



warragul

# copelands

*you're welcome*



Design Guidelines





This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

## Provisions:

- A. build or allow to be built on the Land more than one dwelling house together with the usual outbuildings;
- B. build or allow to be built a dwelling not less than:
  - (i) 130m<sup>2</sup> on lots less than 600m<sup>2</sup>;
  - (ii) 150m<sup>2</sup> on any lot between 600m<sup>2</sup> and 800m<sup>2</sup>;
  - (iii) 180m<sup>2</sup> on any lot exceeding 800m<sup>2</sup>.
- C. build or allow to be built a dwelling house which is not constructed:-
  - (i) with external walls (excluding windows) of brick, stone, brick or masonry veneer, painted weatherboard, rendered cement sheet, masonry, brick or other approved texture coated materials without the approval by Robato Pty Ltd;
  - (ii) with a roof of any material other than tiles of terracotta, concrete or slate or other non-reflective material such as Colourbond type steel or other material without the approval of Robato Pty Ltd;
- D. build a dwelling with any façade not identical to or similar to any dwelling within five Lots in all directions of the Lot including those lots on the opposite side of the street frontage and the façade having been approved in writing by Robato Pty Ltd;
- E. build a dwelling without a double garage built of the same material as the dwelling that has a minimum setback of five and a half metres (5 ½) from the front boundary;
- F. build or allow to be built a carport;
- G. occupy any dwelling house constructed on the Land until a full concrete vehicle crossover and driveway has been constructed/installed from the curb at the street frontage of the Land to the street frontage boundary of the Land.
- H. construct a driveway (excluding the crossover) with materials other than concrete pavers, coloured concrete, exposed aggregate concrete or stamped/stencilled concrete.
- I. build or allow to be built a shed or outbuilding within 2 metres of any reserve or parkland boundary.



- J. remove from the Land any tree or shrub unless necessary for the purposes of constructing building improvements;
- K. erect any signs unless the dwelling is completed advertising for sale or a sign required by law;
- L. allow residential streets, nature strips or front yards to be used for the permanent storage, repair, maintenance, wrecking or construction of any motor vehicle, motor bike, caravan, trailer, boat, yacht or other vehicle or outbuildings;
- M. fail to complete any improvements to the Land within one (1) year of the date of commencement of such improvements;
- N. permit any dwelling constructed on the Land to be used for the purposes of a display home or for the purposes of marketing display homes unless prior written consent of Robato Pty Ltd has first been obtained;
- O. allow landscaping to the front street view of the Land and nature strip to remain or be left incomplete for a period of more than 6 months after the date of issue of the Certificate of Occupancy, or leave any fence incomplete after the completion of construction of the dwelling house erected on the Land;
- P. install or allow to be installed any cooling or heating units that are visible from the street frontage;
- Q. erect or replace on the land hereby transferred any boundary fence (other than the front boundary fence) that is constructed of other than a hardwood post and treated pine timber pailings with gable lipped capping and does not exceed a maximum height of 1950mm;
- R. use or permit or allow the Land hereby transferred to become overgrown with grass or weeds or allow any rubbish, car parts, automotive wrecks to be dumped, stored or accumulated on the land hereby transferred at any time;
- S. erect, place, permit, licence or authorise on the land hereby transferred any relocated building;
- T. further subdivide the burdened Land without the Transferors written consent

**“AND IT IS AGREED** that the benefit each of these covenants runs with the land in Plan of Subdivision No PS806310S (apart from the Land and lots 22 & 23 in Plan of Subdivision No. 806310S) and that the burden runs with the Land”

These guidelines run with the land until 31st December 2031.



For further information please email:

[info@copelands.com.au](mailto:info@copelands.com.au)