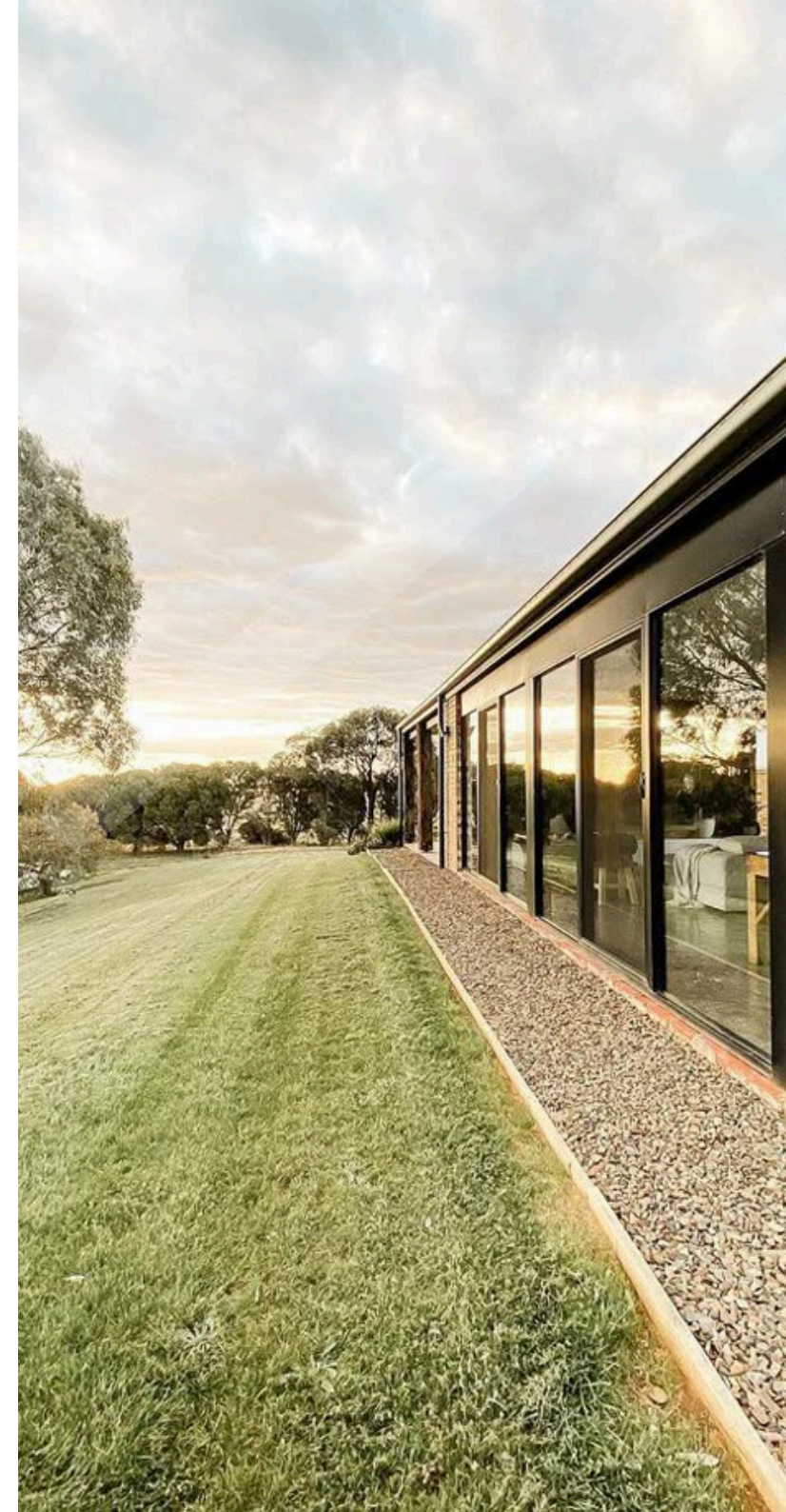
If you are unsure whether the proposed dwelling and auxiliary structures meet the requirements of the Design Guidelines, a sketch plan should be prepared and submitted to the Developer for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The following documents are required to adhere to the Design Guidelines:

- + Floor plan
- + Site plan (site contours, extent of Building Envelope, house siting, dimensioned set backs, proposed earthworks, retaining walls, crossover location, driveway, storm water disposal
- + Shed location
- + Elevations
- + Schedule of external colours, materials
- + Front fence details
- + Side and rear fence details

Under no circumstances should plans be lodged to Council prior to self checking adherence to the Design Guidelines.

Please contact the developer if you are unsure by email at:
hello@tramontotopcamp.com.au



DESIGN REQUIREMENTS

2.1 BUILDING HEIGHT

The design of homes should predominately be low-set to take advantage of wide frontages appropriate to a rural-residential setting. Maximum building height is 2 storeys. All stumped homes must have appropriate skirting around stumps below main floor level to keep tidy and maintain high quality appearance.

2.2 ARTICULATION

The home design must incorporate articulated elements to promote interest and variety to the street scape. Articulation may be achieved through stepping of walls, incorporating building elements such as balconies, verandahs, pergolas, window shades, awnings and feature walls in combination with a variety of building finishes, textures, and materials.

2.3 FRONT FACADE

The front facade of your home should incorporate a mix of materials. It is encouraged that no more than 70% (excluding roofs, windows and Garage doors) of the front facade is to be of any one material, except for lightweight building materials. Homes are to be constructed to reflect contemporary Queensland architecture and have regard to the climatic conditions of the area. Three or more of the following materials / finishes must be included to any facade that faces a public space:

+ Stone + Rendered masonry + Timber columns or cladding + Feature tiles + Textured FC cladding + Aluminum battens and louvers + Stone cladding + Timber battens and louvers + 70% use of face brick may only be used with two other feature materials.



2.4 DRIVEWAYS, CROSSOVERS AND VEHICLE ACCESS

Only one driveway is permitted per block unless otherwise agreed to in writing by the Developer. All driveway/ footpath crossovers are to follow Toowoomba Regional Council requirements and have the necessary permits in place prior to completing.

The sealed driveway must be completed within 3 months of occupation of the home.

The driveway from boundary to home will be constructed using:

+ Exposed aggregate concrete + Concrete pavers + Coloured concrete + Textured concrete + Stencil concrete + Bitumen finishes.

Gravel, grass, concrete track, timber sleepers, loose dirt are unacceptable driveway finishes.



2.5 GARAGES, SHEDS AND AUXILIARY STRUCTURES

Adequate provision for the closed in accommodation of at least two motor vehicles with a minimum double lock up garage attached to the dwelling is required. It should be stepped back from the front line of house to ensure it is not the foremost component to the street and dominate the street scape and impede on neighbours.

All additional sheds, carports and auxiliary structures are required to be complementary to the character of the home in colour, material and form and must be set back behind the main house structure and must not dominate the street scape.

Rainwater tanks, hot water systems, pool filtration pumps, clothesline, barbecues, rubbish bins and satellite dishes are to be screened from the street and public view and not located along the primary street frontage. Garbage and wheelie bins are to be stored behind front fences or screened from street view.





2.6 CORNER LOTS

Houses on corner allotments must be designed to address both street frontages. The secondary street frontage must be addressed by using design features similar to the architectural detail of the front façade that are forward of any corner fencing. Habitable windows are to be used on secondary street frontages and blank walls will not be permitted.

2.7 ADDITIONAL VEHICLES, TRAILERS, BOATS OR CARAVANS

Caravans, camper vans, trailers, commercial vehicles, and boats may not be parked in the street, footpath or driveway. Unregistered cars must be garaged.

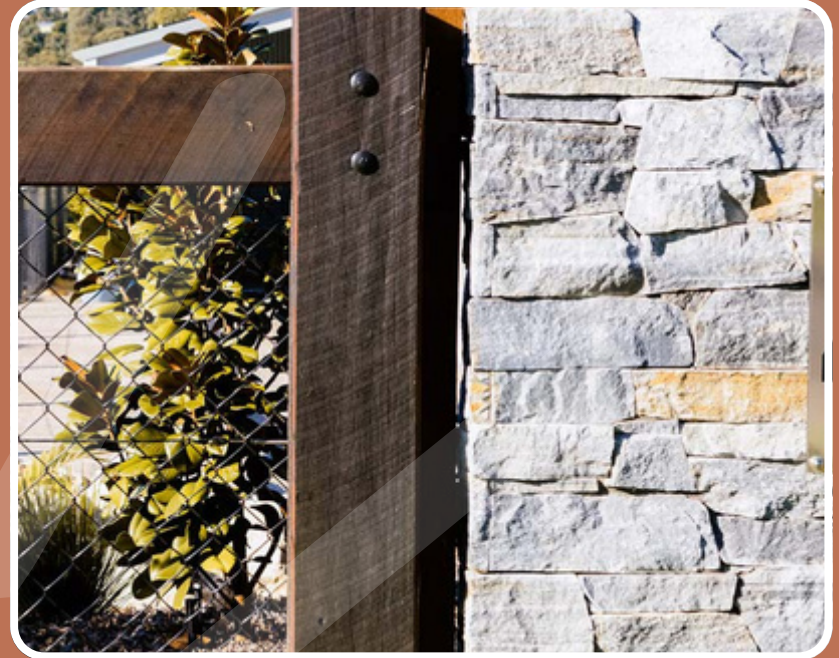
2.8 RESTRICTIONS ON RELOCATABLE HOMES

No relocatable or factory-built dwellings are permitted. No homes that have been previously erected, or attached to other land are to be erected, relocated or placed on lots.

2.9 FENCING

The fencing materials, colours and styles must be appropriate to the rural-residential setting. Fencing is to be transparent in style, which suits the landscape. Gardens and hedging can be used as privacy where needed. Approved fencing styles are:

- + Post and rail timber fence
- + Decorative timber fence with black coated PVC chain wire
- + White PVC Hampton's fence
- + Steel post and rail fence with black PVC chain wire (Min 75mmx75mm Post size)
- + Aluminum balustrade fencing
- + No pine timber , star picket or colourbond is to be used



2.11 LANDSCAPING

Landscaping provides significant contribution to the appearance and rural character of TRAMONTO and liveability for the community.

Landscape to road frontages is to include:

- + High quality grass cover
- + Mass planting areas with feature trees and auxiliary planting
- + Front landscaping must have designated garden areas with garden edging. This is to be mulched & maintained, free of weeds & rubbish
- + The homeowner should maintain the lot free of excessive weeds
- + Establish high quality drainage pathways for storm water which eliminates erosion and property damage
- + Front landscaping must be established 12 months after inhabiting the home.

2.10 LETTERBOXES

A rendered brick, stone, stone-faced, or coloured non-reflective metal letter box is permitted. Letter boxes must be of a colour to compliment the dwelling and its surrounds. However, letter boxes of a unique design, specifically coordinated with the design of the home are permitted.



BUILDING YOUR NEW HOME & GENERAL REQUIREMENTS

3.1 BUILDING COMMENCEMENT AND REQUIREMENTS

+ Building must be commenced within 12 months of settlement. + No vacant land is to be on-sold without the expressed written consent from the developer. + It is the homeowner's responsibility to ensure your builder does everything possible to eliminate damage to footpaths during construction. + Please ensure they make temporary gravel crossovers during construction. + If any damage to the footpath occurs during the build, the builder / homeowner is liable for the cost of footpath replacement. + The homeowner should not allow rubbish to accumulate on the lot or adjoining land during construction. If this occurs the homeowner is liable for the cost of rubbish removal. + The builder is to use skip bins – not makeshift dumping areas or mesh bins.

3.2 DISPLAY HOMES

Homes may not be used as a display home without developer approval in writing.

3.3 LIVING IN SHEDS

At no time is the residing in a shed permitted.



HELPFUL TIPS WHEN THINKING ABOUT YOUR NEW LIFESTYLE AT TRAMONTO

A GUIDE TO DESIGNING A RURAL RESIDENTIAL HOME

Houses can be more comfortable and most cost effective by addressing the local climate and localised site characteristics. Important characteristics to consider when planning the layout of your home include:

- + Orientation of the allotment
- + External and internal layout to take advantage of the sun and breezes
- + Taking advantage of your views
- + Relationship to adjoining properties
- + Appearance and style of your home
- + Materials to be used
- + Creating usable space
- + Consulting with neighbours to have a mutually beneficial placement of structures to benefit both parties in regards to outlook and views.

BUILDING DESIGN

Building design that incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter to outdoor living areas.

Appropriate insulation and ventilation to the roof, ceilings, walls and floors to prevent heat gain in summer and heat loss in winter. Building layout and materials chosen to facilitate energy conservation.

Maximising natural lighting to living areas and outdoor spaces by orientating the main living areas to between 30 degrees west to 90 degrees east of due north where possible.

The planning of internal layouts so that the most used spaces have exposure to winter sun while being protected from the summer sun.

LANDSCAPING DESIGN

Creating usable spaces in the landscaping design to maximise the future use for you and any future owners. This can be created using retaining, leveling, gardens, and outdoor features.





The images in this document have been included for illustrative purposes to provide examples and ideas for TRAMONTO buyers.

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