

EAST

AT BANORA



EAST AT BANORA BUILDING COVENANTS

The East at Banora Building Covenants form part of your Contract of Sale and assist when designing your home and landscape. They are designed to create an attractive streetscape that results in a cohesive residential community, while not precluding individual designs.

Robinson Prospect encourages a variety of architectural styles and materials in the design of your home. We reserve the right to approve works that do not comply with the covenants if a building is considered to be of merit and to vary the requirements of the covenants at our discretion.

These covenants apply in addition to, and not in lieu of other statutory requirements. Approval from your Local Government Authority or a registered building certifier will be required in addition to any approval given by Robinson Prospect.

<p>GLAZING TO THE STREET</p>	<p>The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (10% recommended) to allow for passive surveillance of the property.</p>
<p>FRONT FAÇADE ARTICULATION</p>	<p>Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.</p> <p>The primary entry is to incorporate a covered roof area. It is recommended that the entry roof be at least 4m² with a minimum depth of 1.5m.</p>
<p>SECONDARY STREET FAÇADE ARTICULATION</p>	<p>Walls may be up to 7.5m long before a change in setback of at least 450mm and a feature element is required.</p>
<p>CARPORTS</p>	<p>Freestanding or attached carports and garages must include a roof design & design features which are consistent with the form and materials of the home.</p> <p>Carports/carport materials (incl. roof) must also be consistent with the materials of the home.</p> <p>Parking areas and hardstand materials are to be designed such that they integrate with the landscape concept for the front yard.</p>
<p>EXTERNAL WALL FINISHES</p>	<p>Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location.</p> <p>Unfinished 'commons' bricks are not permitted.</p> <p>A minimum of 2 materials and colours are to be used to the front and secondary street façades. No one material or colour can be more than 80% of a façade area.</p> <p>Face brick is limited to 10% of external wall areas.</p> <p>Robinson Prospect consent is required if these recommendations will not be met.</p>
<p>ROOF FORM AND MATERIALS</p>	<p>Roofing must be of a scale and form representative of contemporary Architecture.</p> <p>30 degrees is the maximum pitch for any roof.</p> <p>15 degrees is the maximum pitch for the main skillion roof.</p> <p>Roofing materials are limited to corrugated pre-finished metal sheets (e.g. colorbond).</p>
<p>EAVES</p>	<p>A minimum 450mm eave is required to 70% of all façades visible from the street and public areas.</p>

<p>NON-GROUND MOUNTED PLANT OR EQUIPMENT</p>	<p>Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, photovoltaic cells (i.e. solar panels), spa and pool pumps, dependent person units etc.</p> <p>Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.</p>
<p>DRIVEWAYS</p>	<p>All crossovers and driveways are to be completed prior to occupation.</p> <p>Driveways to have a minimum 0.5m landscaping to the side property boundary.</p> <p>Driveways must not be constructed from asphalt or plain concrete.</p>
<p>LANDSCAPING</p>	<p>Lay turf between the front building line and kerb-line prior to occupation.</p> <p>A minimum of 30% of the front garden is to be planted garden beds.</p>
<p>CONSTRUCTION OBLIGATIONS</p>	<p>Provide a bin or enclosure on site for the duration of the construction period.</p> <p>Site cleanliness is to be maintained.</p>
<p>FENCING TO FRONT AND SECONDARY STREETS</p>	<p>As viewed from the street or public space:</p> <ul style="list-style-type: none"> • Is to be a maximum of 1.5m in height and may extend to 1.8m in height when 50% transparent above 1.5m in height; • Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks; <p>Must extend 1m behind the front building line when returned to a side or secondary street boundary.</p> <p>Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.</p>
<p>FENCING TO SIDE AND REAR BOUNDARIES</p>	<p>Is to be a maximum of 1.8m in height;</p> <ul style="list-style-type: none"> • Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks; • Where no front fence is used, the side fence must return to the house a minimum of 1m behind the front façade. <p>Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.</p> <p>Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.</p>

DEVELOPER WORKS	Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
RETAINING WALLS	<p>Retaining walls visible from the street or public area are to be constructed from: stone or masonry; or timber sleepers (where less than 300mm in height).</p> <p>Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent blocks.</p>
OUTBUILDINGS	<p>Any outbuilding or garden shed must not be attached to the home.</p> <p>All outbuilding and garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area.</p>
GROUND MOUNTED PLANT OR EQUIPMENT	All ground mounted services are to be screened where visible from any street or public space. This includes but is not limited to: heating and cooling units, rubbish disposal containers, swimming pools & equipment, rain water tanks, clothes hoists and washing lines.

THE APPROVAL PROCESS

COVENANT APPROVAL

Before undertaking any building work, you must first obtain written approval from Robinson Prospect. In addition to these covenants, your builder or architect will need to review the disclosure documentation applicable to your property. They will also be required to discuss with your Local Government Authority any specific codes or conditions which may apply to your lot.

Your builder or architect will submit your design to Robinson Prospect. Robinson Prospect will issue a Design Approval where the plans appropriately comply with the covenants. Any deviation from the Huonbrook covenants are to be noted and approval sought from Robinson Prospect. Where not suitably complying, Robinson Prospect will identify the items requiring further consideration. Where amendments are necessary, revised plans are to be submitted to Robinson Prospect for approval before you can build.

BUILDING APPROVAL

Upon receipt of your approval from Robinson Prospect, an application can be made to the relevant Local Government Authority to receive approval for building.

GLOSSARY OF TERMS

COMMONS BRICK	Brick made for general building purposes and not specially treated for colour and texture.
FACE BRICK	Brick made especially for exterior use with special consideration of colour, texture and size, and used as a facing on a building.
FRONT BUILDING LINE	The line of the front wall of the house.
FAÇADE AREA	Façade Area is calculated as a square meter measure of the entire vertical surface of the elevation of the house visible from the Street or Public Area.
GLAZING	Any fixed or opening panel made from glass.
EAVE LINE	The edge of the roof or parapet.
SETBACK	The distance measured from adjacent boundary of the lot to the wall or outermost projection of the home in accordance with Council's requirements.
FEATURE ELEMENT	May include attached materials or free standing structure that is complementary to the form and materials of the house including but not limited to: window hoods/external shades, decorative surface treatments, screens and battening.