

## DESIGN GUIDELINES

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### Compliance

The registered proprietor shall not develop a Lot or construct upon a Lot a dwelling unless such development or construction is in compliance with the requirements of the Residential Design Codes, the Town Planning Scheme, the approved Local Development Plan (as may apply) and all relevant by-laws and policies of the relevant Shires or Council;

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### Building Material

External wall materials to be primarily made from stone or face bricks or painter or coloured cement render.

The roofing materials for your new home can be clay or concrete roof tiles or coloured metal roofing sheets (colorbond) and with a pitch of not less than 24 degrees for single storey dwelling and not less than 30 degrees for double storey dwelling.

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### Garage

Your home must include a fully enclosed double garage constructed of the same material as the main residence which can park two (2) cars side by side.

Your garage must be incorporated under the main roof of your home.

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### Driveway

Your driveway and cross-over between the road and the garage on the Lot must be constructed at the same time as or prior to occupation of the dwelling.

You must construct your driveway and cross-over out of the same material and it shall be constructed from either brick pavers, concrete or similar.

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### Air Conditioning

Air conditioners or evaporative coolers are not to be installed on the front elevation of the house or roof and they are to be visually concealed and screened from public access and streets.

Any roof mounted air conditioning or evaporative cooler is not to protrude above the highest point of the roof and, where possible, located so that it is not visible from the street.

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### Plant and Equipment

Any water tanks, water heaters, clothes lines, incinerators, compost bin, rubbish disposal containers, antennas, aerials, satellite or cable dishes are to be erected on the land so they are hidden from public view and from adjacent streets.

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### Fencing

No dividing fencing is to be construct on the Lot unless it is constructed in capped Colorbond, colour "Terrace" and is at least 1.8m in height.

The dividing fence is not to extend beyond the front building line of the dwelling.

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### Landscaping

Landscaping to the front of the Lot, including the verge or road reserve immediately abutting the Lot is to be landscaped within 3 months of the date of practical completion of the dwelling.

You must not allow your front landscaping to fall into a state of disrepair or disorder.

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### Sheds and Outbuildings

No outbuilding, shed or workshop is to be constructed on the Lot unless it is hidden from any public area unless it is constructed of wall and roof materials to match the dwelling.

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### Repairs

Repairs of any motor vehicle, motor cycle, boat, trailer or any other vehicle are not to be carried out or permitted on any part of the Lot that is visible from the street.

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### Rubbish

You must not allow any rubbish or debris to accumulate on the land.

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### For Sale Sign

"For Sale" signs cannot be installed on a vacant block of land until at least two (2) years after the issue of a separate certificate of title for the Lot. For the purpose of clarity, this clause is not intended to prevent you from selling or otherwise disposing of your Lot.