

Interactive Checklist (must haves)

- Minimum floor space of 160m² on lots greater than 500m²
- Minimum roof pitch 24 degrees
- Clearly defined entry structure eg: portico
- A front feature such as balcony, verandah, tower, gable or secondary material such as timber boarding or a combination
- Vertically proportioned windows or horizontally proportioned windows with horizontally proportioned panes of glass
- A 'layered' look to the elements on the front elevation
- Corner sites must address both streets, for example: bay windows, highlight windows, gable, return verandah etc
- A garage with sectional garage door to accommodate 2 vehicles must be provided
- Discreet and limited ornamentation. Pre-cast scrolls, ornate mouldings, contrasting keystones, quoin blocks and wide round 'classical' columns are not permitted
- Park frontage lots shall have a verandah/porch, with a minimum 3m width and 1.2m depth
- Primary walls may be painted render, bagged or textured block and shall be light, neutral and earthy colours. Face brick as a primary material for front façade is not permitted, roofs must have continuous wide eaves of at least 450mm
- For a two storey dwelling, building height should be expressed with a horizontal corbel or protecting band. Glass balustrades are not permitted

Roof Selection

- Colorbond roofs must be from the selected range of Colorbond colours
- Zinalume roofs are not permitted
- Shingle tiled roofs shall be chosen from similar palette to Colorbond selection. Black or Blue roof tiles are not permitted

Design elements encouraged

- Pergolas, awnings, cabanas, alfresco areas, timber style garage doors
- Verandahs and porches are encouraged to facilitate a greater amount of activity at the front of the dwelling encouraging community interaction
- Simple and hipped roofs are encouraged

Traditional Checklist

- Minimum floor space of 160m² on lots greater than 500m²
- Minimum roof pitch 24 degrees
- Roofs must have continuous wide eaves of at least 450mm width
- At least one feature to the front façade to add visual interest; for example: gable, bay window, verandah, portico, window hood etc
- Other elements such as use of a secondary material may be considered provided it adds substantial visual interest to the front façade
- Corner sites must address both streets, for example: bay windows, highlight windows, gable, return verandah etc
- A garage/carport with sectional garage door to accommodate 2 vehicles must be provided
- Verandahs and porches are encouraged to facilitate a greater amount of activity at the front of the dwelling promoting community interaction
- Zincolume roofs are not permitted
- The colour palette should be predominantly of an 'earthy' tone

General Covenant Checklist

Outbuildings

- Outbuildings such as sheds and patios must be compatible with the main

Dwelling

- All building exceeding 30m² shall be constructed in same materials and colours as main dwelling

Driveways & Crossovers

- Crossovers and driveways must be of same material. Grey concrete (grano) is not permitted
- A garage/carport with sectional garage door to accommodate 2 vehicles must be provided

Fencing & Courtyard walls

- Fence shall be Colorbond as prescribed by LWP Property Group Ltd or a material first approved in writing by LWP Property Group Pty Ltd
- Fencing and walls shall not be constructed forward of the nearest building line

Air-conditioners, Evaporative Coolers / Hot-water systems

- Air conditioners, evaporative coolers and solar hot water systems must be integrated with the main roof and screened from public view. The colour must match the colour of the main roof

Screening

- The Following must be screened from public view and not visible from the street frontage
- Clothes hoists and washing lines
- TV antennas and satellite dishes
- Rubbish bins
- Commercial vehicles, trucks, buses, caravans boats etc

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