

## Design Standards

- All Plans are to be prepared by an Architect or qualified Draughtsman.
- Minimum living area of a residential dwelling must be 200 sqm. This can include garages, patios & outdoor entertaining areas under main roof as well as verandas.
- All residential dwellings are to include double garages under main roof. Single garages are not permitted.
- External walls are to be a minimum of 60% brick or texture coated materials.
- Roofing materials are to be concrete tile, clay tile or colorbond metal (non reflective).
- Main roof of the dwelling is to be a minimum pitch of 22.5% unless otherwise approved by the developer Michema Investments Pty Ltd.
- Eave overhangs are to be a minimum of 450mm on 70% of the residential dwelling.
- No dwelling shall consist of second hand materials.
- Structures and equipment such as air conditioning units, clotheslines, hot water systems and gas bottles are to be screened and not visible from the street.
- Mirrored or reflective glazing is not permitted on parts of the building visible from the street.
- Detached sheds are permitted. Construction is to be in either colorbond or similar materials to compliment the residential dwelling. If the shed is erected in line with the dwelling and in view from the street, the front face of the shed will need to be constructed in brick or texture coated to match the dwelling house.
- A shed shall not be erected on the Land before a house is constructed unless the Land is fully fenced and the shed is constructed at the rear of the Land.
- Garden sheds will be constructed of colorbond and will only be permitted at the rear of the lot.
- Front boundary fencing is permitted provided it is constructed of either face brickwork or rendered masonry materials to a maximum height of 1.8 metres. The fence must not be 100% solid. In-fill panels must be transparent and comprise of 50% of the surface area of the fence. In-fill panels can be powder coated metal, painted or stained dressed timber. All front gates must be constructed of the same materials as the front fence. Rendered fences are to be painted in a colour consistent with the main dwelling.

Side fencing forward of the building line and provided it is not adjoining the nature strip, can be erected of either timber palings, face brick or cement rendered materials. Maximum height of side boundary fencing where it meets the front boundary is 1.2 metres except in the case where the side boundary fencing adjoins front boundary fencing that is 1.8 metres in height. If this is the case both fences must be completed at the same time.

- Fences behind the building line, to the sides and rear of the dwelling are to be 1.8m high, constructed of timber palings, face brick or cement rendered materials
- All gates & returns constructed between the dwelling and side fences must be timber or powder coated metal.
- The Buyer will not construct any outbuilding of any type on the Land as a sole structure.
- No buildings previously erected elsewhere shall be erected or placed on the Land.

**Construction Standards**

- Driveways must be completed prior to occupation of the house.
- The Buyer agrees in construction of the driveway, if the kerbing is to be cut, the Buyer must ensure a diamond cutter shall be used and that if needed, the Buyer will restore the kerb to as new condition.
- Any stormwater discharge to the street must be affected by using a diamond cutter on the kerb and by fitting a PVC kerb adaptor moulded to the kerb profile.
- All soft & hard landscaping forward of the building line is to be completed prior to occupation of the dwelling.
- The Buyer and/or their contractors will take due care not to damage or remove street landscaping provided by the Developer. If any damage does occur, the Buyer will be required to repair and replace any damaged items at his expense.
- Caravans are not permitted to be used for accommodation prior to or during construction of the main dwelling.
- The Buyer is required to ensure the building site is to be kept neat and tidy and free of rubbish during the course of construction. A skip bin or similar is to be provided by the builder and emptied regularly. No builders rubbish shall be deposited on the adjoining lots.

**Landscaping Standards**

- All driveways and paths are to be constructed of either stamped or stencilled concrete, paving or exposed aggregate concrete. Colours are to be consistent with the external colours of the house. Painted or plain concrete is not permitted.
- The front yard must be turfed and driveways completed prior to occupation of the dwelling.

**Occupation Standards**

- The Buyer shall not occupy the dwelling until the relevant Local Government approvals and certificate have been issued.
- Curtains and blinds must be placed to all windows visible to the street. Sheets or other materials shall not be permitted as a temporary measure.
- Letterboxes should be consistent with the residential dwelling. No temporary or makeshift letterboxes are to be used.
- Commercial vehicles larger than 4 tonnes are not permitted to be parked on the Land or adjoining land, nature strip on a regular or permanent basis except for deliveries, maintenance and during residential dwelling construction periods.
- Caravan, boats and trailers must be parked behind the building line and be screened from view from the street.

## **Maintenance Standards**

- The Land is to be maintained free of rubbish by the Buyer. Grass is to be no higher than 25cm at any time. The Developer or its Agents reserve the right to enter onto the Land to maintain the Land at the Buyers expense
- Should the Land be listed for resale the Buyer shall not be permitted to place more than one "For Sale" sign on the Land at any one time.

All plans must be submitted to the Developer for approval prior to lodgement with Council.

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