

Annexure “B”
HERON PARK STAGE 3
Development Conditions and Building Guidelines

INTRODUCTION

In order to ensure the attainment of a minimum standard and to encourage home design excellence at Heron Park, these 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, Waterwise garden principles in the construction of the landscape areas and Waterwise appliances within the dwelling.

BUILDING PLAN APPROVAL

Two sets of elevation drawings, site and floor plans must be submitted to the Heron Park Project Managers (Satterley Property Group, 18 Bowman Street, South Perth) prior to the plans being submitted to the City of Armadale 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

The minimum dwelling size is 200m² for lots of 500 square metres or larger and 140m² for lots of less than 500 square metres. The minimum floor area is the area of the dwelling excluding porches, carports, garages, verandahs, alfresco areas etc. Transported or transportable homes are not permitted. A one piece concrete slab construction is required. Lots served by a rear laneway and parkside lots shall comply with relevant Detailed Area Plans provisos.

GARAGES

All dwellings constructed must incorporate double, side by side garages, comprised of the same materials as the residence. Where rear laneways are provided, garages can only be accessed from the laneway and in accordance with Detailed Area Plan requirements.

STORAGE

Storage outbuildings (sheds, free-standing stores etc) of up to 10 m² are permitted but must not protrude more than 300mm above any fence line and may be constructed with colorbond materials or the same materials as the residence. Storage outbuildings with an area greater than 10m² must be constructed in the same materials as the residence. In the case of dwellings on lots less than 500 square metres in area, all storage must be contained under the main roof of the residence. No storage buildings are permitted in yard areas abutting public open space.

MATERIALS:

Walls: External walls must be constructed with concrete, clay bricks, limestone or similar material. Quality new materials only are to be used.

Roofing: Clay or concrete tiles or colorbond metal roofing in accordance with the City of Armadale requirements are acceptable. A minimum 24° pitch, curved or skillion roofs with a minimum 12° pitch are to be used on all dwellings, garages. Flat roofs are not permitted except for verandahs. Minimum 450mm eaves are to be provided.

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. Maximum width of crossover shall be 6 metres and driveways must be no closer than 0.6 metres to any side boundary. All driveways and crossovers must comprise brick paving or limestone look concrete paving. Grey or painted concrete is not permitted.

SETBACKS

As per the Residential Design Codes and City of Armadale policies and in compliance with Detailed Area Plans (DAP's) where applicable.

FACADES

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

FENCING

All side and rear boundary fencing must be fully installed on completion of construction of the dwelling or prior to completion.

No fencing is permitted forward of the building line.

Fencing to boundaries where provided by the developer 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. In the event of failure by the lot owner to repair the developer may do so and reclaim the cost from the lot owner.

Side boundary fencing must not be less than 1800mm in height and consist of capped Hardifence painted in "wheat" colour on both sides. Secondary street boundary (being a side boundary which faces a street) fencing must consist of capped hardifence painted in "wheat" colour on both sides, masonry or rendered masonry to match the house or open style pool fencing.

OUTBUILDINGS

Outbuildings are permitted and shall be constructed of the same materials as the residence except that storage outbuildings of 10m² or less may be constructed of Colorbond and must not protrude more than 300mm above a fence line. No storage outbuildings are permitted on lots less than 500 square metres in area or within yards abutting public open space.

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.

Any limestone retaining or other walls provided by the Seller may NOT BE ALTERED IN ANY WAY except for the construction of a parapet wall as approved by City of Armadale.

AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

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. Solar hot water units must be integrated with and match the roof profile and pitch of the roof. Neither facility can be placed on a front elevation of the residence.

LANDSCAPING

All garden areas within public view to be completely landscaped within six months of occupation of the dwelling. Waterwise garden practices are encouraged.

STREET TREES

The developers will provide a street tree 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 Builders Registration 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 five years from the date of purchase from the developer.

WASHING LINES/RUBBISH BINS

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

DISPLAY HOMES

The completed residence shall not be used for display purposes.

COMMERCIAL VEHICLES

Commercial vehicles are not to be parked or stored on or near any property.

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 TV system has been installed by and is owned by the developers. It is not considered necessary to erect outside TV antennae or satellite dishes which are prohibited under the restrictive covenants. The free to air stations can be accessed free of costs after payment of an initial connection fee, however, the system is designed to accommodate future pay TV etc. Provision of these services will depend upon availability and may require a fee to be paid in the normal manner. The developers intend with this innovation to be able to provide all the benefits of pay TV while avoiding unsightly outside satellite dishes and aerials.

Please note that connection to the cable TV reticulation must be done by a **licensed contractor** approved by the Heron Park Project Manager (which consent will not be unreasonably withheld).

The developers will endeavour to ensure that the TV 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 property.