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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

AA2381

10/04/2014 \$56.50 MCP



Lodged by

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

Provisions

Bloomdale, Diggers Rest

The following guidelines apply to Lots 401 to 438 (inclusive) within Plan of Subdivision 714935L.

1 Dwellings

Only one dwelling is permitted per property for lots under 450m².

2 Identical façade Assessment

In order to uphold the integrity of all new homes, two Dwellings with the same façade shall not be built within five contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable.

On lots less than 300m², two dwellings with identical façades shall not be built within two contiguous lot spaces of the original lot. Under this clause, a mirrored (symmetrical) facade is not considered to be an identical façade.

This provision does not apply to integrated housing developments.

3 Corner Lot Characteristics

Dwellings constructed on corner blocks and on lots that abut public open spaces such as a park or reserve must address both street frontages through the use of wrap around verandahs, feature windows, detailing etc.

4 Porches and Entries

- (i) An entry feature complementary to the dwelling design must be incorporated to create a sense of entry. This can be a porch, portico, balcony or verandah and can be a central feature of the façade or located towards the end.
- (ii) The rear lane access to small lots must not comprise the front door.

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- 1. The provisions are to be numbered consecutively from number 1.
- 2. Further pages may be added but each page should be consecutively numbered.
- 3. To be used for the inclusion of provisions in instruments and plans.

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5 Garages

For Lots with frontages greater than 8.5m, and where garage doors are located to the front of the dwelling, the door or opening of any garage must occupy no more than 40% of the width of the Lots street frontage if the dwelling is single storey.

6 Small Lot Setbacks

- (i) Small Lots are lots with an area of less than 300m².
- (ii) Front loaded dwellings must be set back from the front property boundary by a minimum of 3.0 metres and a maximum of 5.0 metres.
- (iii) Unless rear loaded, garages must be located behind the front wall of the main dwelling (not including porch, portico or verandah) or a minimum of 4.9 metres from the front boundary, whichever is greater.
- (iv) Reduced Setbacks are permissible on lots with direct frontage to Public Open Space (refer to section 7).
- (v) Setbacks from secondary street frontage of a corner lot must comply with Rescode and/or any other governing requirements.
- (vi) Where a garage faces a secondary street frontage, the secondary façade must demonstrate articulation.

7 Standard Corner Lot Setbacks

An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.

8 Building Envelopes

If a building envelope diagram is shown on the Plan of Subdivision it must be adhered to.

9 Materials

- (i) At least 25% of the façade of the home must be finished in a contrasting/feature element in a different texture, material or colour.
- (ii) Infill fibre sheet panels are not permitted above window and door openings where visible from the street.

10 Driveways

- (i) There must be only one driveway per lot, located to align with the crossover.
- (ii) There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.
- (iii) Driveways must be fully constructed prior to the issue of the Occupancy Permit.

11 Landscaping

Hard paved or impervious surfaces shall be limited to driveways and pedestrian pathways only.

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