
COVENANT GUIDELINE SUMMARY

1. You must submit your **housing and landscaping plans** (including the Covenant Application Checklist) to the Developer prior to lodgement for Council Building Approval and **prior to the commencement of any construction.**
2. **House size:**
 - The minimum floor area of the living space for a **single-storey dwelling** house built on the Land shall be not less than **230m²**.
 - The minimum floor area of the living space for a **two-storey dwelling** house built on the Land shall be not less than **320m²**. Two storey dwelling houses will have a second floor that is a minimum of 55% of the floor area of the ground floor.
 - The minimum floor area of the living space for a **split-level dwelling** house built on the Land shall be not less than **280m²**.

Each of the above living size areas do not include garages, but other external under roof areas such as verandas and patios will be approved subject to design.

3. **House width:**
 - For lots between **30 and 32 metres in width frontage**, the single-story dwelling house must be a minimum of **18 metres in width**.
 - For lots between **32 and 34 metres in width frontage**, the single-story dwelling house must be a minimum of **19 metres in width**.

Lots above 34 metres in width frontage will be approved subject to design.

4. You must ensure that the design of your home incorporates provision for accommodation of at least two **(2) motor vehicles within a garage** which is integrated under the roof of the house.
5. All **driveways** must be constructed of **exposed aggregate** concrete finish, and are to be completed prior to occupation of the home.
6. All roofing is to be non-reflective Colorbond metal. **Hipped roofs** are required to be pitched at **22.5 degrees** and **skillion** between **5 – 15 degrees**. Guttering and downpipes must contrast and complement the roofing colour. The **eaves** of the dwelling house will be **600 millimetres** or more in depth (not including gutter).
7. Gardens and lawns fronting streets are to be completed as soon as reasonably practical after completion of any building construction.
8. **Sheds** are limited to a maximum of 200m² in floor size. Lots with pre-approved Council shed building envelopes must be adhered. No shed may be occupied as a dwelling at anytime.
9. You must **commence construction** of a your home **within twenty-four (24) months** from the date of possession. Grass and rubbish removal maintenance is to be regularly undertaken up to an during construction of the home.

BUILDING YOUR DREAM HOME IS AN EXCITING MILESTONE AND WE'RE HERE TO SUPPORT YOU EVERY STEP OF THE WAY.