**ANNEXURE "B"**

**JINDALEE BEACHSIDE ESTATE
DEVELOPMENT CONDITIONS & BUILDING GUIDELINES**

**Introduction**

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

**Building Plan Approval**

A full set of plans and specifications must be submitted to the Jindalee Beachside Estate architect (Paul Rumble Architect, 9b Hammond Street, West Perth W.A. 6005; prumble@westnet.com.au) simultaneously with or prior to any plans submitted to the City of Wanneroo under the normal building approval procedure.

TheProject 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.

Only a permanent non-transportable residential dwelling may be constructed on a lot.

**Architectural Features**

Each external wall of a dwelling which fronts a street is required to have at least l of the following structures: a gable, a gablet, a bay window, a balcony, a portico, a projecting corbel or a veranda. 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 Jindalee Beachside Estate. The dwelling must contain an area of not less than 200m2. The area is to be measured from the outer surface of the external walls of the dwelling excluding any garage, shed or other structure or building.

**Garage**

Thedwelling or other building or structure adjoining the dwelling must incorporate a double garage with parking for at least 2 motor vehicles, side by side. 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:

All external walls must be constructed using either concrete, clay bricks, limestone or similar materials (finished in face brickwork or render) or weather board, painted profiled fibred, cement board, or coloured corrugated steel or a combination of these materials. However, at least 60% of the materials used in external walls must be masonry.

Roofing:

Clay or concrete tiles, or Colourbond metal roofing are acceptable. 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 veranda areas).

Driveways:

Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the dwelling and before occupation. 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 or block paving.

**Roofs**

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

**Other Building and Structures**

Buildings or structures with walls not attached to or part of the main dwelling which have a roof exceeding 20m2 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 a roof area of less than 20m2 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 unless either:

1. such fence be part of the building design and approved by the Project Managers; or
2. such fence is constructed by the developer.

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.

Allrear and side boundary fencing between adjoining allotments must generally be NOT LESS THAN 1800mm high and comprise either hardie supalock panels, masonry, brushwood, Timberlap paneling or Colorbond corrugated steel. Fibre cement sheeting is not otherwise permitted in any fence.

Any side or rear fencing not otherwise fronting the street for all lots is required to be constructed
with a brick, stone or limestone pier at least every 6m with a minimum dimension of 300mm x 300mm.

Any side or rear fence of any lot fronting the street is required to be constructed with brick, stone or limestone piers at least every 6m with a minimum dimension of 300mm x 300mm then the piers are required to be at least 100mm higher than the abutting fence.

**Site Levels**

If a retaining wall or fence has been built or erected on a lot by the developer than 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/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 (unless the air conditioning unit or evaporative cooler is wholly contained within thevolume 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 atany 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 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 vehicleis prohibited unless screened from public view,

**Washing Lines/Rain Water Tanks**

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

**Other**

The completed dwelling must not be used for display purposes.

Other than a "For Sale" sign, 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.

Signed by:

Buyer Buyer

Date: Date: