

- Introduction:** In order to ensure a minimum standard of construction and to encourage home design excellence at the Amelia Rise these guidelines set out the minimum standards and conditions for residential development of land within the estate
- No item in these Guidelines shall be taken as altering in any way the responsibilities of owners and builders to comply with the requirements of the Residential Planning Codes 2013 (the R Codes), the Building Code of Australia (BCA) and any Council bylaws and policies that apply to this estate.
- Status:** These Guidelines may be amended prior to settlement resulting from modifications required by the City of Gosnells. The Seller agrees to advise the Buyer of any changes to the Guidelines prior to settlement.
- Development:** No development is to be commenced on any lot without the plans and specifications having been approved in writing by the City of Gosnells.
- Number of Dwelling:** Only one dwelling per Lot shall be permitted.
- Zoning:** The land shall be used for a single residential dwelling only and can either be single or double storey.
- Setbacks:** All setbacks shall be in accordance with the provisions of the Residential Design Codes.
- Minimum areas:** The single dwelling is required to have a floor space of no less than 120m² excluding outbuildings. This area may not include any unenclosed space.
- Garage/Carports:** All dwellings constructed must incorporate a minimum of a double carport or garage. These double carports or garages must be built of the same materials as the residence and in the case of a carport must be integrated with the design of the house.
- Materials:**
- Walls External walls must be constructed, in concrete, clay bricks, rammed earth, limestone or other masonry materials, finished in fair face or appropriately coloured render.
 - Colours Self-finished materials are appropriate except for very dark masonry. A range of similar render colours is also acceptable.
 - Roofing Clay or concrete tiles or Colorbond metal roofing are acceptable, and for the purposes of clarification Zinalume is not permitted.
 - Colours Black and very dark colours are not considered appropriate due to their poor environmental performance.
 - Driveway Each dwelling is to be provided with a minimum 2.5m (in width) driveway and crossover to be completed at the same time as the residence and before occupation. All driveways must comprise brick paving or liquid limestone.
 - Front façade Homes are to use a balanced combination of materials in the primary façade facing the street, which may include timber, 'Hardiflex', and 'Colorbond'. The front façade must be distinctive and should have one or more of the following features:
 - (a) Gables: At least one gable or half gable on the street elevation; or
 - (b) Arches: An arch of any appropriate shape on the front façade of the dwelling. This feature may be to a window, part of a verandah, balcony or portico and should be supported by corbels or well proportioned columns.
- Fencing:** All boundary fencing shall be constructed of "Riversand" coloured colorbond steel with matching capping.
- All boundary fencing between adjoining allotments must generally be not less than 1800mm high.
- Fencing between the residence and the side boundary of a lot must be constructed of the same material as the residence and must match the appearance of the residence if it is visible from the street.
- Fencing is not to extend past the building line of the residence.
- Fencing to a property boundary where provided by the developer is not to be altered in any way. In the event of damage, the lot owner shall repair the fencing in the same style and colour as provided by the developer.
- All fencing should be covered under the lot owner's household insurance policy.
- Outbuildings:** Outbuildings greater than 15 square metres or exceeding 3 metres in height must be constructed in materials to match the main residence and compliment the residence in appearance. Reflective materials such as 'Zinalume' are prohibited for all outbuildings.
- Trees:** It is not permitted to remove or damage any street tree within the estate.
- Site Levels:** The general level of the site may not be altered. On individual lots the finished site level must not be raised by more than 0.3 metres by either earthworks or imported fill. Any boundary retaining walls necessary shall comply with the requirements of the Residential Design Codes and shall be installed at the home builders cost.

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- Air Conditioning:** Air conditioning units may not protrude significantly above the ridgeline of the dwelling and must be of similar colour to the roof. Solar hot water units must be integrated with and match the roof profile of the dwelling. Both Air conditioning units and solar hot water units must not be visible from the street.
- Solar Hot Water:**
- Clothes Hoists** Clothes hoists, washing lines and rain water tanks shall be screened from the public view and must not be visible from the street, or public open space.
- Rain Water Tank:**
- Landscaping:** Landscaping to the front yards must be completed within 3 months of practical completion of the main dwelling.
- Use of Property:** The carrying out of any repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited unless screened from public view.
- The parking of commercial vehicles on a lot, or on a verge abutting a lot unless screened from public view is prohibited; unless the vehicle is parked during the normal course of business by a visiting trades person
- The completed residence must not be used for display purposes without the written approval of the developer.
- Benefit:** The benefit of the preceding building guidelines must be for the benefit of every other lot in the plan of subdivision and the burden of the preceding building guidelines shall be attached to the property.

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