

The Registered Proprietor or Proprietors of any burdened Lot on this plan shall not build, construct or erect or permit or cause to be built, constructed or erected on the Lot:

1. More than 1 dwelling on the lot;
2. A dwelling that has a total area less than 175 square metres (including integrated garage, porch and alfresco) on a lot of 400 square metres or larger;
3. A dwelling that has a total area less than 130 square metres (including integrated garage, porch and alfresco) on a lot less than 400 square metres;
4. A dwelling the walls of which are constructed of exposed concrete or exposed concrete blocks;
5. A dwelling the walls of which are constructed of any material other than timber or manufactured timber-look products, exposed brick, brick veneer, render or natural stone;
6. A dwelling or any outbuilding made from or using any materials other than new materials;
7. A dwelling made from a 'kit home' (or cabin-type structure);
8. A dwelling of a relocatable nature;
9. A dwelling that does not have eaves with a minimum width of 400mm to the front facade and a 3 metre return to both sides (excluding garage, parapet walls and walls on boundaries). Dwellings on corner lots must include eaves with a minimum width of 400mm to both street elevations. Walls constructed on side boundaries (zero lot line) will be exempt;
10. A dwelling the garage of which is constructed less than 450 millimetres behind the front building line of the dwelling, excepting any entry porch, veranda, balcony or pergola (unless being assessed and meeting the requirements of the Small Lot Housing Code);
11. A dwelling on a corner lot wherein the design of the home does not address both street frontages and does not feature articulation and/or a feature window along the secondary frontage to avoid long side walls without change;
12. A dwelling that includes plumbing pipes, excepting stormwater pipes, installed on the external walls of any building;
13. A dwelling that includes stumps to any veranda that are left in an exposed state and visible to the public realm;
14. A dwelling the roof of which is constructed other than of tiles or non-reflective Colourbond or non-reflective steel deck;
15. A dwelling that is completed 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 more than six months of the issue of the Occupancy Permit;
16. A dwelling that does not have a rainwater tank of 2 Kilolitres or larger installed;
17. A dwelling that does not have the roof draining to the rainwater tank and does not use the rainwater from the rainwater tank as the primary supply for all toilets and outdoor usage;
18. A dwelling with water tanks visible from the street and/or located in front of the front building line of the dwelling;
19. A dwelling or any outbuilding with antennas, air conditioning units, satellite dishes, solar heating storage drums or radio aerials 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;

20. A dwelling fitted with security roller shutters to windows and doors facing the street;
21. A dwelling with more than one vehicular crossover per lot, unless approved by the Responsible Authority;
22. Allow any tree planted in the nature-strip to be removed, unless approved by the Responsible Authority or allow the nature strip to be covered by any material other than grass;
23. Allow the Lot or the nature strip to become or remain in an unsightly, untidy, weedy or unclean condition or appearance or be used in any manner which constitutes annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers on the land comprised in the Plan of Subdivision;
24. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or in any waterways;
25. Allow an advertisement, sign or hoarding of any nature whatsoever which advertises the Lot or any other land as being for sale whilst it is still vacant without first obtaining written approval from the Vendor; and shall not subdivide the burdened Lot;
26. Build or allow to be built on the lot a letterbox unless it is a low purpose-built structure that compliments the building design and external colour scheme and is located and constructed to Australia Post standards. Single post supported letterboxes are not permitted;
27. Allow sheets, blankets or similar materials for which window furnishing is not their primary use to be used on any window of the dwelling, after three months of occupancy.

The Registered Proprietor or Proprietors of any burdened Lot on this plan shall build, construct or erect or permit or cause to be built, constructed or erected on the Lot fencing of the following types:

1. All boundary fences (excluding front fences) to be of Colourbond construction in "Woodland Grey" colour with capping;
2. All fences must be 1.8 metres above natural ground level;
3. Corner lots with street-fronting side boundaries must have a fence that starts at a point not less than 2metres behind the front building line of the dwelling house;
4. Front boundary fencing is not permitted;
5. Side boundary fences must terminate a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot or the garage is built on boundary. For the avoidance of doubt, fencing is not permitted forward of the dwelling or garage.
6. All fences must be completed within 6 months of the issue of an Occupancy Permit.