ANNEXURE B – ESTATE DESIGN GUIDELINES

Buyer Summary

These Estate Design Guidelines form part of the Contract of Sale and apply to all dwellings within the Estate. Compliance is mandatory, and all building plans must be submitted for developer approval in accordance with these Guidelines and the Parcel Property Developer Approval Checklist prior to construction.

1. Primary Street Elevation (What Faces the Street)

Colours & Materials

- Your home must incorporate a minimum of two (2) different colours and/or materials on the primary street elevation to create a visually distinct façade.
- Acceptable materials include render, brick, weatherboard, stone or other cladding approved by the Seller.
- Colours must clearly contrast. Two similar shades of white, cream or grey are not considered contrasting.
- Bright or highly saturated colours (such as strong reds, blues, greens or yellows) must not be used as the dominant finish.
- Highly reflective finishes are not permitted.
- All colour schemes must be approved by the Seller (acting reasonably).

Mandatory Architectural Features

- All homes must incorporate a minimum of two (2) architectural features on the primary street elevation (excluding windows, doors and sills).
- Lots identified on the Design Guidelines Map as requiring enhanced streetscape treatment must incorporate a minimum of three (3) architectural features. This includes the two (2) features required above plus one (1) additional feature.
- Architectural features are separate from colours and materials.
- Acceptable architectural features include, but are not limited to:
    - a verandah or porch with supporting posts, pillars or piers. An integrated porch is acceptable where it incorporates at least one (1) supporting post or pier;
    - a portico, masonry entry feature or entry pergola;
    - a balcony;
    - a projecting blade wall or pier in a feature colour or material. Blade walls must be a minimum of 500mm wide and project at least 300mm above the eaves;
    - a roof feature such as a gable;
    - increased eave height of a minimum 27-course (27c) to the forward or projecting portion of the dwelling; or
    - a planter box.
- Windows and awnings are encouraged but do not count as architectural features.

Corner Lots - Secondary Street Elevation

- On corner lots, the primary façade material must continue around the corner of the home for a minimum of 3m along the secondary street elevation, measured from the front external corner of the dwelling. The material, colour and finish must match the corresponding treatment on the primary street elevation.

2. Roof Design

- Traditional hipped and gabled roofs must have a minimum **24° pitch** where visible from the primary or secondary street.
- Skillion roofs must be between **8° and 15°** where visible from the primary or secondary street.
- Flat roofs are permitted only where they are screened from view from streets or public spaces.
- Roof forms not visible from public view may be considered at the Seller's discretion.

3. Garages & Parking

- All homes must have a fully enclosed garage, except for laneway lots.
- Laneway lots may use a carport if:
    - it has a non-transparent sectional door installed prior to occupation, facing the laneway; and
    - the laneway boundary is fully fenced.
- Garage design and roof style must match or complement the home.
- Garage or carport doors must be installed before occupation.
- Meter boxes and service equipment must be located to minimise visibility from the primary street elevation and must not be located on prominent architectural features (including blade walls), unless otherwise approved by the Seller.

4. Driveways

- All crossovers and driveways must be completed prior to occupation.
- Driveways must not be constructed from plain grey concrete.

5. Fencing

Front & Secondary Streets

- Front fencing is subject to compliance with the R-Codes and any applicable Local Development Plan. Where there is any inconsistency, statutory planning requirements prevail.
- Fence materials and colours must complement the home.
- Installation of fencing packages on some corner lots is at the Seller's discretion.

Side & Rear Fencing

- Side and rear fencing is typically installed by the Seller.
- Side and rear fencing will be Colorbond in a colour nominated by the Seller.
- Maximum height is 1.8m.

- Fencing returns must start at least 1m behind the front façade.

6. Landscaping (Where Seller Provides Front Landscaping)

- To avoid additional costs, the Builder must:
  install required irrigation ducts under driveways and paving;
- leave the site clean, level and ready for landscaping; and
- allow for irrigation connections to side and rear areas where required.

7. Retaining Walls

- Retaining walls visible from streets or public spaces must match Seller-provided materials, unless otherwise approved by the Seller.
- Pre-cast “panel and post” retaining walls are not permitted.

8. Outbuildings & Services

- Sheds and outbuildings must be located behind the front and secondary street building lines, unless not visible from public areas.
- Roof-mounted items (air-conditioning, tanks, antennas, etc.) must be screened from view.
- Ground-mounted services must be screened where visible.
- Solar panels are permitted where positioned for best performance.

9. Building Plan Approval (Very Important)

- Before construction starts, Buyers must:
- prepare plans that comply with the Design Guidelines;
- submit plans with the Parcel Property Developer Approval Checklist; and
- receive written developer approval.

Construction must not commence until approval is granted. Failure to obtain approval may result in forfeiture of the Landscaping and Fencing Package.

Need help?
Plans and the Developer Approval Checklist must be submitted to:
✉ **approvals@parcelproperty.com.au**