



## ANNEXURE B BUILDING GUIDELINES

### 1. Zoning

The Land shall only be used to erect, permit or cause to be erected a single residential dwelling that is either single or double-storey (not including a basement garage or loft).

### 2. Construction Material

- a) The dwelling must be constructed out of new materials.
- b) The dwelling must be constructed from non-reflective materials being primarily rendered masonry, stone, bricks or brick veneer.
- c) The dwelling must incorporate either a portico, gable or feature wall facing the street front and where the Land is a corner lot, on both street fronts.
- d) The dwelling must incorporate at least 2 different colours or textures on the street front façade, with each colour or texture making up at least 20% of the total surface area of the façade. For the purpose of this clause, the façade does not include the roof, gutters, downpipes, windows or doors.

### 3. Earthworks

Not to alter the finished earthworks level of the land by more than 100mm at the street boundary or construct a dwelling with a finished floor level more than 500mm above or below the mean site level of the Land.

### 4. Garage

Any dwelling must incorporate a garage which:

- (a) must be constructed of the same materials as the main residence;
- (b) must have a sectional door which when closed completely screens the interior of the garage from the adjacent street;
- (c) is fully enclosed; and
- (d) must be house at least two cars parked side by side.

### 5. Driveway

A driveway and crossover must be constructed from the garage to the street kerb which is at least 5 metres wide and no more than 6 metres wide at the street front boundary and which are both constructed of the same material being brick pavers or coloured concrete.

**All crossovers and driveways must be completed prior to occupation of the dwelling.**

### 6. Fencing

All fencing other than those already erected by the Seller:

- (a) are not to extend forward of the front building line of the dwelling; and
- (b) must be constructed from no other materials other than "Domain" coloured Colorbond panels, and "Red Oak" coloured Colorbond posts, capping and rails and be not less than 1.8 metres high.

### 7. Plant and Equipment

- (a) That any water tanks, water heaters, clothes lines, incinerators, compost bins, rubbish disposal containers, antennas, aerials, satellite or cable dishes may not be erected on the Land unless it is hidden from public view from adjacent streets and parks.
- (b) That air conditioners or evaporative coolers may not be erected on the dwelling unless it is of a similar colour to the roof and is hidden from public view from adjacent streets and parks, and not be mounted on the front elevation of the roof.
- (c) That any solar hot water systems or solar panels may not be constructed on the dwelling unless these are visually unobtrusive from adjacent streets and parks.

### 8. For Sale Signs

No For Sale sign shall be erected on a vacant block of land until at least 3 years after the issue of a separate certificate of title for the Land, and the Buyer acknowledges and agrees that any such sign may be removed the Seller; or the Seller's Agent.

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**9. Parking**

Not to park or permit to be parked on the Land or adjacent street any commercial vehicles including trucks, buses, trailers, caravans, boats or other mobile machinery ("Commercial Vehicles") unless such Commercial Vehicles are contained wholly within the Land and are hidden from public view.

**10. Restoration**

Not to carry out or permit to be carried out any restoration of any motor vehicle or Commercial Vehicles on any part of the Land that is visible from the street or adjacent parks.

**11. Landscaping**

a) Not to permit garden areas on the Land that are within public view, including area of verge or road reserve immediately abutting the Land to remain unlandscaped after three (3) months of the date of practical completion of the home; and

b) **Not to allow any front landscaping to fall into a state of disrepair or disorder.**

**12. Not to allow any rubbish or debris to accumulate on the Land.**

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