

ANNEXURE B – ESTATE DESIGN GUIDELINES

1. Primary Street Elevation

Mandatory

- (a) Two (2) colours and/or materials must be used in the primary elevation, to a minimum coverage of 30% each, excluding windows and doors. These may include render, brick, weatherboard, stone, or any other cladding as approved by the Seller.
- (b) Except for lots referred to in Guideline 1c) below, all lots are required to have a minimum of two (2) architectural features in the primary elevation, excluding windows, doors and sills. Architectural features may include:
 - (i) A verandah or porch with supporting posts, pillars, or piers that is a minimum of 1.5m in depth (excluding eaves) and spans a minimum of 30% of the front elevation, excluding the garage.
 - (ii) Entry features such as a portico, masonry gateway wall, or entry pergola.
 - (iii) A balcony.
 - (iv) A projecting blade wall or pier in a feature colour/material. Blade wall features must be a minimum 500mm in width and project at least 300mm above the eaves.
 - (v) A roof feature such as a gambrel or end gable.
 - (vi) Elevated eave height to the forward/projected part of the roof.
 - (vii) A planter box.
- (c) Lots highlighted in the Annexure B Design Guidelines Map require a minimum of three (3) architectural features as listed above, in the primary elevation, excluding windows, doors, and sills. This includes the mandatory two (2) architectural features, plus one (1) additional feature.

Other considerations:

- (d) Awning windows are encouraged but are not considered an architectural feature.
- (e) Bright or primary colours may not be used as the dominant colour.

2. Roofs

- (a) A minimum 24 degree pitch is required for traditional hipped and gabled roofs.
- (b) A minimum of 8 degrees is required for skillion roofs, to a maximum of 15 degrees.
- (c) Flat roofs are to be concealed from view on the primary or secondary elevation or from any public reserve by a parapet wall.

3. Garages

- (a) Every home must have a fully enclosed garage, except for laneway lots where carports are permitted providing it includes a non-transparent sectional door facing the laneway and the balance of the boundary facing the laneway is completely fenced.
- (b) The roof and design features must be consistent with the form and materials of the Dwelling.
- (c) Garages must include a non-transparent sectional door prior to occupation.

4. Driveways

- (a) All crossovers and driveways must be completed prior to occupation.
- (b) Driveways must not be constructed from plain grey concrete.

5. Fencing to Front and Secondary Streets

- (a) Front fencing as viewed from the street or forward of the front building line (and in the case of a corner lot, its secondary street) must not be higher than 1.8m and must be at least 50% visually permeable above 1.2m high (unless otherwise approved by the Seller). Materials and colours must be complementary to the primary street elevation's finishes.
- (b) Fencing to the remainder of the secondary street is to be a maximum of 1.8m high (unless otherwise approved by the Seller).
- (c) Where the primary street frontage of a corner lot is to the long boundary, the installation of the Fencing Package (as described in Annexure C of this Contract) is at the Seller's sole discretion.

6. Side and Rear Fencing

- (a) Is to be a maximum of 1.8m high and (subject to these Guidelines and Annexure C of this Contract) will be installed by the Seller.
- (b) Must be Colorbond, Smartascreen fencing in a Paperbark colour (or as specified by the Seller) unless already erected and no further forward to the front building line.
- (c) Return to the Dwelling must be a minimum of 1m behind the front facade.

7. Landscaping – Builder Preparation

Where the Seller is providing front landscaping, the following works are to be undertaken by the Builder to avoid additional costs to the Buyer:

- (a) Installation of a 90mm PVC duct under the driveways, offset 4m from the garage and clearly marked. This is required for the installation of irrigation pipes only. An extra fee may apply if this pipe is not installed.
- (b) Ensure the site is clean, free from rubbish, rubble and weed and graded to final levels 40mm below surrounding hard surfaces.
- (c) Ensure there is provision for extending the irrigation from the front to the rear and sides of the Dwelling (if landscaping is required to the side of the Dwelling) by installing a clearly marked 90mm PVC pipe beneath all paving.
- (d) The irrigation controller will be mounted adjacent to the electrical meter box. If the area beneath the irrigation controller is to be paved or concreted then provision should be made for a 19mm pipe and draw wire suitable for connecting the irrigation controller.

8. Seller Works

Where the Seller has constructed a fence, entry statement or retaining wall on the lot, it must be maintained by the Buyer to the standard to which it was constructed and must not be modified without the written consent of the Seller.

9. Retaining Walls

Retaining walls visible from the street or a public space must be constructed from materials matching those provided by the Seller (unless other approved by the Seller). Pre-cast concrete "panel and post" retaining walls are not permitted.

10. Outbuildings

All outbuildings and garden sheds must be constructed behind the front and or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.

11. Non-Ground Mounted Plant or Equipment

- (a) Roof mounted items must be substantially hidden from public view from adjacent streets and parks/ open spaces including but not limited to satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units etc.
- (b) Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise effectiveness.

12. Ground Mounted Plant or Equipment

All ground mounted services are to be screened where visible from any street or public space including but not limited to heating and cooling units, rubbish disposal containers, swimming pool equipment, rain water tanks, clothes hoists and washing line.

13. Approval of Building Plans

Prior to making any application for a building permit and commencing construction of the Dwelling, the Buyer must:

- (a) Prepare Building Plans which comply with the Guidelines and the requirements of the Seller having regard to the overall project and the requirements of all relevant Authorities;
- (b) Lodge the Building Plans with the Seller for approval and permit the Seller to make and retain duplicate copies of the Building Plans; and
- (c) Obtain written approval of the Seller to the Building Plans.

Written approval can be provided by emailing the relevant documentation to:

approvals@parcelproperty.com.au or alternatively visiting the respective project website to submit online.

Failure to provide plans for approval will result in forfeit of the Landscaping and Fencing Package.