

I. Architectural Design

- 1.1** Lots are designed and zoned for the construction of a single residential dwelling that is either single- or double-storey. There is a requirement on some lots:
- (a) that only a single-storey dwelling is constructed;
 - (b) that a two-storey dwelling must be constructed; and
 - (c) that some two-storey dwellings have a balcony on the second storey facing the southern boundary of the lot.

The lots with these requirements are outlined in the contract of sale for each lot.

- 1.2** For lots with a street frontage of greater than 13 metres in width, the front elevation of the dwelling must use up at least 80% of that front width. This does not apply to two-storey dwellings (not including any basement, garage or loft).

- 1.3** For corner lots, the street frontage is calculated on the basis of the primary street frontage only and measured along the side of the lot parallel to the primary street, ignoring any truncation. This does not apply to two-storey dwellings (not including any basement, garage or loft).

- 1.4** Dwellings must be constructed out of new materials.

- 1.5** Dwellings must be constructed from non-reflective materials, being rendered masonry in natural light colours, stone, bricks or brick veneer, or other alternative construction materials (including timber and metal framing, but not metal cladding) finished in natural light colours.

- 1.6** Dwellings must incorporate a portico, gable or feature wall facing the street front, and for corner lots this must be addressed on both street fronts.

- 1.7** Dwellings must incorporate at least two different colours or textures in the street front façade, with each colour or texture making up at least 10% of the total surface area of the façade. The façade does not include the roof, gutters, downpipes, windows or doors.

- 1.8** The finished earthworks level of the land must not be altered by more than 100mm at the street boundary. Dwellings must not be constructed with a finished floor level more than 500mm above or below the mean site level of the land.

2. Garages & Driveways

- 2.1** Dwellings must include a garage which:
- (a) is fully enclosed;
 - (b) is constructed of the same materials as the main residence; and
 - (c) can house at least two cars parked side-by-side.
- 2.2** Garages must have a sectional door which when closed completely screens the interior of the garage from the adjacent street or laneway.
- 2.3** Driveways and crossovers from the garage to the street kerb must be constructed before occupation of the dwelling.
- 2.4** Driveways and crossovers must be constructed of the same materials as the main residence, being brick pavers or coloured concrete.
- 2.5** Driveways and crossovers must be at least 5 metres wide, but no more than 6 metres wide at the street front boundary.

3. Fencing

- 3.1** For fences along boundaries which front the primary street (including land situated between the street and the front setback of a dwelling) or public open spaces:
- (a) where the fence is a solid fence, it must not exceed 0.75 metres in height from ground level;
 - (b) where it is a fence incorporating piers, base or plinth and transparent or visually permeable infill, it does not exceed 1.2 metres in height from ground level; and
 - (c) any piers, solid base or plinth are constructed of new brick, stone or rendered masonry in natural light colours with transparent or visually permeable infill constructed of painted pickets, wrought iron or tubular metal.
- 3.2** For fences along boundaries which are not covered in 3.1 above:
- (a) fences must not extend forward of the front building line of the dwelling;
 - (b) fences must be constructed primarily of new brick, stone, limestone, rendered masonry in natural light colours or Colorbond in the colour of Monument or an equivalent Colorbond colour; and
 - (c) fences must be at least 1.8 metres in height.

4. Plant & Equipment

- 4.1** Any water tanks, water heaters, clothes lines, incinerators, compost bins, garden sheds, rubbish disposal containers, antennas, aerials, satellite or cable dishes are to be hidden from public view from adjacent streets and parks.
- 4.2** Air conditioners or evaporative coolers are not to be mounted on the front elevation of the dwelling or roof, are to be a similar colour to the roof of the dwelling and are to be hidden from public view from adjacent streets and parks.

<p>5. For Sale Signs</p>	<p>For Sale signs cannot be installed on vacant lots until at least 3 years after the issue of a separate certificate of title for the particular lot.</p>
<p>6. Commercial Vehicles</p>	<p>6.1 Commercial vehicles including trucks, buses, trailers, caravans, boats or other mobile machinery are not to be parked or permitted to be parked on the land or on an adjacent street or laneway unless such commercial vehicles are contained wholly within the land and are hidden from public view.</p> <p>6.2 Repairs of any motor vehicle or any commercial vehicle specified in 6.1 above are not to be carried out on any part of the land that is visible from the street or adjacent parks.</p>
<p>7. State of Repair of Land</p>	<p>7.1 The front landscaping of the land (including the verge area) must not be allowed to fall into a state of disrepair or disorder or to be in a condition that has not been maintained to a reasonable standard. For corner lots, all landscaping at the front of the land and on the part of the land facing the secondary street (including all verge areas) is also subject to this requirement.</p> <p>7.2 Rubbish or debris must not be allowed to accumulate on the land.</p>
<p>8. Street Trees</p>	<p>8.1 Street trees on the land or within the estate of which the land forms part must not be removed or damaged (or permitted to be removed or damaged).</p> <p>8.2 Where the construction of the dwelling or crossover on the land cannot be undertaken without the relocation of any street tree on the land, the street tree and root barrier must be relocated at the Buyer's sole expense, to the satisfaction of the Seller, to ensure the survival of the street tree.</p>
<p>9. Laneway Access</p>	<p>Where the land is adjacent to a laneway, vehicular access is not permitted to the land other than from the laneway.</p>