

ANNEXURE B – ESTATE DESIGN GUIDELINES

1. Primary Street Elevation

- (a) A minimum of two (2) architectural features are to be used for elevation (excluding windows and doors). Architectural features may include:
 - (i) a verandah with supporting posts, pillars or piers (minimum of 30% of the front elevation excluding the garage-carport and at least 1.5m in depth);
 - (ii) entry features such as portico, masonry gateway wall or entry pergola;
 - (iii) a balcony;
 - (iv) a projecting blade wall or pier in a feature colour/ material (minimum 500mm in width projecting at least 300mm above the eaves);
 - (v) a roof feature such as gambrel or end gable;
 - (vi) elevated eaves height with a feature recess or similar details to the forward/ projected part of the roof. An attached, projected feature wall or similar must accompany the roof feature; or
 - (vii) any other features creating visual interest as approved by the Seller from time to time.
- (b) Bright or primary colours may not be used as the dominant colour.
- (c) Two colours and/or materials must be used in the primary elevation (minimum 30%), excluding windows and doors. These may include render, brick, weatherboard, stone or any other cladding as approved by the Seller.
- (d) Awning windows are encouraged.

2. Roofs

- (a) A minimum 24 degree pitch is required for hipped and gabled roofs.
- (b) A minimum of 8 degrees is required for skillion roofs (15 degree maximum).
- (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) No carports are acceptable unless required to access a laneway.
- (b) The roof and design features must be consistent with the form and materials of the Dwelling.
- (c) Garages must include a garage 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 colour acceptable to the Seller (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**

The Seller is providing front landscaping and requires the following 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 visible from the street or public spaces must be minimal 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.

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.