



Proposed Lot: _____

These building design covenants have been prepared to set a benchmark for the development at Fairway Exclusive Estate Yanchep. These covenants are provided to assist buyers and should be read in conjunction with the special conditions of the Contract of Sale as well as the requirements of the City of Wanneroo.

1. Development Approval

Prior to commencing construction of your home, you must comply with these design covenants.

Prior to submitting building plans to the City of Wanneroo for approval, all Buyers (or their designated applicant) are required to email a set of plans to the Project Manager at E-Post Australia Pty Ltd. All plans will be assessed, in accordance with the building covenants setout in this document within 7 days of receipt. Upon approval, the applicant will receive an email confirming compliance and referencing the drawings.

Electronic copies of the following documents are to be sent via email to The Project Manager for E-Post Australia Pty Ltd:

1. Scaled development site plan, including existing and proposed levels;
2. Dimensioned site and floor plans showing the proposed dwelling, garages, outbuildings, patios etc;
3. Elevations of proposed buildings, including natural ground level, to the same scale as the dimensioned site and floor plans; and
4. Schedule of finishes detailing construction materials, finishes and external colours.

Forward Plans to: The Project Manager for E-Post Australia Pty Ltd
fairwayestate@westnet.com.au

Following approval from E-Post Australia Pty Ltd plans may be lodged with Council for Development Approval.

2. Building Standards

All homes within the estate shall comply with the provisions of Section 2. In addition to Fairway Estate Building Standards buyers must also comply with the provisions of the Contract for Sale, Building Covenants, City of Wanneroo Town Planning Scheme, Residential Design Codes, Local Development Plans and other relevant government requirements.

2.1 Built Form and Design

Objective: Homes shall address and survey the primary and secondary street with high quality public and private areas.

Each home must incorporate minimum of **two** of the following elements in the front elevation of the dwelling:

-) Portico with column with a minimum depth of 1.5m and a roof over the whole structure.
-) Verandah with a minimum depth of 1.2m and minimum length of 2m.
-) Roof Gable or Gablette,
-) Prospective Blade Wall.
-) Elevated eaves height (more than 28 courses) to portion of the front roof area.
-) Feature front door with a minimum of 5% glazed area.
-) Any other significant feature element as approved by the Fairway Exclusive Estate Project Manager

A minimum dwelling size of 100m² of living (excluding garage) under the main roof is required for single residential lots.

2.2 Carparking and Access

Objective: To ensure adequate provision of secure, aesthetically pleasing and accessible on site parking for residents and visitors.

-) A sectional garage door must be provided to all carports and garages.
-) Crossovers are to be a maximum width of 6m.
-) Crossovers constructed in grey concrete are not permitted.

2.3 Materials and Colours

The front elevation of the dwelling must include a minimum of **two** of the following materials and finishes in the design with a maximum of 50% of an elevation (not including doors and windows or structural beams such as verandah posts or garage doors) being one material:

-) Timber panelling or timber look panelling.
-) Custom orb cladding.
-) Weatherboard or similar panelling.
-) Face brickwork - 2 courses
-) Face brickwork – 1 course
-) Rendered brick work;
-) Stone or stone look material;
-) Any other material as approved by the Project Manager.

Rooves may be colorbond steel or clay or concrete tiles

The roof colour of the dwelling shall be selected from the following colorbond colour list:

-) Mangrove
-) Woodland Grey
-) Jasper

-) Gully
-) Cove
-) Dune
-) Surfmist
-) Evening Haze
-) Shale Grey
-) Wallaby

Where tiled roofs are used they shall closely match one of the Colorbond colours above.

Except for minor feature colours, all Colorbond, powder coated or painted finishes on the dwelling (walls included) shall be colour selected to be similar or in keeping with colours list as available roof colours. For face brickwork, any colour of brick is acceptable.

2.4 Screening of Sheds and Services

Utility areas are to be screened from the primary street. This includes hot water systems (solar excluded), air conditioners and clothes drying areas.

A solar hot water heater is permitted provided it follows the roof profile, is not elevated at any angle to the roof profile, and otherwise matches or complements the residence and where possible should not be visible from the primary street.

Roof mounted PV solar panels is permitted provided it follows the roof profile, is not elevated at any angle to the roof profile, and otherwise matches or complements the residence and where possible should not be visible from the primary street.

Outbuildings larger than 5 square metres shall be constructed using the same external materials as the home. Outbuilding less than 5 square meters shall be constructed using coloured steel panels, or the same external materials as the home and shall match the main colours on the home.

2.5 Fences

The solid fencing to use within the estate shall be Colorbond steel in colour 'Woodland Grey'.

No Fences are to be constructed forward of the building line to the side and front boundaries. Retaining block walls will generally be constructed with the lot boundary located at the front of the face block. Fencing will be installed as near to the boundary as practicable.

All fencing shall match the style and colour of fencing provided and installed by the Seller and any replacement fencing is required to be the same style and colour.

Where the Seller has constructed a fence, retaining wall, screen wall, balustrade, or other similar item, it must be maintained by the Buyer to the standard to which it was constructed and must not be modified without the written consent of the Seller.

Buyer(s)

NAME & SIGNATURE

WITNESS

DATE

Seller

On Behalf of E-Post Australia Pty Ltd

SIGN

WITNESS

DATE
