

## **ANNEXURE C – BUILDING AND DESIGN GUIDELINES**

### **HERON LAKE BUILDING AND DESIGN GUIDELINES**

#### **1. COMPLIANCE AND APPROVAL**

##### **Buyers Must Comply**

“Building and Design Guidelines” means the Building and Design Guidelines outlined in this annexure as amended from time to time. The Buyer must comply with the Building and Design Guidelines.

The Buyer warrants and undertakes that any building and other improvements must be constructed on the Property in accordance with:

- (a) The Building and Design Guidelines.
- (b) Plans and specifications firstly approved in writing by The Heron Lake Assessment Committee or its nominee.
- (c) The additional provisions in this annexure.

Local Government regulations must be complied with in conjunction with the requirements of this annexure — Heron Lake Estate Building and Design Guidelines.

##### **Receipt**

The Buyer acknowledges that they are in receipt of a copy of the Building and Design Guidelines.

##### **Building Plan Approval**

Building plans and specifications must be submitted to The Heron Lake Assessment Committee C/O Hanson Property Group for approval. The Heron Lake Assessment Committee or its nominee must first approve any building plans before the submission of the plans and specifications to the City of Busselton for the issue of a building permit. The Heron Lake Assessment Committee or its nominee will only assess the plans in respect of these Restrictive Covenants and Building and Design Guidelines. The City of Busselton (“City”) is responsible for assessing the plans in respect of Planning, Building and Policy Statutes.

#### **2. GUIDELINES**

##### **External Appearance Wall Materials**

External Walls – a mixture of external wall claddings is encouraged and the use of Zinalume tin is not permitted.

##### **Roof Materials**

Roof pitches are to be a minimum of 24 degrees for conventional roof design and a minimum of 6 degrees where a skillion roof is proposed. Metal deck roofs are encouraged but roof cover may be in clay or concrete tiles. Zinalume and black roofs are not permitted.

##### **Front Elevation Features**

All residences must incorporate at least one of the special features referred to in the Restrictive Covenants.

##### **Garages, Carports and Verandas**

Off street parking on the Property must be provided with sufficient cover for at least two vehicles. If an open carport style is included within the building design, the carport must incorporate a garage door to screen the contents from the street. Verandas are encouraged.

## **Location**

Garages/Carports, driveways and verandas must be located in accordance with the Detailed Area Plan where applicable. Where there is no Detailed Area Plan, building setbacks must be in accordance with City requirements.

## **Outbuildings (Detached Sheds, Tool Stores, Etc.)**

The design, appearance and external colour and materials of outbuildings such as sheds and patios must be compatible with the main dwelling.

Any shed or other outbuilding must not be made of or coated with zincalume or other reflective material.

All outbuildings exceeding 40sqm must be constructed in the same materials and colours as the main dwelling.

Outbuilding of 39sqm or less constructed of other materials must be of a colour that matches either the roof colour of the main dwelling or the fence colour of the Property.

## **Driveways / Crossovers**

A minimum of one single driveway and crossover must be provided to each allotment prior to the occupancy of the dwelling on the Property. All driveways and crossovers must be coloured to complement the dwelling.

Brick paved, exposed aggregate or ochre oxide asphalt driveways and crossovers are preferred. Grey grano is not permitted.

Crossovers are to be constructed in accordance with the City of Busselton Crossover Specification.

## **Fencing**

All dividing boundary fencing shall be constructed in Colorbond in the colour of Woodland Grey.

Capped standard “super six” fibro cement and timberlap fencing is not permitted anywhere within the estate.

Corner fencing addressing the street should have a minimum of limestone base and piers at each end of the fence line.

Front boundary fencing is not mandatory but can be installed with a maximum height of 1.8m and must have a minimum of 50% being visually permeable.

## **Retaining Walls and Estate Fencing**

Where the Seller has erected retaining or feature walls or fencing on or adjacent to any boundary, the Buyer must not alter in any way or remove such walls or permit them to be altered or removed.

## **Landscaping**

In order to qualify for the Developer’s landscaping incentive package, the buyer must be the first purchaser of the land and the landscaping package is nontransferable. The Dwelling must be complete within 24 months of settlement and the buyer must comply with any contractual timeframes for Dwelling construction included in the sales documentation and in accordance with the Building Guidelines and the Restrictive Covenants.

## **Air Conditioners, Evaporative Coolers and Solar Hot Water Systems**

Air conditioners, evaporative coolers and solar hot water systems must be integrated with the main roof profile to the dwelling and screened from public view. The colour of air conditioners, evaporative coolers and solar hot water systems must match the colour of the main roof.

**Use of Property**

The carrying out of any construction or mechanical repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on the Property unless screened from the public view and in compliance with City requirements.

**TV Antenna**

TV Antenna and Satellite dishes shall not be located on the roof areas facing the street frontage of the Property.

**Clothes Hoists**

Clothes hoists and washing lines must be screened from the public view and must not be visible from the street frontage of, or near, the Property.

**Commercial Vehicles**

Commercial vehicles, trucks, buses, caravans, boats, etc. must not be parked or be stored on the Property unless parked or stored within a carport or garage or screened from public view and in compliance with City requirements.

**Incinerators**

Incinerators are not permitted on the Property.

**Rainwater Tanks**

Rainwater tanks must be of a colour matching the main dwelling and sited away from public view.

**Rubbish Disposal Containers**

Rubbish disposal containers must be screened from the view from any public street or thoroughfare.