

VIVENTE LIVING, HAMMOND PARK DEVELOPMENT CONDITIONS & BUILDING GUIDELINES ANNEXURE C

INTRODUCTION

In order to attain a superior standard and to encourage home design excellence at Vivente, these guidelines set out the minimum standards and conditions under which single residential development within the Estate will normally be approved. These guidelines apply in addition to, and not in lieu of other statutory requirements. Approval from the City of Cockburn will be required in addition to any approval issued by the Developer. **Any Detailed Area Plans will take precedent over these guidelines.**

BUILDING PLAN APPROVAL

One full set of plans and specifications must be submitted to the Vivente Estate Project Manager, email info@rnoble.com.au, Richard Noble & Company, 189 Hay Street, Subiaco, prior to the plans being submitted to the City of Cockburn under the normal building approval procedure. The Project Manager will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return an approval advice to the sender of the plans. Electronic transmittal of plans is the preferred method.

DEVELOPMENT

No development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above. Development must commence within 12 months of the settlement date of the lot, and be completed within 18 months of approval from the Project Manager unless written consent from the Project Manager has first been obtained.

MINIMUM RESIDENCE SIZE

The following are applicable for single residential development.

Lots under 250 sqm	No minimum floor area.
Lots 251 - 349 sqm	80 sqm of floor area.
Lots 350 - 449 sqm	130 sqm of floor area.
Lots over 450 sqm	160 sqm of floor area.

The minimum floor area is the area of the residence excluding porches, garages, verandahs etc, but including alfresco areas.

GARAGES

Frontages 12m or greater (including truncation): residences constructed must incorporate double, side-by-side garages, comprised of the same materials as the residence.

Frontages less than 12m (including truncation): residences constructed must incorporate a minimum single garage or carport, comprised of the same materials as the residence. If a carport is used a garage door must also be installed.

Initial/s: _____

STREET ELEVATION

All single residential homes must incorporate the following:

1. A clearly defined and articulated entry feature such as a Portico, Verandah or Gateway. If a Porch is used as an entry feature, a second element such as a balcony, blade wall, a planter box or other feature will be also be required subject to the Project Managers approval.
2. A composite number of wall materials (minimum 2) must be used to the front façade. These may include brick, painted render, stone, weatherboard, rammed earth, timber or any other material approved by the Project Manager.

Corner lots must address the primary and secondary street by extending the primary street features into the secondary street.

Lots backing on to a public reserve must include in addition to above at least one architectural feature orientated towards the reserve. Roof features, arches, window hoods, blade walls and any other feature acceptable to the Project Manager.

Roofing: Clay or concrete tiles, colorbond metal roofing are acceptable. A **minimum 24°** pitch for pitched roofs. Skillion and flat roofs are also acceptable. Flat roofs are to be concealed by parapet walls from any public areas, primary or secondary street views.

Driveways: Each residence is to have a driveway and crossover which is to be provided and completed by the Buyer at the same time as the residence and before occupation. **Maximum width** of crossover shall be 6 metres. All pathways, driveways and crossovers must comprise brick paving, liquid limestone, limestone block or only exposed aggregate concrete.

SETBACKS AND SITE COVERAGE

In accordance with the requirements of the current Residential Design Codes unless varied by a Detailed Area Plan.

FENCING

All side and rear boundary fencing must be fully installed on completion of construction of the residence prior to occupation. All boundary fencing shall consist of dual sided colorbond fencing. The Seller is responsible for the installation of side and rear boundary fencing as per the conditions outlined in "Annexure B".

Fencing to boundaries and retaining walls, where provided by the developer, must not be altered in any way unless written consent from the Project Manager has first been obtained.

Any fencing which is either damaged or dismantled is to be reinstated by the lot owner in identical style and colour and with materials as previously placed. In the event of failure by the lot owner to repair the fencing, the developer may do so and reclaim the cost from the lot owner.

SITE LEVELS

The general level of the site may not be altered and on all lots the finished site level must not be raised by more than 0.3 metres unless written consent from the Project Manager has first been obtained.

RETAINING WALLS

Any limestone retaining or other walls provided may NOT BE ALTERED IN ANY WAY unless written consent from the Project Manager has first been obtained.

Initial/s: _____

LANDSCAPING

All garden areas within public view to be completely landscaped within three months of occupation of the residence and shall be maintained thereafter by the Buyer in a neat and tidy manner.

AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

Air conditioning or cooling units must be of a similar colour to the roof and positioned to minimise noise impact to adjoining neighbours. Solar hot water units must be integrated with, and match the roof profile and pitch of the residence. Air conditioning or cooling units are not to be located in positions that are visible from areas of Public Open Space and are to be positioned to minimise noise impacts on neighbouring residences.

GARBAGE

All garbage must be kept in a mobile garbage bin and (where appropriate) a recycling bin, and screened from the public except immediately prior to garbage collection.

WASHING LINES / RAINWATER TANKS / RUBBISH BINS

All washing lines, rainwater tanks and rubbish bins should be screened from the street and public places. All washing lines and rainwater tanks must be installed in accordance with the manufacturer’s instructions.

SIGNS

No advertising or business signage is to be placed on the Property or in the front window or on the walls of any residence except for a sign erected by a builder during the course of construction or real estate signage.

DISPLAY HOMES

The completed residence shall not be used for display purposes unless approved by the Developer and the City of Cockburn.

ANIMALS

In keeping with the City of Cockburn’s local laws, only domestic pets may be kept on the Property.

COMMERCIAL VEHICLES / BOATS, ETC

No commercial vehicles, caravans, buses or boats shall be parked or stored on a Property unless they are contained within a garage or screened from public view. Prior approval of the City of Cockburn must also be obtained for the parking of any commercial vehicles. No repairs or restorations of any motor vehicle, boat, trailer, aircraft or any other vehicle shall be conducted on the Property other than wholly within a garage on the Property.

TV ANTENNAE

No television or radio antennae or satellite dish shall be constructed, erected or installed on the primary and secondary street frontages of the residence.

COVENANT

The preceding building guidelines shall be for the benefit of every other owner of the lots in the plan of subdivision referred to herein and the burden of the preceding building guidelines shall run with the Property and be enforceable against the owner of each of the lots in the plan of subdivision.

BUYER

BUYER

WITNESS

WITNESS

DATE

DATE