

ANNEXURE “B”

THOMAS MEWS LAKES ESTATE DEVELOPMENT CONDITIONS & BUILDING GUIDELINES

Introduction

In order to ensure the attainment of a minimum standard and to encourage home design excellence at Thomas Mews Lakes Estate, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

Building Plan Approval

Two full sets of plans, specifications and a cheque for \$444.00 including GST (made payable to Rowe Group) must be submitted to the Thomas Mews Lakes Estate Project Managers (Rowe Group, Attention: Darren Evans, 3/369 Newcastle Street, Northbridge WA 6003) simultaneously with or prior to any plans submitted to the City of Stirling under the normal building approval procedure.

The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development Conditions and Building Guidelines and if considered to comply will return an approved set of plans to the applicant.

Development

NO development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above.

Each lot must only contain 1 permanent non-transportable residential dwelling.

Architectural Features

Each external wall of a dwelling which fronts a street is required to have at least 1 of the following structures: a gable, a gablet, a bay window, a balcony, a portico, a projecting corbel or a verandah. Each external wall of the dwelling fronting the street may contain several or a combination of these structures.

Housing Minimum Size

In an endeavour to obtain and maintain high standards within the sub-division, a minimum dwelling size has been imposed by the developers of Thomas Mews Lakes Estate. The dwelling must contain a building area of not less than 180m² (including walls).

Garage

The dwelling or other building or structure adjoining the dwelling must incorporate a double garage with parking for at least 2 motor vehicles. If the garage is constructed in a building or structure adjoining the dwelling then that building or structure must be identical to the dwelling in respect of roof pitch, the materials used the design, external appearance including colour and the quality of construction.

Materials

Walls:

Each external wall of the dwelling is required to be:

- (a) rendered and/or painted concrete, clay bricks, or other similar material; or
- (b) Limestone or any other feature material.

Roofing:

Clay or concrete tiles, or Colourbond metal roofing are acceptable.

Driveways:

Each dwelling is to be provided with a driveway and crossover to be completed before occupation of the dwelling. Maximum width of driveway shall be 6m and shall be no closer than 0.5m from any side boundary. All driveways must comprise of brick paving, block paving or exposed aggregate.

Roofs

The roof pitch is required to be greater than 25 degrees but less than 45 degrees.

A flat roof is acceptable provided that it is hidden from public view from the street by parapet walling. (This condition does not apply to that part of the roof which covers any verandah areas).

Roofs are not to be blue or red in colour.

Other Building and Structures

Buildings or structures with walls not attached to or part of the main dwelling and a roof and which exceed 6m² in floor area must be constructed using the same materials as mentioned above to match and compliment the main dwelling. The requirement as to roofing also applies to these buildings and structures. Other buildings and structures with walls not attached to or part of the main dwelling and a roof and which are less than 6m² in floor area may be constructed in any materials provided that those materials be of a non reflective nature.

Fencing

All fences are required to match and compliment the dwelling.

No fence is permitted forward of the building frontage setback line. In the case of corner block, the owner must not construct a fence that extends forward of the building frontage set back line for both the primary and secondary street for the block (ie an "L" shape fence is required on a corner block).

All rear and side boundary fencing between adjoining allotments and all fencing on corner blocks must be NOT LESS THAN 1650mm high and comprise:

- (a) timber, brushwood, masonry or brick; or
- (b) capped and painted on both sides and constructed of materials known as colorbond, super six fibre cement or Hardifence.

Any fencing to a property boundary 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 fence the developer may do so and reclaim the cost from the lot owner. All fencing should be covered under your household insurance policy.

Site Levels

If a retaining wall or fence has been built or erected on a lot by the developer then the site level must not be raised by more than 0.5 metre by either earthworks or imported fill.

Air Conditioning/Solar Hot Water Units/TV Antennae/Satellite Dishes/Roof Mounted Service or Equipment

Air conditioning units or evaporative coolers are required to be hidden from public view. They are required to be of a similar colour to the roof and generally below the ridge line of the roof (unless the air conditioning unit or evaporative cooler is wholly contained within the volume of the building including the roof space between the ceilings of the dwelling and the underside of the roof of the dwelling).

Any solar hot water system is required to be hidden from public view from the front of the lot and fit the roof profile. The solar hot water system is not to be elevated at any angle to the roof profile and is required to otherwise match or compliment the dwelling.

Roof mounted service or equipment (including but not limited to free to air television antennas, a satellite dish or a radio antenna or aerial) are not permitted to be attached to the roof of the dwelling unless it is architecturally integrated into the dwelling, of the same colour as the roof and hidden from public view.

Letter Box

A letter box is required to be adjacent to the driveway, clearly numbered and made of the same materials which match or compliment the dwelling.

Commercial Vehicles

Commercial vehicles with an aggregate weight greater than 3.5 tonnes or height greater than 2.0 metres, including caravans etc must not be parked or stored on the property unless contained within a double garage or screened from public view.

Use of Property

The carrying out of any repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited unless screened from public view.

Washing Lines/Rain Water Tanks

All washing lines and water tanks must be screened from the public view.

Display and Signage

The completed dwelling must not be used for display purposes.

Other than a "For Sale" sign and a "Home Business" sign not exceeding 0.5m² in area, a sign, boarding or advertising of any description whatsoever (other than a sign erected by a builder of the dwelling in accordance with the *Building Registration Act*) is not to be erected or displayed on the lot.

A "For Sale" sign cannot be erected or displayed until the dwelling has been constructed and completed on the lot in accordance with the plans and specifications approved by the Project Manager or the Developer of the Thomas Mews Lakes Estate has sold, and settled on the sale of, all lots within the Estate.