

Annexure B

WARTON GROVE ESTATE

BUILDING GUIDELINES

1. INTRODUCTION

The Owner's key objectives for Warton Grove Estate is to facilitate the provision of an attractive range of housing types and styles. To ensure that these various housing types can be developed in a manner which assists the investment by Buyers to be protected, special design guidelines, covenants and building conditions will apply to all homes to uphold the value of the development.

2. COMPLIANCE AND APPROVAL

1.1 Buyers Must Comply

"Building Guidelines" means the Building Guidelines outlined in this Annexure as amended from time to time.

The Buyer must comply with the Building Guidelines.

The Buyer warrants and undertakes that any building and other improvements must be constructed on the Property in accordance with:

- (i)** The Building Guidelines; and
- (ii)** Plans and specifications firstly approved in writing by the Seller and or its Agent; and
- (iii)** The additional provisions in this Annexure.

Local Government regulations must be complied with in conjunction with the requirements of the Restrictive Covenant and Building Guidelines.

It is recommended the Buyer confirms the selection of building materials and the building design is in accordance with the requirements of the City of Gosnells prior to signing a building contract.

1.2 Receipt

The Buyer acknowledges that they are in receipt of a copy of the Building Guidelines.

1.3 Building Plan Approval

Two full sets of plans and one specification must be submitted to The Sellers Agent - Westbury Investments Pty Ltd of Suite 4/69 Hay Street, Subiaco WA 6008 for approval. The Sellers Agent must first approve building plans before submission of plans and specifications to the City of Gosnells for issue of a building licence. The Sellers Agent will only assess the plans in respect of the Restrictive Covenants and Building Guidelines. The City of Gosnells is responsible for assessing the plans in respect of Planning, Building and Policy Statutes.

3. GUIDELINES

3.1 External Appearance

- (a)** Walls

Walls for the front elevation of dwellings, extensions or renovations to dwellings may be constructed of painted or rendered concrete, clay bricks or other similar materials finished in facework or render with feature elements such as corrugated iron, miniorb, weatherboard or stonework.

(b) Roofing

Clay or concrete tiles, slate or shingles, or Colorbond metal roofing are acceptable. House roofs must be sloping and all forms are permissible, incorporating hips, half hips, gables, skillions, dormers and curved roofs. Roof angles shall be as follows;

- (i)** Gabled or hipped roof: Minimum pitch of 24 degrees unless a lower slope is required over a verandah area; or
- (ii)** Curved roof: equivalent to the fall of a straight roof with minimum 8 degree pitch; or
- (iii)** Single pitch roof (Skillion): minimum pitch of 15 degrees.

(c) Front Elevation Features

All residences must incorporate at least two of the special features referred to in the Restrictive Covenants.

3.2 Vehicle Accommodation & Verandahs

Off street parking on the Property must be provided with sufficient cover for at least two vehicles.

(a) Location

Garages, driveways and verandahs must be located in accordance with the Detailed Area Plan where applicable. Where there is no Detailed Area Plan, building setbacks must be in accordance with the City of Gosnells requirements.

(b) Floors

Garage floors must be brick paved or concrete.

3.3 Outbuildings (Detached Sheds, Tool Stores Etc)

The design, appearance and external colour and material of outbuildings such as sheds and patios must be compatible with the main dwelling.

Any shed or other outbuilding must not be made of or coated with zincalume or other reflective material.

All outbuildings exceeding 30 square metres must be constructed in the same materials and colours as the main dwelling.

Outbuildings of 30 square metres or less constructed of other materials must be of compatible colour to the main dwelling.

3.4 Driveways/Crossovers

A minimum of one single driveway and crossover must be provided to each allotment prior to the

occupancy of the dwelling on the property. All driveways and crossovers must be coloured to complement the dwelling.

Driveways and crossovers are to be constructed of brick paving or textured and coloured concrete or coloured bitumen.

Grey grano is not permitted.

Crossovers are to be constructed in accordance with the City of Gosnells Crossover Specification.

3.5 Fencing

All common boundary fencing shall be constructed in Colorbond (Colour Summershade) unless already erected at settlement.

Where the Seller has erected retaining or feature walls or fencing on or adjacent to any boundary, the Buyer must not alter in any way or remove such walls or fences or permit them to be altered or removed.

3.6 Air conditioners, Evaporative Coolers and Solar Hot Water Systems

Air conditioners, evaporative coolers and solar hot systems must be integrated with the main roof profile to the dwelling and screened from public view.

3.7 Use of Property

The carrying out of any construction or mechanical repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on the property unless screened from the public view and in compliance with the owners requirements.

3.8 TV Antenna

TV Antenna and Satellite dishes shall not be located on the roof areas facing the street frontage of Property.

3.9 Clothes Hoists

Clothes hoists and washing lines must be screened from the public view and must not be visible from the street frontage of, or near, the property.

3.10 Commercial Vehicles

Commercial vehicles, trucks, buses, caravans, boats, etc must not be parked or be stored on the Property unless parked or stored within a garage or screened from public view and in compliance with Shire requirements.

3.11 Rainwater Tanks

Rainwater tanks must be of a colour matching the main building and sited away from public view.

3.12 Rubbish Disposal Containers

Rubbish disposal containers must be screened from the view from any public street or thoroughfare.

