

ANNEXURE B – ESTATE DESIGN GUIDELINES

1. Primary Street Elevation

Lots within Flamewood, Brabham that front a major entry road or public open space are required to be constructed with additional design considerations. Please refer to attached plan at Annexure F, to determine which lots are subject to these conditions.

- (a) A minimum of one (1) architectural feature is to be used for non-parkside lots elevation (excludes windows and doors). Parkside and lots fronting the main entry boulevard are subject to the conditions stipulated in point “c” and require additional design considerations. Architectural features may include:
- (i) verandah with supporting posts, pillars or piers (minimum of 30% of the front elevation excluding the garage-carport at least 1.5m in depth); or
 - (ii) entry features such as portico, masonry gateway wall or entry pergola; or
 - (iii) balcony; or
 - (iv) projecting blade wall or pier in a feature colour/ material (minimum 500mm in width projecting at least 300mm above the eaves); or
 - (v) roof feature such as gambrel or end gable; or
 - (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;
 - (vii) secondary colour or material eg contrasting render, brick, weatherboard, stone (minimum of 30% of the elevation); or
 - (viii) other features creating visual interest may also be accepted.
- (b) Bright or primary colours may not be used as the dominant colour.
- (c) For all lots highlighted in Annexure F the following guidelines apply:
- (i) Where possible aim to provide an elevated eaves height to the main portion of the dwellings front elevation, forward of the garage. Furthermore, two (2) additional architectural features, as stipulated above, shall be applied in a manner such that the main portion of the front elevation area is highlighted as the dominant feature to the façade elevation (excludes windows and doors).

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/secondary elevation or from any public reserve by a parapet wall.

3. Garages

- (a) No carports are acceptable unless to access a laneway.
- (b) The roof and design features must be consistent with the form and materials of the home.
- (c) Garages must include a garage door prior to occupation.
- (d) Garages must not protrude more than 1m forward of the main building line, this may be extended to 2m where an entry feature projects at least 1m forward of the main building line.

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 (in the case of a corner lot and 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 the Design Guidelines and Annexure C of this Contract) will be installed by the Seller.
- (b) Must be Colorbond, Smartascreen fencing in a Grey Ridge 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

The Seller is providing front landscaping and requires the following to be undertaken by the Buyer's builder to avoid additional costs to the Buyer:

- (a) Installing 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. Developer (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 proper written consent of the Seller.

9. Retaining Walls

Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless other approved by the developer). 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 their 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.