

ALFREDTON GROVE

Design Covenant (Stage 10)



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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:

- A. More than 1 dwelling on the lot;
- B. A dwelling that has a total area less than 155 square metres (including integrated garage, porch and alfresco) on a lot of 400 square metres or larger;
- C. 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;
- D. A dwelling the walls of which are constructed of exposed concrete or exposed concrete blocks;
- E. 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;
- F. A dwelling or any outbuilding made from or using any materials other than new materials;
- G. A dwelling made from a 'kit home' (or cabin-type structure);
- H. A dwelling of a relocatable nature;
- I. A dwelling on lots 250, 251, 252, 253, 254, 255, 258, 259, 260, 261, 262, 263, 264, 265, 266, 269, 272, 276 and 277 that does not have eaves with a minimum width of 200 millimetres for the entire perimeter of the dwelling but excluding the garage; or has parapet walls that return a minimum 3 metres along both sides of the connecting return walls from the front of the dwelling; or where the façade is a combination of parapet walls and eaves that return a minimum 3 metres along both sides of the dwelling;
- J. A dwelling on lots 256, 257, 267, 268, 270, 271, 273, 274 and 275 that does not have eaves with a minimum width of 200 millimetres for the entire perimeter of the dwelling but excluding the garage and excluding the garage side of the dwelling only when the garage is built on the boundary or within 200mm from the boundary;
- K. 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;
- L. 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;
- M. A dwelling that includes plumbing pipes, excepting stormwater pipes, installed on the external walls of any building;
- N. A dwelling that includes stumps to any veranda that are left in an exposed state;
- O. A dwelling the roof of which is constructed other than of tiles, Colourbond or non-reflective steel deck;
- P. 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 within six months of the issue of the Occupancy Permit;
- Q. A dwelling that does not have a rainwater tank of 2 Kilolitres or larger installed;
- R. 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;
- S. A dwelling with water tanks visible from the street and/or located in front of the front building line of the dwelling;
- T. A dwelling 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;
- U. A dwelling fitted with security roller shutters to windows and doors facing the street;
- V. A dwelling with more than one vehicular crossover per lot, unless approved by the Responsible Authority;
- W. 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;
- X. Allow the Lot or the nature strip to become or remain in an unsightly, untidy 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;
- Y. 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.

10 March 2021

BALLARAT | 190 Carngham Rd Alfredton



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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:

- A. All boundary fences (excluding front fences) to be of Colourbond construction in "Basalt" colour with capping;*
- B. All non-street fronting side and rear boundaries to be a height not more than 1.8 metres above natural ground level;*
- C. Side boundary fences must be raked or stepped to a height of not more than 1.2 metres from 1 metre behind the front building line of the dwelling house to the front boundary line;*
- D. Corner lots with street-fronting side boundaries must have a fence that starts at a point not less than 3 metres behind the front building line of the dwelling house and for the other side boundary unless the fence is raked or stepped to a height of not more than 1.2 metres from 1 metre behind the front building line of the dwelling house to the front boundary line;*
- E. Front boundary fencing is optional and must be of a height of not more than 1.2 metres above natural ground level and comprise similar new materials as the front facade of the dwelling, unless approved by the relevant authority;*

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