



AMORY
AT RIPLEY

Design Guidelines

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Amory Design Guidelines

These Design Guidelines have been developed to help protect the investment of all purchasers at Amory by ensuring a level of consistency throughout the community. The ambition is to maintain high standards of design and construction while also encouraging diversity and a varied, visually interesting streetscape.

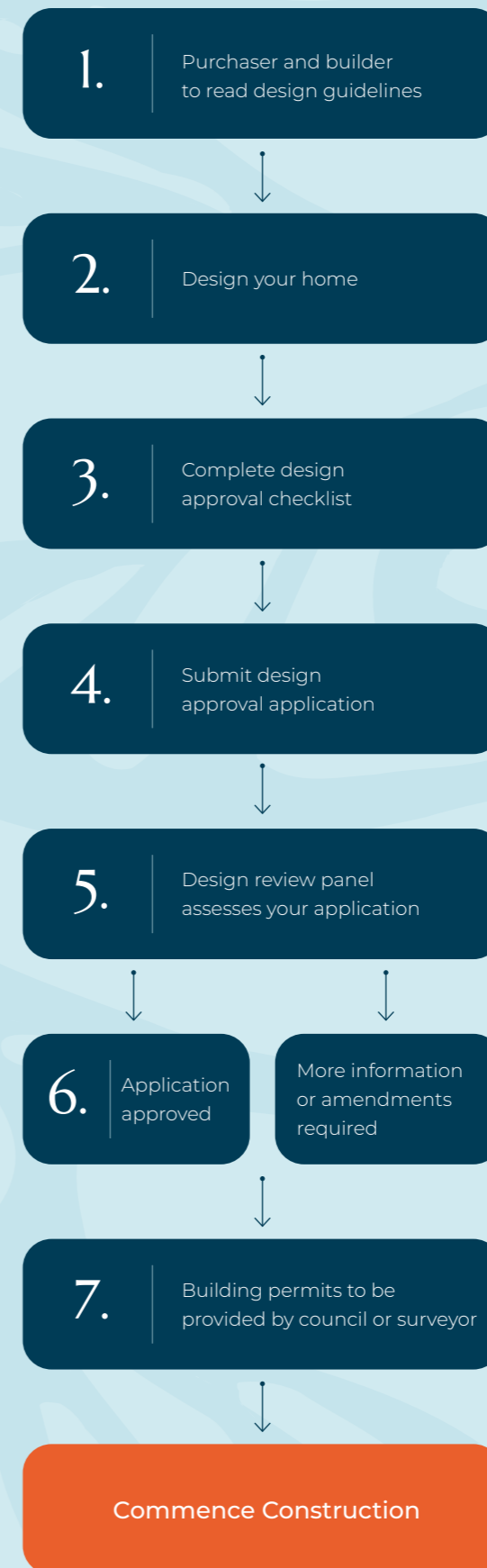


1. Introduction

1.1. Developer Approval Process

- 1.1.1. Select and purchase a lot that best suits you.
- 1.1.2. Select your preferred builder and/or a house design that best suits your chosen lot.
- 1.1.3. Familiarise yourself with the requirements of the Design Guidelines or ensure that your builder or building designer is familiar with them. Confirm with your builder or building designer that your house design complies, or can be altered to comply, with the Design Guidelines.
- 1.1.4. Prepare your submission to be lodged for Approval with the DAP.
- 1.1.5. Submit your drawings and colour samples in PDF format to the DAP via the portal at www.ngdd.com.au. The DAP will review your proposal and provide written comments. Please allow 10 working days for this.
 - a. If your proposal is not approved, detailed feedback will identify the issues that need to be addressed, in order for an approval to be issued. Your proposal must be amended and re-submitted for Approval; or
 - b. If your proposal complies with the Design Guidelines, a Developer Approval will be issued.
- 1.1.6. After a Developer Approval is issued, you or your builder must apply for a Building Permit.
- 1.1.7. Once a Building Permit is issued, you may commence the construction of your home.

1.1 Developer Approval Process



2. Lot Planning

2.1 Density

- 2.1.1. Only one dwelling is permitted per lot, unless otherwise provided for on the relevant Plan of Development.
- 2.1.2. Landmark lots, as indicated on the Plan of Development, are required to be developed as double-storey structures.

2.3 Surrounding Services

House construction and site works must not impact, damage, or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by the Developer or a utility provider, this rectification cost will be passed on to the property owner.

2.2 Setbacks

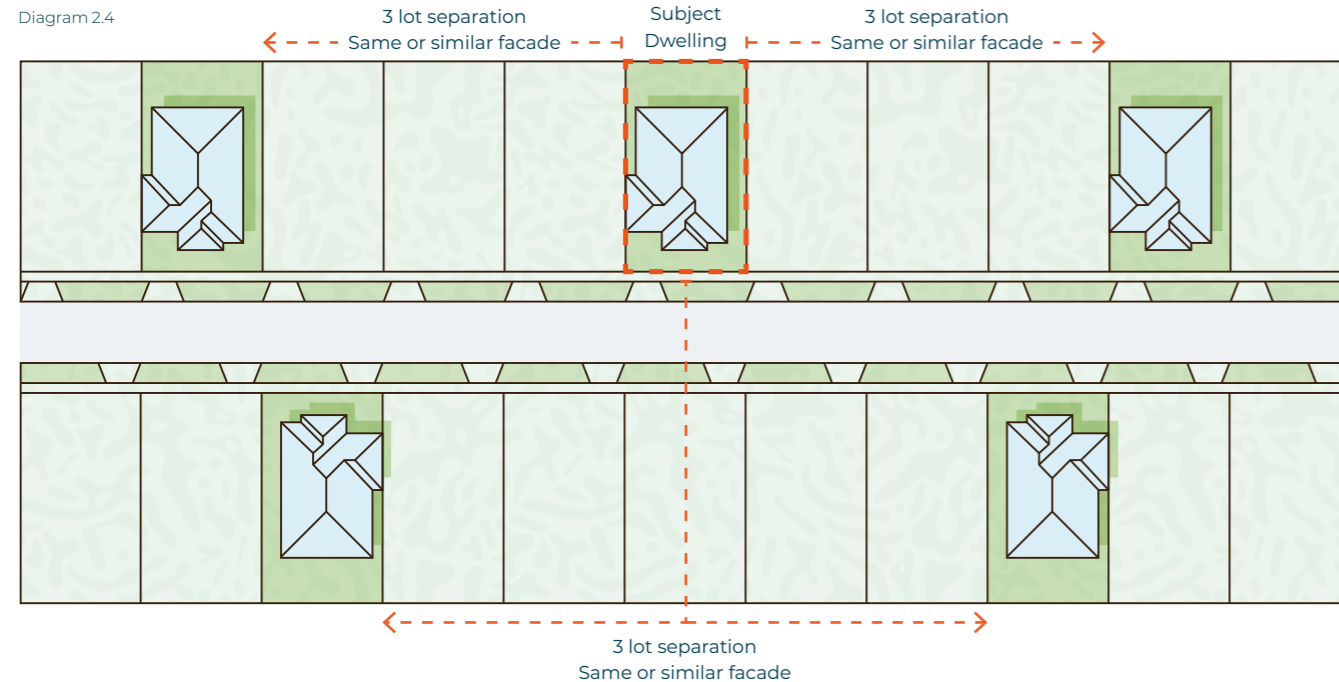
- 2.2.1. All setbacks must comply with the setback requirements mentioned on the Plan of Development.
- 2.2.2. In addition to the above setbacks, the following encroachments are allowed:
 - a. Entry features such as verandahs, porches, porticos and balconies may encroach 1.5m into the front setback as long as the encroachment is less than 3.6 m above natural ground level.
 - b. Eaves, gutters, fascias may encroach up to 0.6m into a setback.

2.4 Streetscape Variety

- 2.4.1. Facades must not be identical within 3 house lots, along both sides of the street.

If any two façades are deemed to be too similar to each other, the earlier application will take precedence.

The determination of any facade variations required for approval will be at the sole discretion of the DAP.



2.2 Setbacks

| Site Development | Row Lots | | Terrace Lots | |
|--------------------------------|----------|-------|--------------|-------|
| | <7.5 | | 7.5m – 9.9m | |
| | Ground | First | Ground | First |
| Primary Frontage | 2.4* | 2.4 | 2.4* | 2.4 |
| Rear | **0.9 | 0.9 | 0.9 | 0.9 |
| Side - General Lots | | | | |
| Built to Boundary | 0 | 0 | 0 | 0 |
| Non-Built to Boundary | **0 | 0 | 0 | 0 |
| Corner Lots - Secondary Facade | **1 | 1 | 1 | 1 |
| Laneway Lots | | | | |
| Laneway Frontage | 0 | 0 | 0 | 0 |
| Garage (From Laneway Boundary) | 0.25 | 0.25 | 0.25 | 0.25 |

* Is 4.9 meters to garage or carport door.
 ** Is where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m.

| Site Development | Villa Lots | | Courtyard Lots (1) | |
|--------------------------------|-------------|-------|--------------------|-------|
| | 10m - 12.4m | | 12.5m - 14.9m | |
| | Ground | First | Ground | First |
| Primary Frontage | 2.4* | 2.4 | 2.4* | 2.4 |
| Rear | 0.9 | 0.9 | 0.9 | 1 |
| Side - General Lots | | | | |
| Built to Boundary | 0 | 1 | 0 | 1 |
| Non-Built to Boundary | 0.9 | 0.9 | 1 | 1 |
| Corner Lots - Secondary Facade | 1.5 | 1.5 | 1.5 | 1.5 |
| Laneway Lots | | | | |
| Laneway Frontage | 0 | 0 | 0 | 0 |
| Garage (From Laneway Boundary) | 0.5 | 0.5 | 0.5 | 0.5 |

* Is 4.9 meters to garage or carport door.

| Site Development | Courtyard Lots (2) | | Duplex | |
|--------------------------------|--------------------|-------|--------|-------|
| | 15m - 19.9m | | | |
| | Ground | First | Ground | First |
| Primary Frontage | 2.4* | 2.4 | 2.4* | 2.4 |
| Rear | 0.9 | 1 | 0.9 | 1 |
| Side - General Lots | | | | |
| Built to Boundary | 0 | 1 | 0 | 1 |
| Non-Built to Boundary | 1 | 1.5 | 1 | 1.5 |
| Corner Lots - Secondary Facade | 1.5 | 1.5 | 1.5 | 1.5 |
| Laneway Lots | | | | |
| Laneway Frontage | 0 | 0 | 0 | 0 |
| Garage (From Laneway Boundary) | 0.5 | 0.5 | 0.5 | 0.5 |

* Is 4.9 meters to garage or carport door.

3. Building Design

3.1 Architectural Character

It is preferred that all homes reflect contemporary Queensland architecture, and have regard to the climatic conditions of the area and of the estate's unique location. It is also acknowledged, however, that a diversity of design styles will help the Amory community to achieve a unique look and feeling.

Diagram 3.1

Skillion Roof



Ridge Façade by Planation Homes

Hip Roof



Aveline Façade by Brighton Homes

Flat Roof



Pinnacle Façade by McCarthy

Gable Roof



Promise Façade by Brighton Homes

3.1.1. The front façade of the dwelling must incorporate an entry feature at the front door that addresses the Primary Frontage and creates a strong sense of entry.

3.1.2. The front entry point may take the form of a portico, porch, verandah or other feature - to the satisfaction of the DAP — that has:

- A minimum covered area of 3m²
- A minimum depth of 1.5m

3.1.3. Front elevations must address the street through the use of articulation to the floor plan and façade. Blank or uninterrupted walls will not be permitted.

3.1.4. Each elevation that faces the Public Realm must incorporate glazing for at least 10% of that elevation's area.

The elevation area calculation does not include the garage door, but does include the front door.

3.1.5. Every dwelling must have at least one habitable room window on each storey that addresses each public realm frontage.

3.1.6. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.

3.1.7. Ceiling heights on single storey homes must be at least 2550mm.

3.1.8. Walls addressing the Public Realm must not be continuously straight for a distance exceeding 7.5 meters. A step in the wall and eaves line of at least 450 mm is required to articulate these walls appropriately.

Diagram 3.1.4



3.2 Building Materials

3.2.1. External colour schemes for the dwelling, outbuilding, driveway, and landscaping surfaces should adopt a colour palette of predominantly muted, neutral tones and materials.

Bright and vibrant colours are not permitted.

3.2.2. Face brick finishes must not comprise more than 50% of any elevation that addresses the Public Realm.

Diagram 3.2.1



Variations of these tones will be accepted. Primary and bright colours will not be accepted.

Diagram 3.2.2



Face Brick must not be more than 50%

3.2.3. The front façade must be constructed using a mixture of external materials or finishes.

a. One material must not comprise more than 80% of any elevation that addressed the Public Realm.

This calculation does not include any openings (doors, including the garage door, windows etc.)

Appropriate materials or finishes include:

- Face Brick
- Render
- Stacked stone
- Masonry blocks
- Weatherboard
- Timber cladding
- Other materials at the discretion of the DAP

b. Contrasting render colours may be considered as different materials at the discretion of the DAP.

c. Contrasting face brick or block colours will not be approved.

Diagram 3.2.3



3.2.4. The following finishes are not permitted:

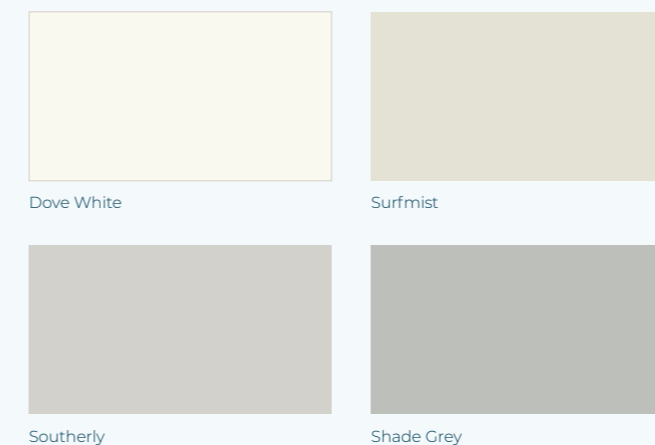
- Raw fibre cement
- Untreated concrete block or precast concrete
- Leadlight or stained glass
- Reflective glass
- Tinted windows at the front of the property

3.2.5. Acceptable roof colours are shown in the "Approved Roof Colour Palette". All these roof colours meet the criteria of a solar absorbency rating of less than 0.5.

Other colours that have not been specified on the approved colour palette will be assessed on design merit. Alternative colours that meet the criteria of a solar absorbency rating of less than 0.5 will be given preference.

Diagram 3.2.5

Light Tones



Medium Tones



3.2.6. In order to ensure that the roof material complements the style of your home, the following roof materials are acceptable:

- Powder coated, colorbond metal roofing with corrugated profile.
- "Atura" profile roof tiles, or similar approved by the DAP.

Please note, no other roof tile profile will be accepted.

3.2.7. Roof materials and rainwater fixtures, including gutters, flashing, fascias, and cladding, must complement the roof colour and have a non-reflective finish.

Unfinished, reflective, galvanised, zincalume, fibre cement, curved profile tile, or tray deck sheeting finishes are not permitted.

3.2.8. Any façade that faces the public realm must not include infill or recessed panels above doors, windows, or garage doors. The finish above the opening must match the finish on either side of the opening unless the DAP considers the panels to be part of an allowable design element.



Diagram 3.2.8 Non-Complying

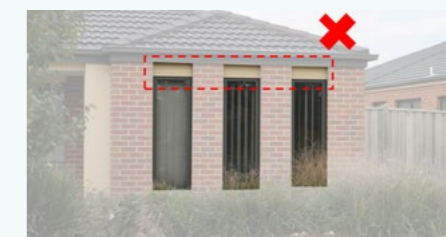


Diagram 3.2.8 Non-Complying



Diagram 3.2.8 Complying

3.3 Corner Lots

3.3.1. Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the Primary Frontage (Corner Features).

Examples of acceptable corner features include, but are not limited to:

- Windows
- Materials and/or Finishes
- Architectural elements such as piers, pergolas, balconies etc.

3.3.2. Dwellings must have at least one window on each floor of the secondary façade, forward of the return fence. This window must have the same head height as the closest front façade window and a sill height that provides for a sense of passive surveillance from the Public Realm.

3.3.3. It is highly encouraged that this is a habitable room window.

3.3.4. Materials used at the interface of the primary and secondary façade must continue from the primary façade, along the secondary façade, for a minimum of 3m.

3.3.5. Any secondary façade that exceeds 8.0m in length must incorporate articulation with a step of at least 450mm that ensures the wall is not continually straight.

3.3.6. Dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the DAP.

3.3.7. Corner features must be forward of the return fence and readily visible from the public realm.

Please note that blank walls forward of the return fence are not permitted.

Corner lots also have additional fencing requirements compared to lots that are not corner lots. Please refer to section 4.2.3.

Diagram 3.3.4



Diagram 3.3.6



Diagram 3.4.4



Diagram 3.4.5



3.4 Roof Design

Whilst a variety of roof shapes are encouraged, roofing must be of a scale and form representative of contemporary Queensland architecture. Articulated roof shapes with elements such as hips and/or gables are preferred.

3.4.1. Hip and Gable roofs home must have:

- a. A roof pitch of at least 22.5°
- b. A minimum eaves width of 450mm to the front façade.
- c. A minimum eaves width of 450mm to the entire upper level on two storey dwellings.

Single hip and single gable roof forms to the front facade will not be approved.

Where the design is contemporary and does not allow for eaves, the use of awnings and/or sunshade materials is strongly encouraged where there is a window to improve energy efficiency.

3.4.2. Skillion roof planes must not exceed a maximum pitch of 15°

3.4.3. Flat Roofs are not encouraged, but if used they must incorporate a parapet to screen the roof material from the Public Realm.

3.4.4. Parapets that address the Public Realm must return along the side wall for at least 500mm.

3.4.5. Eaves that surround the entire roof are encouraged, as they assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.

Corner lots have different requirements for roof design. Please refer to Section 3.3.

3.5 Garages

- 3.5.1. All lots must incorporate a fully enclosed garage that matches or complements the dwelling in materials, colours, and roof form. Carports and open sided garages are not allowed.
- 3.5.2. Garages accessed from the Primary Frontage of a lot must be integrated into the overall form of the dwelling.
- 3.5.3. Integrated garages on single storey homes must be stepped back a minimum of 900mm from the front building line.
- 3.5.4. Integrated garages on double story homes must be stepped back a minimum of 1000mm from the front building line.
- 3.5.5. Double garage width should not exceed 7 m internally unless provision is made for a workshop space or additional storage space.
- 3.5.6. Provision for additional space for storage space or a workshop will be considered by the DAP, where the wall facing the public realm has appropriate articulation. Examples of appropriate articulation is the use of windows and/or steps in the wall, to the satisfaction of the DAP.
- 3.5.7. Lots with a width of greater than 12.5m must provide a double width garage (min. 5.5m wide internally).

Triple Garages

- 3.5.8. In addition to the other requirements in this section, triple garages will be considered where the garage front wall provides articulation.

Examples of further articulation include:

- Either one double and one single garage element, or three single garage elements; and
- The wall that contains the third door is stepped back at least 500mm from the other front wall of the garage.

Diagram 3.5.3



Diagram 3.5.4



Diagram 3.5.6



Diagram 3.5.8



4. Landscape Design

4.1 Driveways

- 4.1.1. Only one crossover is permitted per lot.
- 4.1.2. The driveway width at the front boundary must not be wider than the width of the crossover at the front boundary.
- 4.1.3. The Driveway must be set back a minimum of 0.5 m off the side boundary to allow for a planting strip along the side boundary of the property.
- 4.1.4. Driveways must be constructed from:
 - Exposed aggregate concrete; or
 - Colour-through concrete (concrete with the colour added to the mixture before pouring); or
 - Any other DAP approved finish.
- 4.1.5. The colour of the driveway should be in a muted tone that enhances the streetscape. **Plain concrete and colour-on (painted) driveways are not permitted.**

Driveways and crossovers are to be completed prior to occupation.

Parking areas and hardstand materials are to be designed so that they integrate with the landscape concept for the front yard and overall design of the home.

Diagram 4.1.2



Diagram 4.1.3



4.2 Fencing

- 4.2.1. Fencing is not permitted along the front boundary or along the side boundary, forward of the dwelling or garage.

Dense planting that is no higher than 1m, such as hedges, may be used to provide a definition between the lot and the public realm.
- 4.2.2. Side and rear fencing (fencing between lots) must be:
 - Constructed with lapped timber palings; and
 - A height of 1.8m above natural ground level; and
 - Terminated behind the closest front wall of the dwelling.
- 4.2.3. Corner fencing (i.e. fencing on a side boundary that abuts the public realm) must be:
 - Constructed with lapped timber palings, timber capping and exposed posts; and
 - A minimum height of 1.95m above natural ground level for the posts; and
 - A maximum height of 1.85m above natural ground level for the capping; and
 - Terminated at least 6m behind the closest front wall of the dwelling; and
 - No longer than 40% of the secondary frontage boundary.
- 4.2.4. If a return fence is built, (i.e. the fence between the boundary fence and the dwelling or garage) it must be:
 - a. constructed to match the adjacent boundary fence, or from timber slats.
 - b. no higher than the adjacent boundary fence.
- 4.2.5. Gates that form part of any fence must match the height, material and specifications of that fence.
- 4.2.6. Wing fences (i.e. fences along the side boundary, forward of the return fence or the building) are not allowed.

Diagram 4.2.1

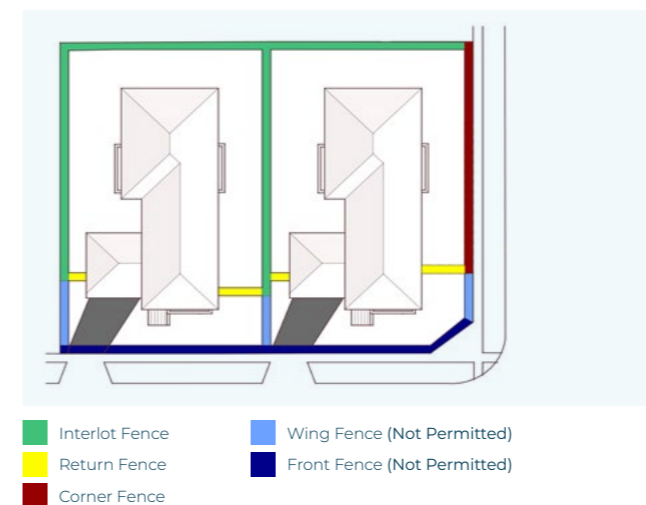


Diagram 4.2.2

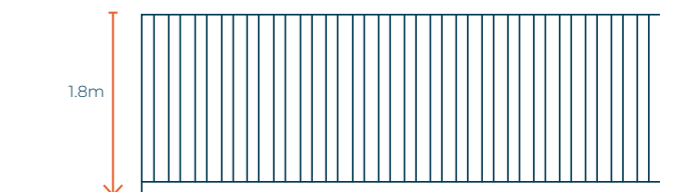
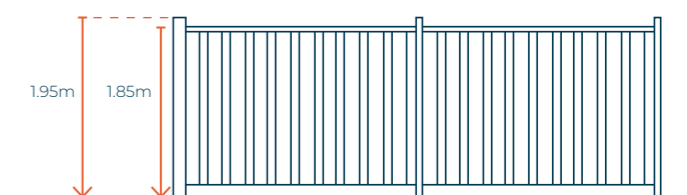


Diagram 4.2.3





4.3 Retaining Walls

4.3.1. Retaining walls visible from the public realm must visually complement the house, to the satisfaction of the DAP.

Allowable finishes include:

- Stone;
- Masonry; and/or
- Timber.

4.3.2. Any proposed retaining wall must be no higher than 300mm.

4.3.3. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering, and other landscape treatment to soften the appearance of the change in levels.

4.3.4. The minimum distance between two retaining walls is 600mm.

4.3.5. Residents must obtain all necessary permits and approvals from relevant authorities for retaining walls.

4.3.6. Any wall on the boundary of an adjoining lot must have written approval from the adjoining lot owner.

4.4 Front Garden

High quality landscaping is a fundamental element of attractive and welcoming streetscapes and assists with providing a cohesive link between the home and the street. Planting native species preserves biodiversity, creating food and shelter for native wildlife and contributes to the creation of healthy ecosystems.

4.4.1. The landscape works to the front garden and nature strip are part of the design approval process. A landscape plan must be approved as part of the Developer Approval process and must incorporate the following:

4.4.2. Maximum 20% of the front garden area must comprise of hardscape such as:

- Decorative pavers/stones or pebbles.

4.4.3. Turf is to be applied to the remainder of the front yard between the front building line and kerb line, except where an alternative landscape treatment is provided. Synthetic/artificial turf is not permitted.

4.4.4. At least one indigenous feature tree canopy tree with a minimum installation height of 1.5 m must be planted between the front building line and street boundary. Examples are provided further below.

Consideration should be given to the mature size of any trees, to allow appropriate room for roots and branches to spread.

4.4.5. In addition to the tree requirement above, a minimum of 5 plants (from 200mm pot size at installation) must be planted in garden beds in your front yard.

4.4.6. All plants and trees must be installed adjacent to fence lines, pathways, driveways, and the front building line of the home.

4.4.7. All garden beds must be edged and mulched. Edging with raw materials (e.g. timber) is not permitted.

4.4.8. Path lighting is encouraged on Landmark Lots.

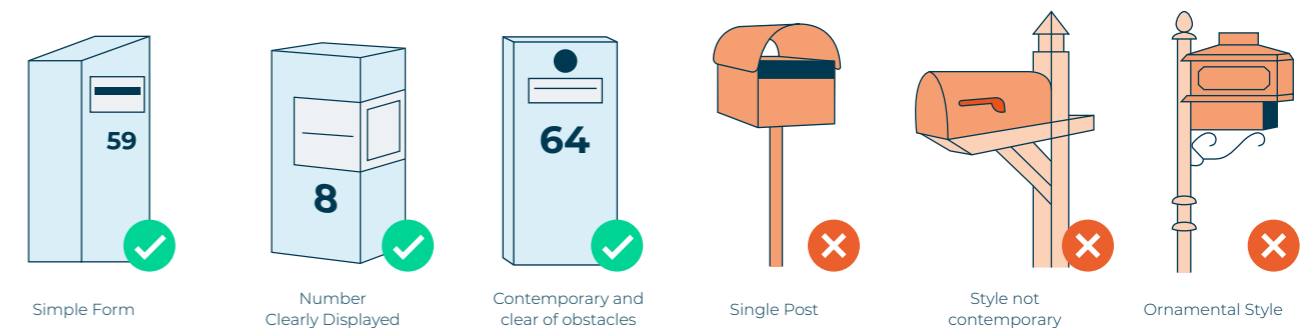
4.4.9. The letter box must:

- a. Be positioned in accordance with Australia Post standards; and
- b. Have the street number of the property clearly displayed; and
- c. Be contemporary in style, to match and complement the style of the dwelling.

4.4.10. Single post letter boxes are not permitted.

4.4.11. Landscaping must be within the lot boundary only. Planting or altering the nature strip is not permitted, and will need to be rectified at the owner's cost.

Diagram 4.4.10



5. Ancillary Items

5.1 Outbuildings

Sheds and outbuildings must incorporate gutters and downpipes, and must have a powder-coated or painted appearance.

5.2 Service Equipment

- 5.2.1. Satellite dishes, external receivers, television antennae and the like should be:
 - located to the rear of the dwelling; and
 - not readily visible from the public realm.
- 5.2.2. Heating and cooling units should be:
 - Located towards the rear of the dwelling;
 - Not readily visible from the street; and if located on the roof, Heating and Cooling Units should be:
 - Positioned below the ridge line.
 - Positioned to the rear of the roof; and
 - Coloured to match the roof as far as practical.
- 5.2.3. Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

5.3 Security Shutters/Doors

- 5.3.1. Security doors must be contemporary in appearance. Traditional or period type patterns are not permitted.
 - 5.3.2. No tinted windows at the front of the property.
 - 5.2.3. Security shutters to windows and the like are not permitted where they are visible from the Public Realm.
-

5.4 Screening

- 5.4.1. Ancillary structures and elements must be located so that they are not readily visible from the public realm. This includes items such as:
 - Rubbish bin storage areas
 - Washing lines
 - Hot water systems
 - Solar water heaters
 - Any water storage tanks
 - Spa pumps
 - External plumbing other than that for rain water
 - Sheds and outbuildings
-

5.5 Signage

- 5.5.1. Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer.
- 5.5.2. One sign only may be erected to advertise the sale of a completed dwelling.

6. Developer Approval

All homes built at Amory Ripley must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines, for the following reasons:

- The Land forms part of Amory Ripley which is a quality residential community;
- Unsold lots in Amory Ripley are a valuable asset of the Developer, the value of which depends, in part, on Amory Ripley continuing to be and being regarded as a quality residential community;
- The Developer has a legitimate business interest in ensuring that Amory Ripley remains a quality residential community;
- The value of other lots in Amory Ripley already sold to other owners depends, in part, on Amory Ripley continuing to be and being regarded as a quality residential community; and
- It is necessary and in the interest of all owners of land within Amory Ripley that the Developer exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping, and completion of construction of dwellings, other improvements and landscaping within Amory Ripley and other matters generally.

The Design Guidelines may be changed from time to time at the DAP's discretion, acting reasonably. In exercising the right to change the Design Guidelines, the Developer will have regard to:

- The reasonable interests of the owner and any neighbouring property owners;
- The purpose and objective of the Design Guidelines as described in Special Condition 19 of the contract of sale; and
- The extent that:
 - The variation and/or modifications; or
 - The exclusion or non-enforcement of the Design Guidelines (or parts of them),
 - Will materially and detrimentally affect the owner and/or the Property and/or Amory Ripley.

Applications for Developer's Approval will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP, acting reasonably.

The DAP reserves the right to vary or waive the requirements of the Design Guidelines if it reasonably believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Amory Ripley.

Allowance has been made for two submissions for each Design Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

6.1 Submission Requirements

All submissions for Design Approval must be in PDF format and include the following information:

- 6.1.1. Site plan at 1:200, with dimensions and showing:
 - Lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - On-site car parking and driveways
 - Other external structures (including pools and spas)
 - All ancillary items
- 6.1.2. All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
 - Internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
- 6.1.3. Finishes and colour samples.
 - Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections.colour selections.

6.1.4. Landscape plan at 1:100, with dimension and showing:

- Indicative extent of all hardscape and softscape
- Planting schedule that lists all proposed species referenced on landscape plan
- The extent, height, and finish of all proposed retaining walls

Do not send information such as electrical plans, slab layouts, joinery details, internal colour schemes etc. This extra information slows down the assessment process and may result in a submission being rejected.

6.2 Submission Lodgement

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

6.3 Re-submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

6.4 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

6.5 Definitions

For the purposes of these guidelines:

- 6.5.1. **Public Realm** is any land that is within the ownership of a public body, including Council and servicing authorities.
- 6.5.2. **Primary Frontage** is the boundary that abuts the Public Realm.
- 6.5.3. A **Corner Lot** is any lot that has more than one boundary that abuts the Public Realm.
- 6.5.4. On corner lots, the Primary Frontage is the shorter one adjacent to the street, unless noted otherwise on the Building Envelope Plan.
- 6.5.5. **Secondary Frontage** is any boundary, other than the Primary Frontage, that abuts the Public Realm.
- 6.5.6. A **Side Boundary** is the boundary on either side of the primary boundary.
- 6.5.7. **The front building line** is the external face of the front most habitable room wall. Entry features, porches, porticos etc. do not form part of the front building line. Piers and nib walls do not form part of the front building line.
- 6.5.8. For irregular lots, the **Lot Width** is the width of the lot at the front building line.
- 6.5.9. **Natural Ground Level** means the finished surface level of the ground at the time of registration of the Plan of Development.

6.5.10. A **habitable room** is a living room or a bedroom.

6.5.11. **Front Garden** refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.

6.5.12. **Front Loaded** refers to a lot where the garage is accessed from the Primary Frontage.

6.6 Timings

6.6.1. Construction of your dwelling must start within 12 months of the original lot settlement date; unless otherwise agreed in writing by the Developer.

6.6.2. Completion of your dwelling, including garage, driveway, fencing and retaining walls must occur within 12 months of construction starting, unless otherwise agreed in writing by the Developer.

6.6.3. Completion of the front landscaping must occur within 3 months of the date of issue of the Certificate of Occupancy for the dwelling.

Diagram 6.5.3

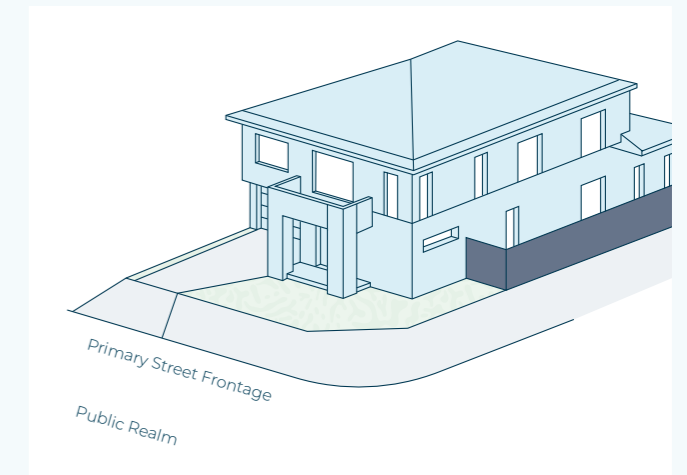


Diagram 6.5.8

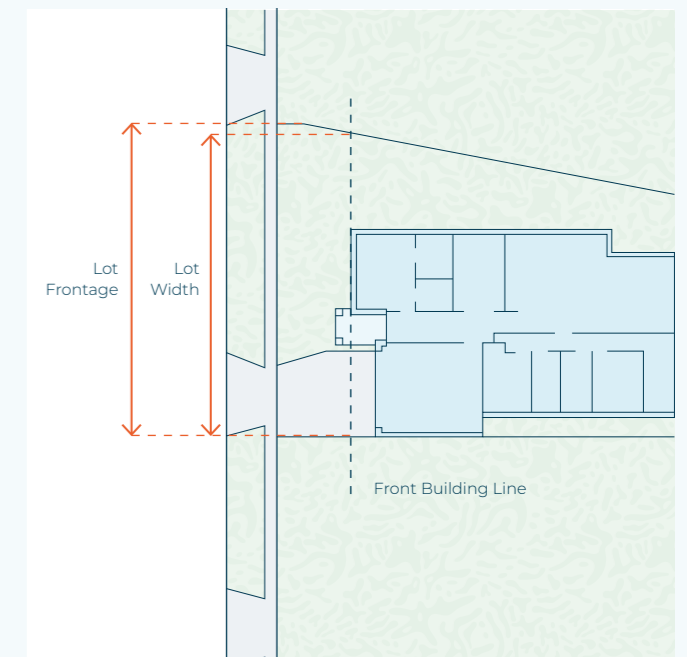
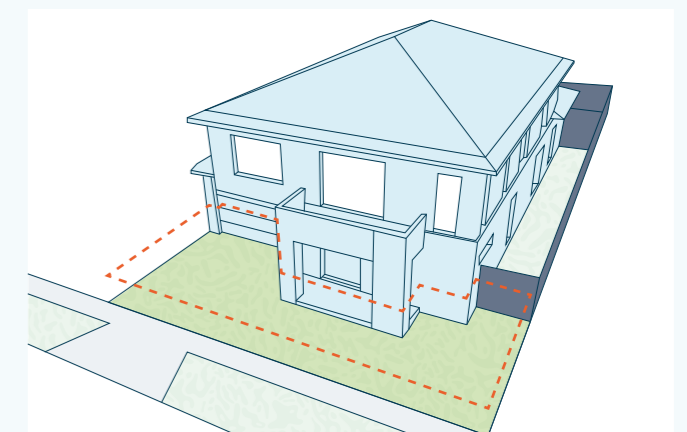


Diagram 6.5.11





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