AN Integra COMMUNITY

IMAGE COUTESY OF SIMONDS HOMES

BUILDING GUIDELINES & COVENANT

STAGE 51 (H3) LOTS 1710-1742

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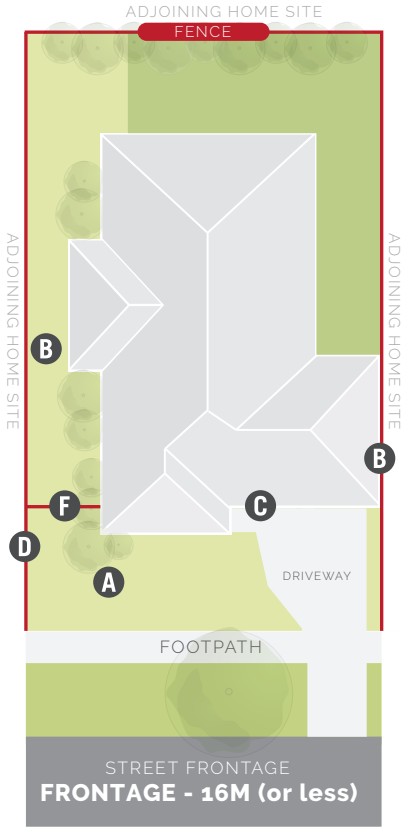
BUILDING GUIDELINES



BUILDING SETBACKS

Homes must be a min. of 4m from the front boundary. (A)

Lots with a frontage of 16m or less may build on one side boundary and a min. of 1m from the other. (B)

BUILDING SETBACKS

Homes must be a min. of 4m from the front boundary. (A)

Lots with a frontage over 14m must build a min. of 1m from each side boundary. (E)

GARAGE SETBACKS

Garages must be a min. of 450mm behind the front facade. (C)

FENCING

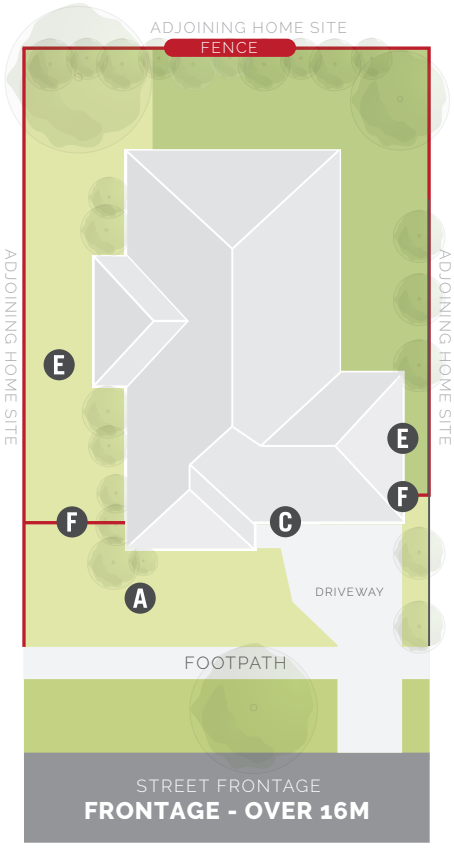
Side and rear fencing (shown in red) must not exceed 1.8m in height from the natural ground level. The fence is to be constructed from Colorbond Woodland Grey panels.

SIDE FENCING TREATMENTS

Side fences are to be a max of 1.8m tall and rake down to 1.2m tall (D)

WING FENCING SETBACKS

Wing fences must be located a min. of 1m behind the front facade. (F)



RESTRICTIVE COVENANT Stage 51 (H3) (Precinct H) Lots 1710 - 1742 on PS843734A

And the said Transferee for himself, his respective heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the said land hereby transferred and of each and every part thereof do hereby covenant with the Transferor and others the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision PS843734A ("the Plan") and each and every part thereof (other than the Land hereby transferred) as follows:

1. Not to construct or allow to be constructed on any Lot on the Plan any dwelling (excluding Lots 1711, 1712, 1721 and 1722):

(a) other than one only single storey or two storey private dwelling (which wherever appearing in this covenant shall be taken to mean a dwelling including an integrated garage) with the usual outbuildings with a minimum dwelling size (excluding integrated garage) of 120.78 square metres (13 squares) or otherwise approved by Lucas Ballarat Holdings Pty. Ltd ;

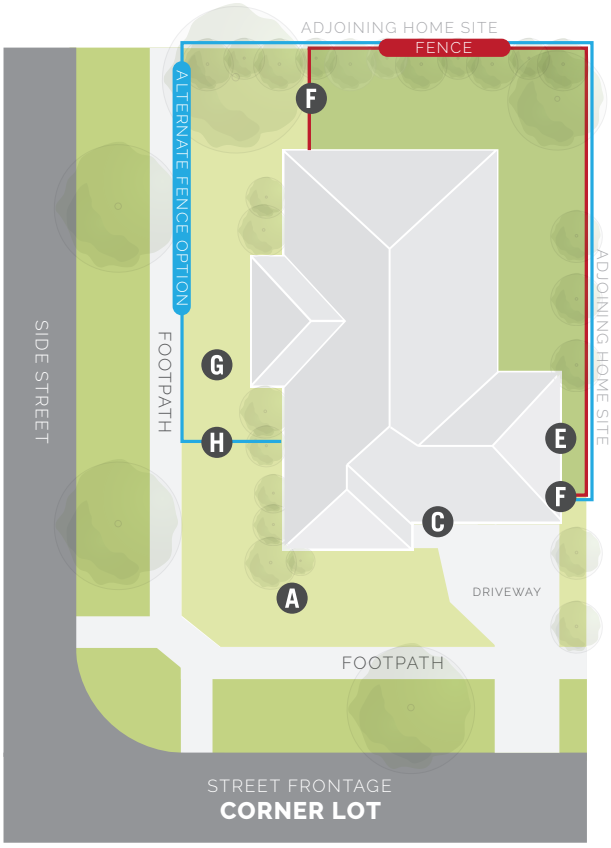
(b) unless the exterior walls of the dwelling are constructed of new materials being exposed brick, brick veneer or render, timber or manufactured timber-look products or non-reflective corrugated iron cladding provided that if timber, manufactured timber look products or non-reflective corrugated iron cladding are used, they shall not cover an area of more than 50% of the external walls of the dwelling or otherwise approved by Lucas Ballarat Holdings Pty. Ltd.;

(c) unless it is constructed not less than 4 metres from the front boundary of the Land (excepting any entry porch, veranda, balcony, pergola and eaves) and:

(i) on Lots with a frontage less than or equal to 16 metres not less than 1 metre from one side boundary;
(ii) on Lots with a frontage greater than 16 metres not less than 1 metre from both side boundaries;
(iii) on corner Lots not less than 2 metres from the side boundary having a street frontage and 1 metre from the remaining side boundary;

(d) unless it:

(i) has eaves with a minimum width of 450 millimetres for the entire perimeter of the dwelling but excluding the garage on Lots with a frontage equal to or less than 16 metres or otherwise approved by Lucas Ballarat Holdings Pty. Ltd ; or
(ii) has parapet walls that return a minimum 3 metres along both sides of the connecting return walls from the front of the dwelling or otherwise approved by Lucas Ballarat Holdings Pty. Ltd.; or
(iii) the façade is a combination of parapet walls and 450 mm eaves that return a minimum 3 metres along both sides of the dwelling or otherwise approved by Lucas Ballarat Holdings Pty. Ltd.



When building on a corner lot, both street frontages must be addressed.

CORNER LOT BUILDING SETBACKS

Homes must be a min. of 4m from the front boundary. (A)

Homes must also be a min. of 2m from the side street boundary (G) and a min. of 1m from the other side boundary. (E)

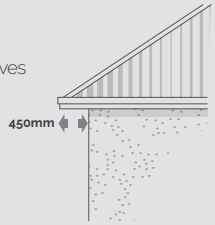
CORNER LOT FENCING

The preferred fencing option is shown in red. Wing fences must be located a min. of 1m behind the front and side facades. (F)

Alternatively the side yard may be fenced (shown in blue) - the wing fence must be a min. of 3m behind the front facade. (H)

EAVES

Where required eaves must be a min. of 450mm.



1. Homes require eaves on all sides, alternatively:
2. A facade with a parapet feature must have eaves around the remaining walls.
3. Homes with a parapet across the entire facade may have zero eaves. (parapet must return 3m down each side wall.
4. Homes may also feature a parapet around the entire house.

(e) unless the garage is constructed at least 450 millimetres behind the front building line of the dwelling excepting any entry porch, veranda, balcony or pergola or unless the garage location is approved by Lucas Ballarat Holdings Pty Ltd.;

(f) unless on corner Lots the dwelling addresses both street frontages;

(g) unless all plumbing pipes, apart from stormwater pipes, are installed in the internal walls of any building;

(h) or outbuilding that does not match the style of the dwelling house. Garden sheds shall not be constructed of any materials other than colourbond, timber, brick or render;

(i) unless the roof of any building is constructed of roof tiles, coloured steel roofing material or shingles;

(j) unless the floor of any veranda is constructed of timber, concrete, brick or paving stones;

(k) unless the stumps to any veranda are not left in an exposed state;

(l) unless the construction of the dwelling is completed not more than twelve months after the date of the issue of a building permit and landscaping of the area in front of the building line and fencing is completed within six months of the issue of the Occupancy Permit;

(m) which will be used as a display home without obtaining the approval of Lucas Ballarat Holdings Pty Ltd.

2. Not to construct or allow to be constructed on Lots 1711, 1712, 1721 and 1722 any dwelling or fencing unless the design has been approved by Lucas Ballarat Holdings Pty. Ltd. who shall be supplied with the following documents for approval including but not limited to:

(a) A Site Plan, including setbacks and fencing;
(b) Floor Plans;
(c) External elevations including the fencing design if a corner lot;
(d) A plan showing the crossover location;
(e) A Schedule of exterior materials and colours;

3. Not to construct or allow to be constructed on any Lot on the Plan any dwelling unless;

(a) unless It has a rainwater tank that is 2 kilolitre or larger installed;
(b) unless the rainwater tank connects to the roof; and
(c) unless rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided however that a mains water system can be used when rainwater is unavailable.

4. Not to construct or allow to be constructed on the Land any fence:

(a) unless the material used in construction of any side and rear fencing is colourbond fencing in Woodland Grey colour and is to a height not more than 1.8 metres above natural ground level or otherwise approved by Lucas Ballarat Holdings Pty. Ltd.;

(b) for front boundaries unless the fence is to a height of not more than 1.2 metres above natural ground or otherwise approved by Lucas Ballarat Holdings Pty. Ltd;

(c) for side boundaries unless the fence is raked or stepped from a height of 1.8 metres to a height of not more than 1.2 metres from 1 metre behind the front building line of the building to the front boundary line or otherwise approved by Lucas Ballarat Holdings Pty. Ltd;

(d) unless on corner Lots along the side street frontage boundary the fence starts at a point not less than 3 metres behind the front building line and returns to the building and for the remaining side boundary unless the fence is raked or stepped from a height of 1.8 metres to a height of not more than 1.2 metres from 1 metre behind the front building line of the dwelling to the front boundary line or otherwise approved by Lucas Ballarat Holdings Pty. Ltd.

5. Not to permit or allow the nature strip to become unkempt or untidy and not to allow any tree planted in the naturestrip of the land to be removed unless approved by the Responsible Authority.

6. No driveway or pedestrian pathway will be covered in materials other than brick, concrete or other similar sealed material unless approved by Integra (Alfredton) Pty. Ltd and will be completed prior to the occupation of the dwelling.

7. No prefabricated building shall be erected on the Land or any part of it and no constructed house or partly constructed house may be moved onto the Land without obtaining approval from Integra (Alfredton) Pty. Ltd.

8. Not to use or suffer to have used or permit the Land to be used for the following purposes:

(a) panel beating; or

(b) motor vehicle repairs.

9. Not to permit or allow the Land hereby transferred to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the land comprised in the Plan.

10. Not to further subdivide the Land hereby transferred.

11. Not to park or allow to be parked any vehicles, including cars, trucks, motor bikes, boats, trailers, buses, caravans and recreational vehicles on any nature strip or front yard of the Land.

12. Not to allow any water tanks installed on the Land to be located in front of the front building line of the dwelling and to ensure that any water tank is screened so as not to be visible from the street.

13. Not to allow any antennas, air conditioning units, satellite dishes, solar heating storage drums or radio aerials to be installed or allowed on the Land unless they are located at the rear of any roof structure and are no higher than the highest point of the roof of the building and further will not install any radio or similar mast on the Land.

14. Not to use or suffer to have used or permit the Land to be used for the carrying out of any noxious or offensive trade within the meaning of the Health Act 1958 (as amended) or for the keeping or maintenance of:

(a) Greyhounds; or

(b) Pigs; or

(c) Pigeons or Pigeon lofts; or

(d) Dog boarding kennels; or

(e) Cat boarding kennels; or

(f) Poultry.

15. Not to permit or allow the installation or use of security roller shutters to windows and doors facing the street.

16. Not to construct or allow to be constructed more than one vehicular crossover per Lot or Street Frontage unless approved by Integra Land Pty. Ltd., and not to occupy any building constructed on the Land until the crossover has been constructed.

17. Not to erect or allow to be erected on the Land whilst it is still vacant any advertisement, sign or hoarding of any nature whatsoever which advertises the Land or any other land as being for sale without first obtaining written approval from Integra Land Pty. Ltd.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the Land comprised in Plan of Subdivision No. **PS843734A** other than the Land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said land hereby transferred and the same shall be noted and appear on every future Certificate of Title for the said land and every part as an encumbrance affecting the same save and except that these provisions shall cease to apply or affect the burdened land as from the **1 January 2032**.

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material by the Vendor or their principal servants or agents.
Prospective purchasers should not rely on the material but should make their own enquires and shall satisfy themselves as to the accuracy of all aspects of the material.