



BUILDING COVENANT

OVERVIEW

Tulipwood Estate is a premier residential estate located in the heart of High Worth Nambour, the intent of which is to establish a high stand of residential homes. This Building Covenant provides a guide to inform the design of residential homes and landscaping that will result in an attractive streetscape outcome and built form standard that achieves the Purpose of the Tulipwood Building Covenant.

The Buyer acknowledges and agrees to construct and maintain their residential home, landscaping and other improvements in accordance with this Building Covenant.

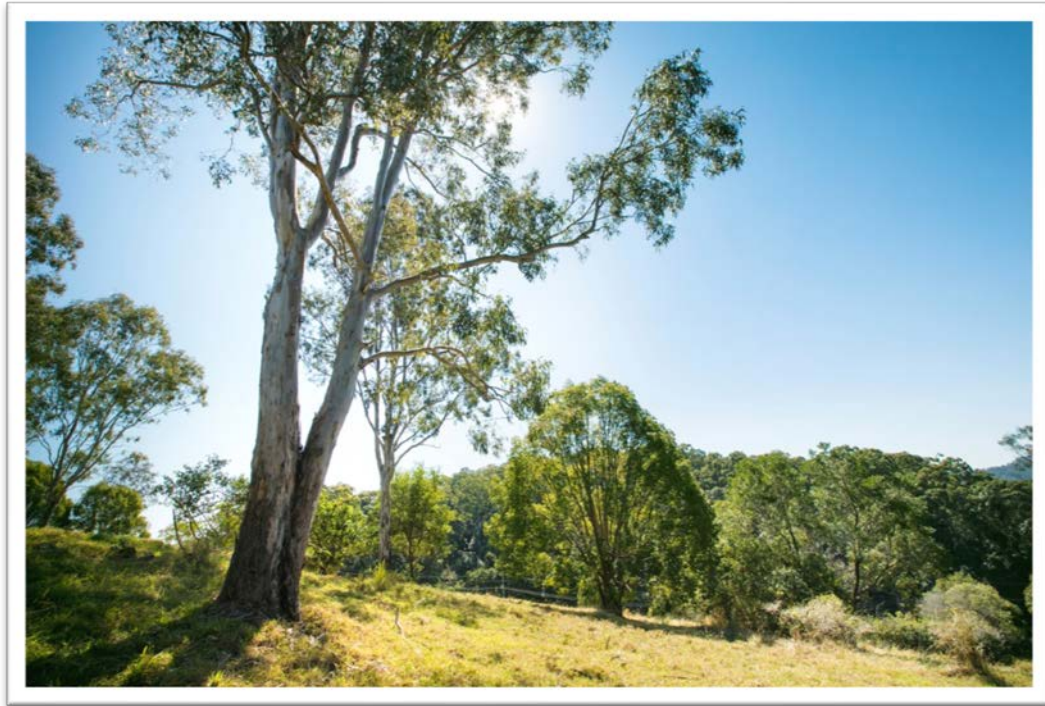
Purpose of the Tulipwood Building Covenant

The purpose of this covenant is to ensure, amongst other things, that:

- a) the building standards of residential homes in Tulipwood Estate are of a high standard befitting a premier residential estate;
- b) designs of residential homes take advantage of site characteristics, by blending the relationship between the indoor and outdoor spaces to take advantage of the aspect and outlook;
- c) the value and desirability of the Tulipwood Estate is maintained and enhanced by individual land owners.

In order to achieve this purpose, the Seller reserves the right to approve works that do not fully comply with the requirements of the Tulipwood Estate Building Covenant where, in the opinion of the Seller, the design advances the Purpose of the Tulipwood Building Covenant and achieves a high-quality residential housing outcome.

The Tulipwood Building Covenant applies in addition to, and not in lieu of other statutory requirements. Approval from the Local Government Authority or a registered building certifier will be required in addition to any approval given by the Seller before any building works or construction occurs on site.





APPROVAL PROCESS

Before undertaking any building works or construction on your land, you will need to follow the step by step guide below to start your journey to building your new home.

Step 1 – Design Your Home

Appoint Designer: Appoint your architect or building designer to design your home using the Tulipwood Estate Building Covenant.

Site Planning: Your home should be designed to maximise the natural characteristics of its surroundings, including orientation, prevailing breezes, solar access, points of access and relationships to adjoining allotments.

Step 2 – Covenant Application

Once you have a finalised design for your home, the following is to be submitted for covenant review and approval to the Seller prior to lodging an application for building approval with your building certifier:

- Fully completed Application Form (refer attached)
- Building Plans (refer below)
- Landscaping Plans (refer below)
- Materials and Colour Schedule (refer below)

Step 3 – Covenant Review and Approval

Those plans that fully comply with the Tulipwood Estate Building Covenant will be approved. You can expect a response to be returned within 10 working days.

If a design varies from the building covenant or does not deliver upon the purpose of the Tulipwood Estate Building Covenant, a list of items that require further consideration will be provided to you. If amendments are deemed necessary, amended plans are required to be re-submitted for final approval before obtaining building approval.

Step 4 – Building Approval

Upon receiving your covenant approval, an application can then be made to the Local Government Authority or an accredited building certifier for building approval. Your building application must include, and be consistent with, the covenant approval issued for your home.

Step 5 – Build Your Home!



PLANS AND INFORMATION THAT YOU WILL NEED TO SUBMIT WITH YOUR COVENANT APPLICATION

Building Plans

As a minimum, your plans will include the following:

- Site Plan (min scale 1:200, orientation to North), showing:
 - (a) existing contours (at 500mm intervals) and allotment boundaries;
 - (b) dimensions and areas of proposed building structures;
 - (c) setbacks to all boundaries measured to outermost projection;
 - (d) excavation, fill and finished ground levels;
 - (e) retaining walls – location, extent, height and materials;
 - (f) drainage;
 - (g) driveway location, finish and parking provision;
 - (h) location and size of rainwater tanks;
 - (i) all ancillary structures including fences, gazebos, sheds etc
- Floor plans, roof plan and elevations (min scale 1:100, orientation to North) showing:
 - (a) internal layouts (including rooms, windows, opening and dimensions) and floor area calculations;
 - (b) elevations from four sides, indicating the proposed maximum building height, finished ground level and existing ground level
 - (c) roof form and pitch.

Materials and Colour Schedule

As a minimum, the following information is to be provided:

- building materials proposed to be used for external walls, roofing, water tanks, pathways, driveways, fencing; and
- colour schedule for external walls, roofing, pathways, driveways and fencing.

Landscape Plan

As a minimum, your plans (min scale 1:200, orientation to North) will include the following information:

- garden beds and turf – including location and details of edge treatment, lawn areas, trees and paving;
- retaining walls – including location, height and details of materials;
- swimming pools – proposed location;
- fencing – including extent, location, type and materials.

DEFINITIONS

Seller	<ul style="list-style-type: none"> Nambour Savilles Pty Ltd ATF The Nambour Savilles Property Unit Trust (ABN 83 869 932 606)
Buyer	<ul style="list-style-type: none"> Person/s named on the contract of sale associated with land within the Tulipwood Estate.
Dual Occupancy	<ul style="list-style-type: none"> As defined by the <i>Sunshine Coast Planning Scheme 2014</i>.
Primary Frontage	<ul style="list-style-type: none"> The frontage that determines the street address of the property.
Secondary Frontage	<ul style="list-style-type: none"> The frontage of a corner lot that faces any road other than the Primary Frontage.
Front Building Line	<ul style="list-style-type: none"> The front building line of the home means the front wall (i.e. excluding eaves and open structures) of the dwelling home facing the Primary Frontage.
High-Set Buildings or Structures	<ul style="list-style-type: none"> Dwelling home or structure built on elevated foundations (in whole or part).





DESIGN REQUIREMENTS

Commencement on Site	<ul style="list-style-type: none"> • If building construction has not commenced within eighteen (18) months of purchase, the Seller has the right to purchase back the property at the same price in which it was sold.
Construction Obligations	<ul style="list-style-type: none"> • Where building construction has commenced, it is to be completed in a continuous manner of not more than 9 months. • Driveways must be completed prior to occupation or completion of the construction of the residential home, whichever occurs first. • Landscaping at the frontage of the property must be completed within one month of occupation or completion of construction of the residential home, whichever occurs first. • Fencing to all boundaries must be completed prior to occupation or completion of the construction of the residential home, whichever occurs first.
Use of Land	<ul style="list-style-type: none"> • The land shall be used for a single private residential dwelling and associated outbuildings. Where permitted, Dual Occupancy dwellings are to be developed in accordance with the requirements of the Local Government Authority. • The land shall not be re-subdivided, nor shall any application be made, without the prior consent in writing of the Seller
Siting Requirements	<ul style="list-style-type: none"> • Siting and setback requirements are as per the requirements of the Local Government Authority.
Style of Residential Homes	<ul style="list-style-type: none"> • A contemporary approach to design for climate and environment is encouraged. Appropriate design will incorporate the following: <ul style="list-style-type: none"> ○ open plan living; ○ deep overhangs for sun and rain protection; ○ use of lightweight materials and construction; and ○ adequate screening and sun protection.
Building Mass	<ul style="list-style-type: none"> • The mass of buildings is minimised by: - <ul style="list-style-type: none"> ○ variation in walls and rooflines; ○ limited use of rendered brickwork; ○ variation in materials; ○ use of contemporary materials; and ○ the use of textured details. • Large straight walls areas are not permitted. A single level wall length of 9.0m and a two-level wall length of 6.0m requires articulation. A step of 500mm is considered appropriate.

	<ul style="list-style-type: none"> • Design elements such as verandahs and porches are encouraged as they allow for a variety of streetscape and reduction in building mass.
External Wall Finishes	<ul style="list-style-type: none"> • The use of building materials such as cladding or other contemporary building products are encouraged. • External walls facing the Primary Frontage and / or Secondary Frontage are to be comprised of a selection of different materials, with at least two (2) different materials applied to the residential home. Any one material is not to comprise more than 70% of the façade. • It is preferred External masonry walls are to be rendered (feature face brick is acceptable for up to 25% of the area). Unfinished 'Commons Bricks' and Double height face brick are not permitted. • The use of materials such as Scyon™, Stria™, Matrix™ Axon™ weatherboard cladding (or similar) is encouraged.
External Wall Colours	<ul style="list-style-type: none"> • Colour selection will have a significant impact on the quality and amenity of Tulipwood Estate and therefore needs to be carefully considered. Colours should be in keeping with the natural environment and the estate's unique location and shall be predominantly light in tone feature materials comprising contrasting tones.
Roof Forms, Material and Colour	<ul style="list-style-type: none"> • Pre-finished corrugated metal sheets with a Custom Orb® profile (e.g. Colorbond® roofing materials) and coloured metal of a low-reflective finish is encouraged. Boral® Linea Flat Concrete Tiles or equivalent will also be accepted. • Unpainted galvanized iron and Zinclume® finishes, white roofs or similar will NOT be approved. • Skillion and hip roofing is encouraged. A maximum pitch of 15 degrees is permitted for a main skillion roof and a maximum pitch of 30 degrees is permitted for all other roof types. • Eaves must be provided and are to have a minimum of 450mm overhang to all of the building.
Garages / Carports	<ul style="list-style-type: none"> • Attached garages and / or carports shall be built at the same time as the main building and shall be integrated into the design with similar roof type, materials and colours. • Detached garages and / or carports shall be of a similar design to the main building and constructed of identical materials, finishes and colours. • Garages and / or carports shall be setback a minimum 450mm behind the Front Building Line of the home. • Garages must be enclosed on all side and door widths must not exceed 40% of the length of the frontage of the lot. • Where two garages are adjacent to each other, garage doors must be not be of the same material and/or colour

<p>Driveways</p>	<ul style="list-style-type: none"> • Driveways are to be finished such that they complement the residential home and landscaping and may include: - <ul style="list-style-type: none"> ○ exposed aggregate concrete; ○ coloured, stamped or stencilled concrete of approved colours; ○ masonry or clay pavers; or ○ tiles. • Undecorated grey, broom finished concreted driveways are not permitted. • Driveways shall extend from the kerb edge to the full width of the garage, with only one driveway is permitted per residential home. Tyre-width tracks are not acceptable
<p>Landscaping</p>	<ul style="list-style-type: none"> • Landscaping shall give consideration to site conditions, including: <ul style="list-style-type: none"> ○ prevailing winds and breezes; ○ solar access; and ○ privacy • Soft landscape elements will provide visual relief from built form elements. • A combination of ground cover, shrubs, trees and turf shall be applied to the yard located at the Primary Frontage and the Secondary Frontage. • Landscaping at the Primary and Secondary frontage must include at least one 25L tree (i.e one 25L tree per frontage) • Landscaping at the Primary and Secondary frontage must include at least two shrubs from 200mm pots (i.e two shrubs from 200mm pots per frontage)
<p>Fencing – General</p>	<ul style="list-style-type: none"> • Notwithstanding anything in the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> to the contrary, the Seller shall not be bound, and the Buyer shall not make any claim against the Seller to contribute to the construction of any dividing fences between a residential lot and any adjoining land owned by the Seller. • All fencing is to be a maximum height of 1.8m, unless otherwise specified. Extensions or the application of screening devices to fences are not permitted.
<p>Fencing – Primary Frontage and Secondary Frontage</p>	<ul style="list-style-type: none"> • Fencing at the Primary Frontage and Secondary Frontage is to: <ul style="list-style-type: none"> ○ be no more than 1.2m high; and ○ integrated with and complement the dwelling design; and ○ incorporate screen planting. • Solid fencing and walls with a maximum height of 1.8m are permitted where: - <ul style="list-style-type: none"> ○ the main private outdoor space fronts the street; and ○ the second story of a dwelling has primary surveillance to the street; and ○ it is limited to 50% of the allotment frontage; and

	<ul style="list-style-type: none"> ○ it incorporates 50% lightweight construction (e.g. timber battening 50% openings to solid). ● The use of recessed landscaped areas to the fence is encouraged. ● All forms of metal sheet fencing or similar along street frontages will be not accepted (e.g. Colorbond®).
Side and Rear Fencing	<ul style="list-style-type: none"> ● Side and Rear fencing is to be: - <ul style="list-style-type: none"> ○ a maximum height of 1.8m; and ○ constructed of timber paling and capped timber with continuous weathered top-plate. ● Where there is a rock retaining wall, any fencing is to be located above the rock retaining wall (i.e. no fencing in front of rock walls)
Developer Works	<ul style="list-style-type: none"> ● Any fences, retaining walls or other structure erected by the Seller shall not be interfered with, damaged or removed in any way and is to be maintained by the owner to the standard to which it was constructed.
Retaining Walls and Structures	<ul style="list-style-type: none"> ● All cut and fill embankments are to be retained as prescribed by the Local Government Authority. ● Retaining walls that are visible to the street or open space are to be constructed of materials that complement the material of the home and other retaining walls constructed by the developer. ● Pre-coloured split face masonry blocks, quality rock boulder, sandstone block or grouted rock are preferred.
Foundations and High-set Structures	<ul style="list-style-type: none"> ● Raw concrete, steel, other stumping used in foundation work, or supports, shall be concealed from view. ● Areas located beneath High-Set Buildings or Structures shall be screened.
Outbuildings	<ul style="list-style-type: none"> ● All sheds, pergolas and other outbuildings must not be attached to the main dwelling home and shall be located behind the Front Building Line of both the Primary Frontage and Secondary Frontage unless it can be shown that they are not visible from the adjacent street or public area.
Additions, Extensions and Renovations	<ul style="list-style-type: none"> ● All additions, extensions or renovations after occupation or completion of the dwelling home require covenant approval prior to construction. Council approval and building approval may also be required prior to construction which is the owners and builder's responsibility.
Site Works	<ul style="list-style-type: none"> ● Street tree(s), paving and turfed surfaces on adjacent land shall not be removed, touched or damaged. ● Excavation, filling or building up of the level of the Lot shall not occur without the prior written approval of the Seller.



Care and Maintenance of Land	<p>Normal Maintenance</p> <ul style="list-style-type: none">• Your property must be kept in a clean and tidy state at all times.• The Buyer shall at all times: -<ul style="list-style-type: none">○ maintain the Land free of excessive weeds, rubbish or garbage and keep all turfed and garden areas presentable.○ not dump, store, or leave on the Land or any neighbouring land, any spoil, building or other materials.○ not park vehicles on the Land or any neighbouring land, other than in designated positions on paved surfaces. <p>Obligatory slashing, maintaining clearing</p> <ul style="list-style-type: none">• Should the Seller notify the Buyer that slashing, maintaining, or clearing of the Land is necessary to maintain the tidy presentation of the Estate the Buyer shall carry out the works within 14 days. If the Buyer fails to comply with the request, the Seller may employ a contractor to carry out the slashing, maintaining or clearing and the Buyer shall pay the Seller for the costs incurred by the Seller relating thereto. <p>Continuing maintenance</p> <ul style="list-style-type: none">• After completion of building works, the Buyer shall maintain the landscaping and lawns within the Land and that part of the landscaping which extends from the street alignment to the kerb.
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BUILDING COVENANT APPLICATION FORM

The following details are to be completed and submitted with all plans for approval:

Name:

Postal Address:

Postcode:

Business Hours Phone:

Mobile:

Email:

Building Designer / Architect:

Builder:

Allotment Number:

Please submit all applications to: lorna@wowgroup.com.au
