



**ATTACHMENT 5 TO  
ANNEXURE "A" CONDITIONS  
BUILDING GUIDELINES**

# BUILDING GUIDELINES

## INTRODUCTION

In order to encourage the attainment of a consistent building standard and to encourage home design excellence at Brookside Waters Estate, these Building Guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

## SUSTAINABILITY

The Seller seeks to encourage sustainable housing and land development and the Buyer is encouraged to use energy efficient appliances and practices in design and construction of the home, water-wise garden principles in the construction of the landscape areas and Water-wise appliances within the dwelling.

## BUILDING PLAN APPROVAL

Two sets of elevation drawings, site and floor plans must be submitted to the Brookside Waters Estate Project Managers (Email: daniel@noblehodge.com.au) prior to the plans being submitted to the relevant Local Authority under the normal building approval procedure. The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return one approved set of plans to the applicant.

## DEVELOPMENT

No development is to be commenced on any lot without the plans having been approved in writing as set out above.

## DWELLING

Transported or transportable homes are not permitted unless they comply with all other Design Guidelines and the completed dwelling will be of comparable standard to a dwelling constructed in situ.

Lots served by a rear laneway and park side lots must comply with any relevant Local Development Plan or Town Planning Scheme provisions. The rear laneway must be used for vehicular access.

## GARAGES

All dwellings constructed on lots with a frontage of 10 metres or more must incorporate as minimum double, side by side garages, comprised of the same materials as the residence. Where rear laneways are provided, garages must be accessed from the laneway and in accordance with Local Development Plan requirements.

All dwellings constructed on lots with a frontage of less than 10 metres must incorporate as a minimum double, tandem parking with at least one single garage, comprised of the same materials as the residence. Where rear laneways are provided, garages must be accessed from the laneway and in accordance with Local Development Plan requirements.

## MATERIALS

- Walls: A mix of materials is encouraged. External walls must be constructed with materials, which are predominately painted or rendered concrete, clay bricks, limestone, weatherboard, composite materials or similar material. Quality new materials only are to be used.
- Roofing: Clay or concrete tiles or colorbond metal roofing in accordance with the relevant Local Authority are acceptable. A minimum 24° roof pitch is required except in the case of curved or skillion roofs.
- Driveways: Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the residence and before occupation. All driveways and crossovers must comprise brick paving or coloured concrete paving. Grey or painted concrete is not permitted.

## SETBACKS

As per the Residential Design Codes and relevant Local Authority policies and in compliance with Local Development Plan and Town Planning Scheme provisions where applicable.

## FACADES

The facades to public domains (eg: roads, public open space areas and the like) must be attractive to achieve home design excellence.

The facades must consist of at least one of the following architectural features:

- Gable;
- Roof Gablet;
- Projecting sill course;
- An arch with projecting masonry corbels;
- Verandah or balcony with a minimum depth of 1,500mm for at least 50% of the elevation
- Portico with a minimum width of 1,500mm;
- Feature Rendered Wall; or

- Feature Stone Wall.

Facades to have a minimum of two (2) different building materials, or, two (2) different colours (excluding window and frames).

### **FENCING**

No fencing is permitted forward of the building line unless it is;

- Part of a courtyard that adjoins the residence and is built of masonry or rendered masonry to match the house and or with open style pool or timber infill;
- Built by the Seller and provided as part of the finished lot; or
- Required by local bylaws to comply with safety requirements (swimming pool or retaining wall) in which case it should comply with either of the above.

Fencing to boundaries where provided by the Seller is not to be altered in any way. In the event of damage, the lot owner shall repair in the same style and colour as provided.

Side boundary fencing must not be less than 1800mm in height and must consist of colorbond finished in "Paperbark" colour on both sides.

Secondary street boundary (being a side boundary which faces a street) fencing must consist of colorbond finished in "Paperbark" colour or brushwood, masonry or rendered masonry to match the house and or with open style pool or timber infill.

Fences along the lake interface boundary shall be visually permeable above 1.2 metres for the length of 3 metres from the end of the truncation.

### **OUTBUILDINGS & STORAGE**

Outbuildings are permitted subject to the relevant Local Authority building approval and shall be constructed of the same materials as the residence.

Storage outbuildings of 15sqm's or less may be permitted if they comply with the R Codes and are constructed of Colorbond finished in "Paperbark" colour and must not protrude more than 350mm above a fence line.

### **SITE LEVELS**

The general level of the site may not be altered except that the finished level can be raised

by a maximum of 0.3 metres if approved by the relevant Local Authority.

Any retaining or other walls provided by the Seller may NOT BE ALTERED IN ANY WAY

except for the construction of a parapet wall or as otherwise approved by the relevant Local Authority.

### **AIR CONDITIONING OR COOLING UNIT**

Air conditioning or cooling units must be of a similar colour to the roof, located on the rear elevation or the rear half of a side elevation and not protrude above a ridgeline by more than 300mm.

For lots affronting Public Open Space, air conditioning or cooling units must be of a similar colour to the roof, located on the rear half of a side elevation and not protrude above a ridgeline by more than 300mm.

### **SOLAR HOT WATER UNITS / SOLAR PV CELLS**

Solar hot water units and Solar PV Cells must be integrated with and match the roof profile and pitch of the roof neither facility should be placed on a front elevation of the residence unless required for solar efficiency and must then be incorporated where possible within the roof line.

### **STREET TREES**

The Sellers will provide street trees to enhance the streetscape of the suburb. These trees are not to be removed.

### **SIGNS**

Buyers are NOT to erect, display or allow any sign, hoarding or advertising other than;

- (a) a sign erected by a builder of the residence in accordance with the Building Act during the period of construction of the residence; or
- (b) a "FOR SALE" sign which may be erected after completion and occupation of a residence on the land; or
- (c) a "FOR SALE" sign which may be erected at the expiration of a period of two years from the date of purchase from the Seller.

### **WASHING LINES/RUBBISH BINS**

All washing lines and rubbish bins must be screened from the street and public places.

### **DISPLAY HOMES**

Only the designated Homes approved by the Brookside Waters Estate Project Managers can be used for display homes. Any other completed residence must not be used for display purposes.

## **COMMERCIAL VEHICLES**

The Buyer must not permit any commercial vehicles which have an aggregate weight greater than 3.5 tonnes, caravans, trailers, boats or any other mobile machinery to be parked on the Property, on the road or on any other land near to or next to the Property unless the commercial vehicles, caravans, trailers, boats or mobile machinery are parked or contained wholly within the garage on the Property or are screened from public view.

## **RECREATIONAL VEHICLES, BOATS ETC**

All recreational vehicles including caravans, boats, etc must not be parked or stored on a property unless contained within a garage or screened from public view (both street and park areas).

## **TELECOMMUNICATION AERIALS, ANTENNAE AND DISHES**

The Seller intends to enter into an agreement with a telecommunications service provider to install a FTTH (Fibre to the Home) system to be extended where possible through the estate to the front of each lot.

It will be the purchaser's responsibility to arrange and meet the cost of any connection and internal home cabling.

Provision of these services will depend upon availability and may require a fee to be paid in the normal manner.

The Sellers will endeavour to ensure that the FTTH system is developed and continued but makes no warranty or promise concerning its continued operation.

## **COVENANT**

The preceding building guidelines shall be for the benefit of every other lot in the plan of subdivision referred to herein and the burden of the guidelines shall be attached to the land. The Seller accepts no responsibility for enforcement of the restrictive covenants, but reserves the right to do so, as long as it is the registered proprietor of a lot on the relevant plan or diagram of subdivision.