



SANCTUARY BLI BLI

SAMFORD DEVELOPMENTS
PO Box 408
Samford QLD 4520
A.B.N. 23 494 488 458

Building Covenant (7/8/2020)

1.1 The Purpose of the covenant

The purpose of the covenant is to ensure a high standard of building and landscaping occurs, setting and protecting a minimum standard for the development ensuring you will be surrounded by quality homes. This covenant forms part of the contract of sale.

1.2 The land to which the covenant applies

The design covenant includes all residential allotments within **Sanctuary** development, 121 Bli Bli Rd, Bli Bli QLD.

1.3 Requirements for the purchaser

The purchaser agrees to the conditions of the covenant as stated, and will provide a copy of the:

- Site plan*
- Floor plans*
- Elevations*
- Completed Design Checklist (SECTION 2)
- And a signed copy of the forms under SECTION 3 to the seller for the seller's written approval, before applying for building approval or submitting plans to the certifier.

The purchaser will submit the above to:

The Covenant Manager
Samford Developments
PO Box 408, Samford Qld
4520

* refer to appendix B for description of minimum inclusions in working drawings.

1.4 Approval of plans & timeframes

The seller may approve, approve with conditions or refuse the provided plans and forms where they do not meet with the purpose of the covenant. The seller has five business days to provide a written response to the purchaser upon receiving the submission.

1.5 Non-conforming Designs

The seller retains the right to waive or relax the conditions of the covenant where a non-conforming design is proposed that meets or exceeds the purpose of the covenant.

1.6 Council Requirements

All construction must comply with relevant Local Government requirements including the necessary approvals and certification.

1.7 Streetscape

Variation in facade design is essential for an attractive streetscape. Facade design must be different to the three properties either side of a lot including lots on the opposite side of the road.

1.8 Sale and Maintenance of lots

In the event of the Buyer and/or successor in title to the Buyer wishing to sell the land, then the following covenant shall apply:

- a) no more than two sale boards shall be erected on the said land:
- b) in the event of contract of sale being signed by the ensuing Buyer then the Seller agrees that all sale boards shall be removed forthwith.

The Buyer further agrees not to permit the grass or other vegetation on the land hereby sold to be overgrown and to keep the lot in a generally tidy condition. You must not allow rubbish to be placed on or to accumulate on your Lot.

During construction:

Builders must remove rubbish daily or keep it in a rubbish compound or removable bin prior to removal.

Rubbish compounds and bins must be cleared or emptied regularly so that rubbish does not accumulate or spill out.

Construction vehicles must not be left on roads or hinder development construction in any way.

Temporary sheds and buildings are only allowed on your Lot during construction of a permanent home and

they may only be used for construction purposes and must be removed when construction is complete.

You must not live (or allow anyone to live) in a caravan, tent or any temporary structure on your Lot.

DESIGN CONTROL CHECKLIST

The purchaser, designer or builder acting on behalf of the purchaser, must complete the following checklist and include in the submission for approval.

		Complies	Plan reference
Site Planning			
	Example: All air-conditioning systems, hot water systems, satellite dishes and/or similar structures attached to the exterior of the dwelling must not be visible from the primary street frontages	Yes	Plan GR 998
1	Subject to Council approval the following allotment setbacks are acceptable: - Living area from front boundary 4.5m - Secondary frontage corner allotments 3.5m		
2	All air-conditioning systems, hot water systems, satellite dishes and/or similar structures attached to the exterior of the dwelling must not be visible from the primary street frontages.		
3	Solar panels and external TV antennae and other aerials must be unobtrusive and located where possible away from the primary street frontage.		
4	All above ground rain water tanks must be located within the side or rear allotment setback.		
5	All outbuildings on an allotment (including sheds & workshops) must be located within the rear allotment setback, behind the primary dwelling. Where visible from the primary street frontage, all outbuildings must be constructed from similar materials and colours to the primary dwelling.		
6	All clothes drying areas, including fixed external and free-standing washing lines must be located within the side or rear allotment setback and/or be screened from the primary street frontages.		
7	Dwellings are to be single story unless specifically approved. Applies to lots 1-5,8-12,14, 22,24,26-27.		
Building Facade (refer Appendix A)			
8	Where constructed from face brick, all external walls of the primary dwelling that are visible from the street frontages must: - Include brick mortar that is coloured white, off-white or blended to match the colour of the brick; OR - Include face brick and natural mortar for no more than 30% of the entire front external façade. Secondary materials (non-brick) must make up the remaining 70% of the front façade.		
9	Render, cladding, timber and other materials such as stone are encouraged to add articulation and aesthetic detail where visible on the front external façade.		
10	Bagged finishes are an unacceptable solution for all external walls of the primary dwelling that are visible from the street frontages.		

Roof			
11	<ul style="list-style-type: none"> • Roofs are constructed of low profile/flat glazed concrete roof tiles or Colorbond profiled metal roofing. • The colour of all roofs, gutters and fascia must be a colour which is listed in Appendix C or a similar colour regardless of whatever product name by which it may be identified and must not be more than a combination of two of those colours. 		
12	<ul style="list-style-type: none"> • A pitch roof (hip or gable) with a minimum pitch of 22.5 degrees. Pitches of 20 degrees will be considered on their merit for use on double storey homes; 		
	<ul style="list-style-type: none"> • A skillion roof with a minimum pitch of 15 degrees for a primary roof pitch and 5 degrees for a secondary roof pitch; or 		
	<ul style="list-style-type: none"> • A parapeted roof. 		
	<ul style="list-style-type: none"> • 70% of the total fascia length of the roof has an eave overhang with a minimum eave of 450 millimetres. In the case of traditional Queensland style dwelling houses, window hoods are permitted instead of eaves. 		
	<ul style="list-style-type: none"> • All guttering visible from the street is a similar or complimentary colour to the roof. 		
	<ul style="list-style-type: none"> • No external plumbing (waste pipes and fitting but not including down pipes and guttering) is to be visible from the street. 		
	<ul style="list-style-type: none"> • All downpipes visible from the street are colour matched or consistent in colour with the facade. 		
Porches, Porticos and Stairs			
13	A functional front porch or portico is required which has:		
	<ul style="list-style-type: none"> • An articulated, separate roofline to main roofline of the dwelling; 		
	<ul style="list-style-type: none"> • Minimum dimensions of 1.5m; 		
	<ul style="list-style-type: none"> • Eaves which extend past the building pad; and 		
	<ul style="list-style-type: none"> • A minimum building pad/floor area of 3.0m. (not including the area under the eaves which extend past the building pad) 		
	<ul style="list-style-type: none"> • Any stairs visible from the street must compliment the facade of the building and be constructed from a similar palette of materials and/or colours. 		
Garages			
14	All dwellings must include a minimum of two covered and enclosed car parking spaces in the form of a lock-up garage.		
15	Acceptable solutions include a double car garage or two attached single car garages that may include a staggered setback.		
16	Garages must be built with a minimum setback of 5.5m to the street frontage.		

17	Where possible, garages should be setback further from the street frontage than internal living areas of the primary dwelling, lessening the visual impact of garages from the street.		
18	Where two storey dwellings are proposed, the second storey should either : <ul style="list-style-type: none"> - be setback in-line with the garage - extend in front of the garage, or - provide a balcony or private open space area over the garage 		
19	All garage doors are sectional or roller door.		
Driveways			
20	The driveway on the lot is constructed from stencilled concrete or exposed aggregate		
21	One driveway constructed per lot unless two dwellings are permitted.		
22	Driveway must be constructed to comply with Council requirements.		
23	The driveway must extend from the kerb edge to the garage allowing for at least 400 millimetre screen planting between the driveway and the side boundaries.		
24	Driveways must not be constructed of any broom finished concrete, stamped driveways or car track style driveways.		
25	Driveways must not be constructed less than 2.7 metres or more than 4.8 metres wide at the street boundary.		
26	The driveway must be set into the existing surface with minimal earthworks and disturbance. Where a concrete footpath is installed, this must be maintained and not cut/ removed for dwelling driveways.		
Letterboxes (refer Appendix A)			
27	All letterboxes must meet the minimum specifications and must be either : <ul style="list-style-type: none"> - A synthetic pier letterbox or similar, Synthetic pier letterboxes must be painted to compliment the primary dwelling and affixed with house numbers. - A constructed bricks and mortar letterbox that must be built to the minimum dimensions outlined in Appendix A, and must be reinforced with concrete footing and either rendered and painted or constructed from bricks to compliment the primary dwelling. - A letterbox integrated within the construction of the front fencing or walls. 		

Bin Storage			
28	All bins must be stored within the side or rear setback so as to not be visible from the street.		
29	As an acceptable alternative, bins may be stored within the front yard where appropriate screening is provided to the street frontages.		
Fencing & Retaining Walls (refer Appendix A)			
30	Standards for side fencing include timber fence with rough saw palings on one side only. Maximum height of 1800 millimetres when measured from the ground level. Open powder coated fencing with vertical tubular bars encouraged for "view" lots.		
31	Colorbond fencing is an unacceptable solution for side or front fencing.		
32	No side fencing may extend forward of the primary dwelling. Alternative fencing treatment located within the front setback for privacy or screening is acceptable where the fencing meets the minimum standards for front fencing.		
33	Front fences must be constructed to a maximum height of 1500 millimetres.		
34	Front fences must be constructed from either: <ul style="list-style-type: none"> - solid, rendered masonry with articulation, mix of materials and/or perforations - rendered or painted brick with perforations and/or articulation - timber fence with dressed post and capping rail - dressed timber with infill powder-coated metal railings - alternative painted, dressed or stained timber and/or glass infill 		
35	All retaining walls to be: <ul style="list-style-type: none"> - Constructed in accordance with Council regulations - Be constructed of split face, rendered masonry or stone boulders when forward of the building line - Behind the building line may be constructed or treated hardwood or concrete sleepers. 		
Landscaping			
36	The purchaser must supply a landscape plan or diagram in schematic form of the intended layout and selection of species for landscaping in the front yard.		
37	All front landscaping, including front fencing and letterboxes must be completed within two months of the completion of the building construction.		



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APPLICATION FORM

Lot Number:	
Street Address:	
Estate:	Summit

Owner Details		Builder Details	
Name:		Name:	
Address:		Address:	
Contact Numbers:	Home ()	Contact Numbers:	Home ()
	Work ()		Work ()
	Mobile		Mobile
	Fax ()		Fax ()
	E-mail		E-mail

House Details		
Have you attached the following to your Covenant Application?	Attached	Not Attached
1. Site plan		
2. Floor plans		
3. Front, rear and side elevations		
4. Design Checklist		

Signature of Applicant

Forward your application to:

The Covenant Manager
 Samford Developments
 PO Box 408, Samford Qld 4520

If your plans comply with the Covenant, you can expect your plans to be approved in writing within five working days.

APPENDIX A : ACCEPTABLE SOLUTIONS

Acceptable Solutions for front fencing



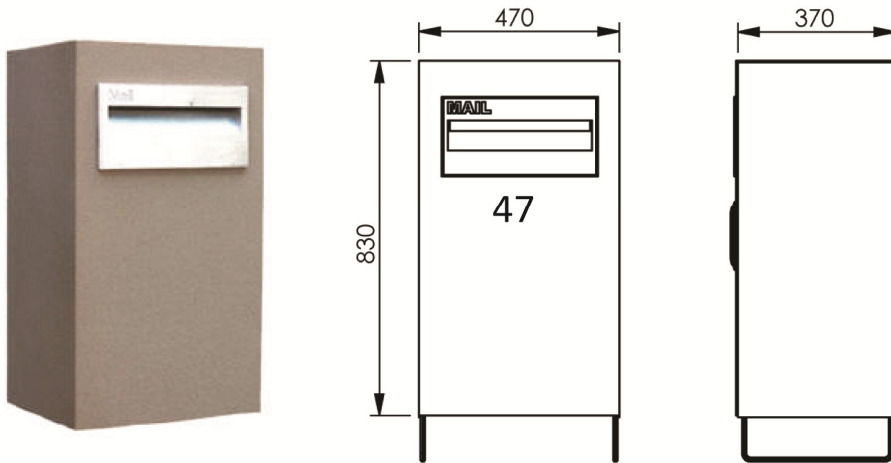
APPENDIX A : ACCEPTABLE SOLUTIONS

Acceptable Solutions for side fencing



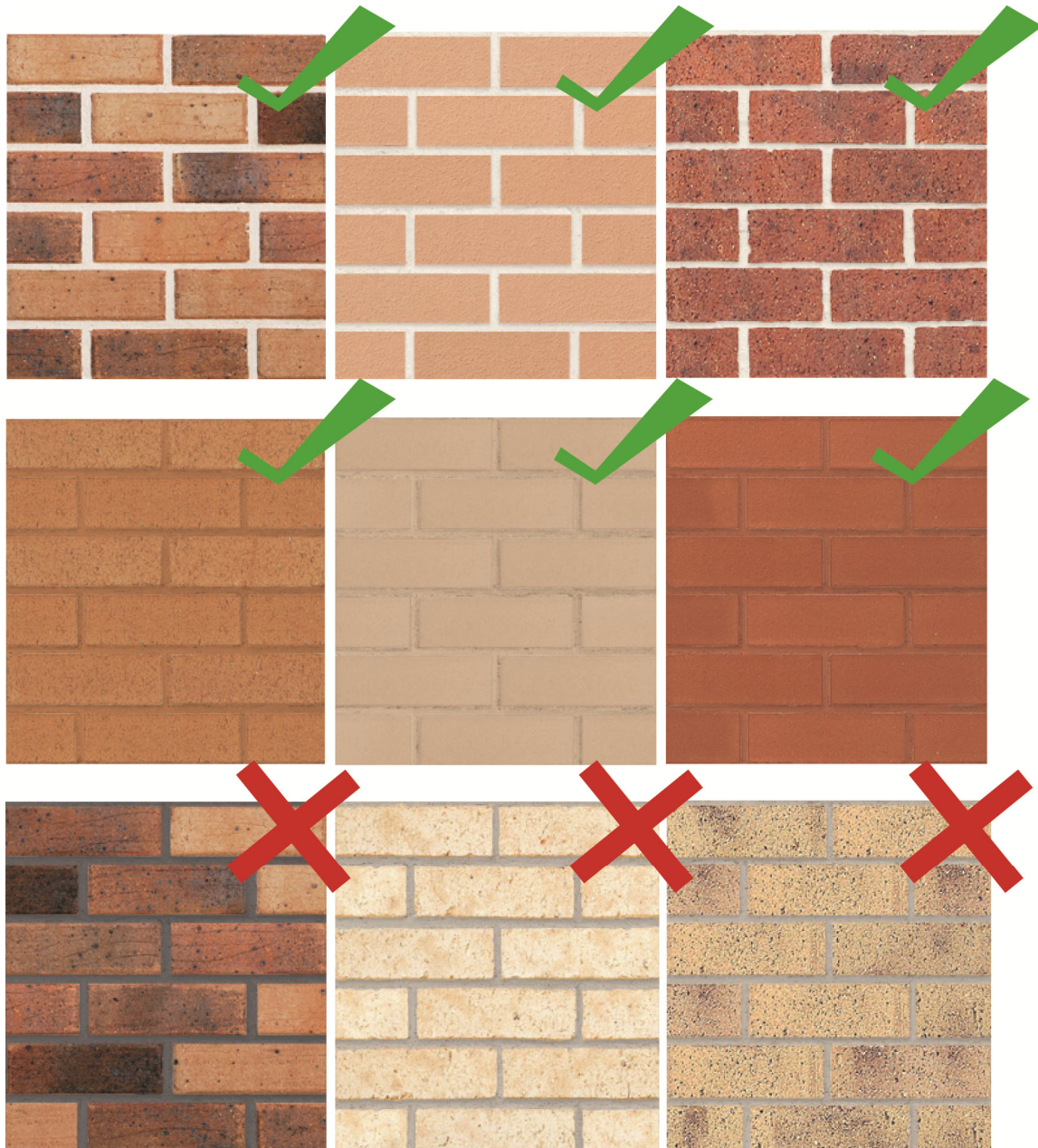
Acceptable Solutions for mailboxes

Diagram indicates preferred height, width and breadth when constructing a mailbox from bricks and mortar or similar.



APPENDIX A : ACCEPTABLE SOLUTIONS

Acceptable Solutions for front façade face brick mortar colour where incorporated into 100% of the visible external front façade.



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APPENDIX B : Submission of drawings for approval

The following information is required at a minimum to be provided for assessment along with the design checklist and forms.

SITE PLAN

- *retaining walls – location, height, materials & colours*
- *driveway location and finish*
- *fencing – extent, location, type, articulation*
- *swimming pools*
- *all setbacks*
- *location of primary dwelling & outbuildings*
- *location of screening elements where required*

FLOOR PLANS

- *internal layouts*
- *floor area calculations*
- *garage area*
- *porch & outdoor covered areas*
- *floor levels*

ELEVATIONS

- *show finished ground levels*
- *materials for external walls*
- *roof pitch, materials, eaves, guttering*
- *location of air conditioning, solar panels and other related structures*

FRONT LANDSCAPE LAYOUT PLAN OR DIAGRAM

- *schedule of plant species, sizes and quantity*
- *planting, garden beds and turfed areas / hardstand areas schematic*
- *letterbox details*

SANCTUARY BLI BLI

APPENDIX C : Roofing

Roofs are to be constructed with colorbond or equivalent (not zincalume) or tiles.