



BUILDING DESIGN GUIDELINES

Annexure B

The following are The Building Design Guidelines referred to in Special Condition 1 to the Contract of Sale by Offer and Acceptance for the sale of property at Kingston.

Kingston is a beautiful rural environment close to all the amenities Australind has to offer. To maintain Kingston's rural appeal, community atmosphere and ensure a high standard of home construction for you and your neighbours, we have established some guidelines.

Protective covenants will be registered on all Titles and are designed to assist your builder or architect in sharing the responsibility of matching the quality standards of homes in your neighbourhood. This brochure is designed as a guide to the Covenants which will appear in the Land Transfer document.

In the case of any inconsistency between the terms of the Explanatory Pamphlet and the Special Covenants, the Special Covenants will apply.

Building Plan Approval

Two sets of plans and specifications must be submitted to Clem Mitchell, 19 Latour St, AUSTRALIND WA 6233 E: clem.mitchell@bigpond.com PH: 0419 093 131 prior to submission to the Shire of Harvey (Shire) for building approval.

Following satisfaction that the plans comply with the design guidelines, Clem Mitchell will send advice to the Shire supporting the issue of a building licence.

Appearance / Character

Walls: All external walls shall be constructed with masonry bricks finished in facework or render, stone or blocks, rammed earth or other material the Developer deems appropriate. Fibro cement is specifically excluded. No Transportable dwellings are permitted.

Roof: Dwellings and extensions and renovations to dwellings must have roofs of clay or concrete tiles, timber shingles or metal sheeting having its exterior surface colour coated, sealed and treated so as not to be highly reflective with a roof pitch of no less than 24 degrees.

Driveways: A minimum of one single driveway of at least 2.5 metres in width must be provided to each Lot. All driveways and crossovers shall be constructed of hot mix Bitumen or other solid paving material (including paving bricks). No transportable dwellings are permitted.

Dwelling Floor Area

All dwellings shall have a minimum floor area of 100sqm (inclusive of the outer faces of the external walls but exclusive of areas under verandas, porches, garages or carports).

Siteworks / Levels

It is considered important that your building relates to the overall streetscape and any change in elevation to your site may disrupt the streetscape continuity.



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Solar Design

To maximise the benefit of solar heating and minimise the problems of glare, it is best to face the living area windows to the north (to be screened in summer), with large eaves. This allows greater sun in winter and maximises protection over summer.

Privacy

In order to achieve a high degree of privacy in terms of noise as well as sight lines, a high degree of consideration must be given to the siting and design of the dwelling. Windows and balconies should be located to help maximise privacy where possible. Careful landscape design can also help any loss of privacy.

Roofscape

All aerials including two-way radio, air conditioners and satellite dishes, etc. must be screened from view of the public road system.

Carports and Garages

Each Lot must provide a least two covered car bays attached to the house to assist in the development of an attractive “friendly” streetscape.

Outbuildings

Detached carport/garage, sheds, tool stores, garden sheds etc. must be of a design and constructed with the same materials used in the construction of the dwelling or other materials similar in colour so as to integrate with the dwelling. If the outbuilding is not visible from roadside boundary of the Lot and is constructed at the rear of the Lot behind the dwelling, then other materials may be approved.

Fencing – Non-Transferable

Prescribed side and rear fencing is supplied and installed by AVL’s contractor on request by the buyer on completion of the dwelling within 24 months from the date of settlement and prior to occupation of your home. The cost of the fence is included in the purchase price for the property.

All replacement fencing will be at the buyer/s cost and shall be constructed in:

- a) The prescribed fencing to match the boundary fencing; or
- b) Another fencing approved in writing by AVL.

Fencing forward of the building line can be constructed to a maximum of 1.2 metres high of wooden or steel pickets, wrought iron, rammed earth and brick material, or any other combination of these materials approved in writing by AVL. Any solid part of the fence constructed of rammed earth, bricks or other solid material approved by AVL must not be more than 600mm high.

Without affecting any other provisions of this Contract, the Buyer’s rights under this Special Condition apply only to the Buyer named in this contract and cannot be assigned or transferred to any subsequent buyer or registered proprietor of the land.



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Clothesline

Clothes lines should be out of sight from the street but capable of receiving breezes and winter sunshine.

Use of Property

The carrying out of any construction, repairs or restorations of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on any Lot unless screened from public road system.

Rubbish Disposal During Construction

The Lot owner must maintain or cause to be maintained, a large waste bin on the building site and must ensure that at least daily, and more frequently in windy weather, all waste materials that may blow onto roadways or onto adjoining blocks are collected and properly stored in the bin.

The Lot owner will be held responsible for any costs incurred by AVL and/or the Shire in removing rubbish emanating from a Lot onto the roadways or onto adjacent Lots.

Clearing

No vegetation may be cleared from the Lot except where required to comply with the fire prevention regulations or by-laws or for access, safety or amenity of the dwelling.

For Sale Signs

“For Sale” signs must not be erected or displayed on the property at any time prior to completion of the construction of a complying residence.

Pets

All cats must have a collar with a bell attached. Reptiles, insects, livestock and poultry must not be kept on the Lot.

Landscaping Guidelines

To assist in the creation of Kingston as a distinct community, “Landscaping Guidelines” have been developed to maintain the character of the streetscape. AVL will provide a “start-up” package from the road verge of Lots to the building line as set out in your Contract of Sale and this area must be maintained to a reasonable standard at all times by the Lot owners. Failure to achieve this standard may result in the contractors for the developer (AVL) undertaking work at the cost of the owner.

A front garden design is to be chosen from a design prepared by AVL and implemented by a contractor appointed by AVL and supervised by the Kingston landscape architect.

To maintain the streetscape as a general rule, street trees are located centrally in front of each Lot in the Estate. The buyer/s acknowledge that any damage to the street trees caused by themselves, their builders or subcontractors will be their responsibility, and the tree will have to be replaced at their cost.