



## ARCHITECTURAL DESIGN

Your block is designed and zoned for the construction of a single residential dwelling that is either single or double storey.

If your block has a street front boundary greater than 13 metres, the front elevation of your home must use up at least 80% of that front width, unless your home is two storeys (not including any basement, garage or loft).

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.

Your home or any other structure must be constructed out of new materials.

Your home must be constructed from non-reflective materials being primarily rendered masonry in natural light colours, stone, bricks or brick veneer.

It must incorporate a portico, gable or feature wall facing the street front, and where the Land is a corner lot this must be addressed on both street fronts.

Your home must incorporate at least 2 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).

You must not 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.

## GARAGES AND DRIVEWAYS

Your home must include a fully enclosed double garage constructed of the same materials as the main residence which can house at least two cars parked side by side.

Your garage must have a sectional door which when closed completely screens the interior of the garage from the adjacent street or laneway.

Your driveway and crossover must be constructed of the same material, being brick pavers or coloured concrete.

The driveway from the garage to the street kerb must be complete prior to occupation of your home and must be at least 5 metres wide and no more than 6 metres wide at the street front boundary.

## FENCING

Boundary fencing is to be constructed entirely from Colorbond "Grey Ridge" at a height of at least 1.8 metres.

Side boundary fences are not to extend forward of the front building line of the dwelling.

## GENERAL PROVISIONS

Stormwater drainage for your home must comply with the stormwater drainage requirements specified in the Detailed Area Plan applicable to the Land from time to time.

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.

Air conditioners or evaporative coolers are not to be mounted on the front elevation of the house or roof and to be a similar colour to the roof and hidden from public view from adjacent streets and parks.

Solar hot water systems or solar panels are to be visually unobtrusive from adjacent streets and parks.

For Sale signs cannot be installed on a vacant lot until at least 3 years after the issue of a separate certificate of title for the Land.

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 adjacent street or laneway unless such Commercial Vehicles are contained wholly within the Land and are hidden from public view.

Repairs of any motor vehicle or Commercial Vehicles are not to be carried out on any part of the Land that is visible from the street or adjacent parks.

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

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

If the Land is adjacent to a laneway, you must not allow vehicular access to the Land other than from the laneway.