



P I N E V U E

@ M A U D S L A N D

Lifestyle Rules and **Design and Siting Guidelines**



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INTRODUCTION

The development is conveniently located and offers ready access to all community facilities. It incorporates residential homesites in a functional layout which lays good foundations for a thriving community.

It is a primary objective of the Developer to protect the investment of its new residents by ensuring that the development of houses and related facilities utilises a high standard of design, architectural quality and attractive presentation expected of a new, well planned residential development.

As a means of ensuring the development meets the high standard proposed by the Developer, these Lifestyle Rules and Design and Siting Guidelines have been developed to establish minimum standards and also to provide suggested approaches for further enhancement of the development standards of residential lots ("lot/s").

The Lifestyle Rules include details of the approach to and implementation of a range of issues including:

- Displaying signs and other advertising materials.
- The use of the lot.
- House pets and animals.
- The storage of boats, caravans etc.
- The siting of clotheslines and rubbish bins.
- Rainwater tanks.
- Local Laws.

These Rules and Guidelines may be varied from time to time at the sole discretion of the Developer.

The Design and Siting Guidelines include details of the approach to and implementation of a range of issues including:

- Approval of plans.
- House siting and design.
- Excavation.
- Minimum floor areas.
- Building materials.
- Fences - siting and design.
- Landscaping.
- Temporary structures.
- Painting.
- Drainage issues.
- Maintenance issues.
- On-sales.
- Timing requirements.



IMPORTANT INFORMATION

These Rules and Guidelines are part of your Land Sales Contract and you therefore have an obligation to comply with them.

It is a pre-requisite that you obtain written approval from the Developer prior to submitting any plans for Building Works to the Council or other relevant authority for its approval or to commence any building or landscaping work on your land (including any additions or alterations to existing buildings or structures).

Interpretation of the provisions of these Lifestyle Rules and Design and Siting Guidelines is at the absolute discretion of the Developer.

The Developer encourages innovation and individuality of design and reserves the right to approve designs which may not meet all of the requirements stipulated in these rules and guidelines.

If you on-sell a residential lot then you must arrange for the new buyer to sign a Deed where the new buyer agrees to be bound by these Lifestyle Rules and Design and Siting Guidelines.

APPROVAL PROCESS

The Design Approval Process

The Lifestyle Rules and Design and Siting Guidelines are administered by the Developer's Design Review Committee. The committee is made up of person/s appointed by the Developer. Decisions or considerations made by the Design Review Committee are final. The design approval process is as follows:

1. Contract Signing

You will receive your Land Sales Contract and any relevant accompanying documents (including special conditions and annexures). It is your responsibility to read and understand the obligations prescribed in them. Should any further clarification be required, you should contact your legal representative.

2. Building Work Design

It is essential that the design of any of your building work meets the requirements of these Guidelines. It is strongly recommended that you pass on a copy of these Lifestyle Rules and Design and Siting Guidelines to your architect, designer and/or builder.

3. Design Assessment

You must submit your plans to the Developer for approval prior to obtaining a building approval. The items listed below are to be submitted in A3 size:

- A Site Plan at 1:200 scale indicating: north point, setback dimensions, location of the proposed house, contours and levels of your lot, the proposed pad and slab level of your house, proposed earthworks, retaining walls, driveway, fences, paths, stormwater drainage provisions and any other external fixtures and fittings.
- Floor Plan/s at 1:100 scale indicating: dimensions and material and finishes of any structures, and any external fixtures and fittings.
- Elevations of all aspects of the proposed house at 1:100 scale indicating: external materials and finishes, roof pitches, height, and any other structures likely to affect the appearance of the proposed house (retaining walls, fencing etc)
- Sections through the proposed house at 1:100 scale.
- Landscape Plan/s showing general surface treatments including lawn planting and paving areas, as well as planting layout including location, size and species of plants.

4. Design Approval

When your design is deemed compliant with the requirements of these rules and guidelines, the Developer will issue to you a design approval letter. Should there be issues to address in your design in order to achieve compliance, these will be provided accordingly.

5. Statutory Approval

Once written design approval has been received, you may proceed to obtain your statutory local government approvals and begin construction.

LIFESTYLE RULES

Residential Use

The lot is to be used only for a single house unless otherwise specified in the Development Approval.

Construction of any outbuildings must be approved by the Developer.

You cannot use the house for any business enterprise or manufacturing purpose unless you receive approval from the local authority.

Signage

Signs, advertisements, hoardings or any similar structures other than one “For Sale” sign are not permitted on the site at any time without consent from the Developer.

One approved Building Contractor’s sign is permitted where required on allotments during the construction period only.

Lot Maintenance

The Property must be well maintained and kept clear of excessive weeds and rubbish at all times. Should the Developer notify you in writing that mowing or clearing of the land is necessary to maintain a tidy presentation of the estate, you must carry out works within fourteen (14) days. If you fail to comply with that notice within the fourteen (14) day period the Developer may enter the property without further notice to you to rectify the issues outlined in the notice. Any costs incurred by the Developer relating to the works shall be recoverable as a liquidated debt owing by you to the Developer.

During construction all building materials must be kept free of footpaths and nature strips.

Should your lot adjoin any park within the estate, you must ensure no vehicles pass through or over such parkland and that no rubbish is deposited or left on the parkland. Additionally, any damage incurred to the park during construction must be rectified at your expense.

Landscaping

The Developer will enhance the environment by way of building footpaths and planting trees in public areas. These landscaping works are not to be damaged or removed. In the event that damage occurs, it is the responsibility of the buyer to rectify the damage.

Other Structures / Equipment

If you intend to store a boat, caravan or trailer on a lot then it must be stored or parked in a garage or outbuilding or to the rear of the house and be screened from public view.

You must not use any caravan or other shelter on the lot for dwelling purposes.

Incinerators in the estate are not permitted.

Animals

House pets are allowed in accordance with the local authority by-laws. You must not have other animals, livestock or poultry on a lot.

Local Laws and these Rules

You agree that the Developer can make changes to these Rules at any time without consulting you.

You acknowledge that you will have no claim against the Developer if these Rules are changed.

You acknowledge that you are aware that the Developer has no control over the making of Local Laws.

DESIGN AND SITING GUIDELINES

House Design and Siting Principles

House / lot plans should be prepared based on the characteristics of good house / lot siting and design. It is recommended that consideration be given to:

- Topographic characteristics and drainage lines. For example, sloping sites should incorporate level changes in order to reduce the need for retaining walls and maximise the use of the lot thereby allowing living areas to open onto landscaped yard.
- Only habitable rooms facing the street.
- An indoor living area facing north.
- Main outdoor living areas positioned to face north.
- Service areas (bathroom and laundry) situated on the south or west side of the house where possible.
- Windows protected from the summer sun but gaining winter sun.
- Avoid large windows facing west but where there is no other choice, having afternoon summer sun protection.

House Design Requirements

House / lot plans must be approved by the Developer before construction commences.

The Design and Siting Guidelines Checklist and the documents set out in that Checklist must be submitted to the Developer for approval.

A list of paint colours to be used on the exterior of the House must be submitted to the Developer for approval. Preferred exterior colours are to consist of earthy, natural, muted hues and tones and are not to include any bold, bright colours.

The Developer has absolute discretion to approve or reject the house / lot plans.

The Developer encourages the use of composite building and construction materials.

The Developer will not normally endorse plans unless the following guidelines are met:

- The external walls, inclusive of garages and carports, must have a mix of finishes which feature a combination of:
 - Brick, brick veneer, rendered masonry or rendered light-weight construction; and
 - Feature panels of alternative materials ie. stained timber, custom orb, linear board, feature stone etc.
- The external walls of all other usual outbuildings must be constructed of brick, stone, rendered concrete, concrete sheet, timber or coloured non-reflective metal.
- All roofs must be constructed of masonry, terracotta tiles, or non-reflective pre-finished metal (colorbond)
- Any single storey dwelling on the lot is to have a minimum total width (including eaves) of at least 60% of the length of the front boundary of the lot.
- It is recommended that houses have a total floor area of not less than 200 square metres which may include garages, porches, verandahs and similar features built under the same roof line.
- No external features, colours or finishes are to be used other than as indicated in the approved working drawings.

Building Heights

The maximum building height of all dwellings is two storeys. Refer to local authority guidelines for maximum building heights for dwellings and garages.

Site Access

Where a dedicated access has been provided for your lot, your house must be sited to use the dedicated access accordingly.

Building Setbacks

Building setbacks are measured from the property boundary to the outermost projection of the building or structure unless indicated otherwise in the Development Approval. Refer to the Plan of Development for front, rear and side boundary setbacks.

Landscaping

The front lawn and garden (including the nature strip) are to be established prior to occupation with the remainder of the garden to be established within 3 months of the occupation of a dwelling and must include an adequate number of mature plants.

The front lawn must be turfed and cannot be seeded or sprigged.

A substantial number of trees and shrubs are to be planted.

Plant species must be predominantly native to Australia. Drought tolerant species are encouraged.

Excavations and Embankments / Retaining Walls

Any excavations and embankments will be required to be constructed as per Council requirements and the following guidelines:

- They are not to visually detract from the streetscape.
- Must minimise impact on adjoining lots.
- Where a retaining wall is proposed, it must be constructed of concrete or masonry or similar material to complement the house.
- Timber construction will only be permitted in areas not visible from the street.

- Timber sleepers cannot extend beyond the building alignment unless for landscape purposes.
- Shotcrete construction will not be permitted.
- Other types of retaining walls may be considered providing it is complementary to the house design and does not adversely affect the streetscape.
- Drainage must be provided at the foot of any embankment or retaining walls.

It is recommended that you discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriate to suit the finished ground levels of adjoining lots.

Ancillary Structures

Ancillary structures such as TV antennae, satellite dishes, air conditioning units, hot water systems, rainwater tanks, clotheslines etc are to be located away from any street frontage and screened from public view.

Rainwater tanks are to be constructed from colorbond, polyvinyl or non-reflective material in a colour that is complimentary to the dwelling.

Solar panel installation is to be designed so that it integrates with the roofing design.

Ancillary structures, as well as swimming pools must be clearly indicated on any site plans/landscape drawings as part of your proposal.

Letterboxes

Letterboxes will be located and constructed of a material and in a manner, which complies with Australia Post preferred standards and to match the style, colour and material of your dwelling. Letterboxes must be completed within one (1) month of occupancy and must display the street number.

Window Dressing

Your house must be furnished with approved window dressings prior to occupation. Design and colours of window dressings are to be complementary to the main house. Acceptable window dressings include blinds, curtains or shutters.

Car Parking Requirements

A double lockup garage is to be provided for each house (must not be of tandem parking configuration).

The colour, design, detailing and location of garages are to complement the main house, maintain street amenity and allow surveillance of the street from within the house.

Carports are not permitted.

Vehicles are not permitted to be either parked or placed on the footpath or in the area between the kerbside and the walls of the dwelling. This includes caravans, trailers, boats, recreational vehicles, etc.

Driveways

Only one driveway is permitted for each house lot and is to be full width (i.e. no car tracks).

Driveways must extend from the kerb edge to the garage.

Driveways may consist of the following materials:

- Masonry pavers.
- Stamped or patterned concrete.
- Exposed aggregate.
- Or similar approved product

Driveways must not be constructed from asphalt or plain concrete.

Driveways and crossovers are to comply with local authority requirements.

Fencing Principles

Fencing can have a major influence on the appearance and aesthetic quality of a street or the wider area.

The Developer aims to create an open, landscaped appearance for streets within the development.

In these Guidelines any control referring to a fence includes fences and gates.

Fencing Requirements

Fencing must be shown on the site and landscape plans submitted to the Developer and are to include details of materials used, colours and design. Unless otherwise approved, any fences erected by the Developer on a park, pathway or other such areas are to be retained. Any existing fence damaged during construction on your lot is to be reinstated.

All fences are to be entirely completed within 30 days from practical completion of the dwelling.

All fences should be designed to compliment the residence as well as the surrounding neighbourhood.

Colorbond fencing is not permitted.

Gates across driveways are not permitted.

Front Fencing

No front fencing is permitted unless otherwise specified in the Development Approval.

Corner Lot Fencing

Front fencing is only permitted on one side of a corner lot. It is required to be:

- Minimum 50% transparent .
- Exposed fencing (i.e. corner lot fencing) is to be of a different type than 'good neighbour' type fencing.
- Cannot extend beyond the front building alignment
- Recessed landscaping areas to any front fencing are encouraged.

Side & Rear Fencing

Side and rear fencing must not exceed 1.8 metres in height.

Side fences must not extend beyond the front building alignment.

Side return fencing is to be constructed from materials that complement the house and must screen ancillary structures from view.

Sheds (Outbuildings)

Sheds are to be less than 10sq.m. in total floor area, to a maximum height of 2.4 metres. Where more than one shed is proposed, the combined floor area of all sheds must be less than 10sq.m. Where a proposed shed or outbuilding exceeds 10sq.m. in total floor area, it will be considered as an ancillary element of the main house and therefore its design, materials and finishes shall comply with the housing requirements provisions.

Sheds are to be located behind the side return fence and screened from public view.

Sheds are to be constructed of materials and finishes to complement the main house or of pre-finished metal (colorbond).

Roof Design

The roof forms and materials should be complementary and consistent with the rest of the house design and be constructed of either concrete tiles, terracotta tiles, or non reflective pre-finished metal (colorbond). Proposed house designs could present the traditional hip or gable used in a residential proportion. Other roof forms such as curved, skillion or combinations where complementary are encouraged.

Roof pitches for hip and gable roofs shall be a minimum of 20 degrees and incorporate 450mm minimum wide eaves.

Where skillion roofs are proposed, the pitch shall be a maximum of 15 degrees.

Verandahs

All verandahs and outdoor living areas are to be incorporated under the main roof. The inclusion of gazebos, pergolas and other shade structures should complement the house design.

Developer Works

Where the developer has constructed a fence, entry statement or retaining wall on your lot, it is to be maintained by the owner to the standard to which it was constructed.

GENERAL REQUIREMENTS

Display Homes

A dwelling will not be used as a display home unless endorsed by the Developer.

Incomplete, Temporary and Previously Erected Buildings and Structures

A temporary building or structure (other than a shed, workshop or office of a builder) must not be placed on the lot.

No improvements under construction will be left without substantial work being carried out for a period of more than one month. Total construction time will not exceed nine months.

A previously erected building will not be moved to or constructed on the lot.

Painting

A completed building must have any external timber surfaces painted with at least two coats of paint of a reasonable type and quality.

Dividing Fences

The Developer must not under any circumstances be or become liable for or to contribute to the erection, maintenance or repair of any dividing or other fence and, despite anything to the contrary in the Neighbourhood Disputes Resolution Act 2011 or any other Acts, the Developer will not be liable or required at any time by you to join in or contribute towards the cost or expense of maintaining, repairing or erecting any fence at the boundaries between the lot and any neighbouring lands despite that the same are owned by the Developer or despite the existence of any notice, order or agreement under the Neighbourhood Disputes Resolution Act 2011.

Objection to Development

You acknowledge and agree that you will not make or lodge or assist any person or corporation in making or lodging any objection against any proposal by the Developer (or any related entity) to the Local Government (or any other authority) for an application for reconfiguration or material change of use on all or part of the estate (other than your lot).

No Reconfiguration of a Lot

You agree that your lot must not be reconfigured and that no application shall be made to change the permitted use of your lot without the consent in writing of the Developer or unless approved by the Development Approval.

No Occupation Until Compliance

Occupation of a dwelling will not occur until:

- Fencing and driveway are complete.
- Curtains and blinds are installed.
- Retaining walls are erected (if required).
- All unused building materials and rubbish are removed from the land.

Developer's Further Rights

You agree that the Developer has the right in any other sale of any part or stage within the estate to waive, vary or relax these Lifestyle Rules and Design and Siting Guidelines, and in such an event, you have no claim whatsoever against the Developer.

The Developer or its agents may come onto your lot after reasonable notice and remedy any breach of the Lifestyle Rules and Design and Siting Guidelines by you or any future owner (or any owner's tenants or agents) and the Developer's costs (including legal costs) of notifying and (if necessary) remedying that breach may be recovered from the owner as a liquidated damage.

.....
Buyer



Orchard (Maudsland) Development Pty Ltd

.....
Witness



Witness

DESIGN AND SITING GUIDELINES CHECKLIST

Lot No. _____

Street Address: _____

Owner's Name: _____ Contact No: _____

Owner's Address: _____

Designer/Architect: _____ Contact No: _____

Builder's Name: _____ Contact No: _____

Builder's Contact Name: _____ Contact No: _____

Signature of Builder / Owner: _____ Date: _____

Documentation (A3 size) required to be submitted for approval:

☐ 1. Site Plan at 1:200 scale
Including dwelling, garage and outbuildings

☐ 2. Floor Plans at 1:100 scale
House and any external fixtures or fittings

☐ 3. Elevations at 1:100 scale
Front, rear and both sides

☐ 4. Sections at 1:100 scale
Sections through the house

☐ 5. Schedule of External Finishes
Walls and roofs of house and outbuildings

☐ 6. Landscape Plans
General surface treatments and planting layout

Each box is to be ticked. Applications cannot be assessed until all of the above information is available.

Please submit all documentation to Orchard Property Group, **info@orchardpg.com** or **PO Box 9094 G.C.M.C 9726**

A copy of this form must be included with the lodgement of plans for approval.