

ANNEXURE B

BUILDING COVENANTS & DESIGN GUIDELINGS

ANNEXURE B



BUILDING COVENANTS & DESIGN GUIDELINES

1. HSTP on site treatment to be allowed for in construction price.
2. Contemporary Australian Architecture.
3. Slab on ground construction where possible.
4. Building Articulation

Front Facade	Walls are a maximum of 6.0m in continuous length
Side and Rear Walls	All side and rear walls are a maximum of 12.0m in continuous length
Articulation	Minimum 500mm step or recess

5. Minimum 4 bedrooms.
6. Indicative size 180sqm to 220sqm.
7. 2.6m high ceilings through-out.
8. 20mm stone benchtop to kitchen and ensuites. Secondary bathroom and laundry can be laminate bench top.
9. Allow for ensuite to master, secondary bathroom and powder room.
10. Ceiling fans to Master, Dining, and bedrooms.
11. Split cycle air-conditioning to Master, Dining. Other bedrooms can be an optional upgrade
12. Tiled Kitchen, Dining, ensuites and bathrooms. Carpet to Master and Bedrooms.
13. Color-bond roof.
14. Minimum double car lock-up garage.
15. Garages to be recessed a minimum of 500mm behind the main building line.
16. Allow for concrete driveways.
17. Building entrances to be clearly legible from the street with pathway access.
18. Where possible a minimum 450mm eaves to be provided to all exterior walls.
19. Provide a minimum of 10sqm of edged garden bed to the frontage.