

Zuccoli Aspire Design Guidelines
CHECKLIST

Lot No.	
Client	
Builder	
Date	



REQUIRED DOCUMENTS

	YES	NO	N/A	COMMENTS
1 Site plan indicating set-backs from boundaries, dwelling location and driveways.				
2 Elevation plans.				
3 Floor plans.				
4 Landscaping plans indicating details of fences and outbuildings / sheds.				
5 Zuccoli Aspire Statutory Declaration signed and indicating the relevant lot number.				

CONSTRUCTION

	YES	NO	N/A	COMMENTS
Covenant 3.(a) a Class 1A building, which must comply with the requirements of the Building Code of Australia (BCA)				
Covenant 3.(b) all external walls (excluding windows) must comprise of at least 75% appearance of brick, stone, brick veneer or rendered material				
Covenant 3.(c) a roof must not be constructed of any material other than non-reflective colour bonded steel sheeting, roof tile, or slate, or a combination of such tiles or sheeting				
Covenant 3.(d) a roof must have a minimum roof pitch of 18 degrees or for skillion roofs must have a minimum of 10 degrees with a minimum of two (2) planes. A smaller roof pitch will be accepted by the Developer where the builder demonstrates a positive architectural outcome in the sole discretion of the Developer				
Covenant 3.(e) eaves must have a minimum 600mm overhang; with the exception of gables which require a minimum 450mm overhang, and zero-lot lines which do not require an eave				
Covenant 3.(f) a minimum of one (1) window must address the front of the street				
Covenant 3.(g) dwelling must include one roofed double lockable garage that is constructed with materials so as to match the roof form and complementary materials of the dwelling house constructions on the lot				
Covenant 3.(h) no shade structures are to be constructed between the Building Line and the front boundary of the lot				
Covenant 3.(i) no stainless steel toilet and no stainless sinks are to be installed in the Building				
Covenant 3.(j) no internal walls or ceilings to be painted black, with the exception of bathrooms and toilets				
Covenant 3.(k) the primary street-facing façade of the dwelling must incorporate not less than two different external materials and two contrasting colours. Materials must be articulated to create visual variation and avoid repetitive or uniform streetscapes. No single external material may comprise more than 80% of the primary street-facing façade, excluding roller doors to garages				
Covenant 3.(l) a primary street façade cannot be longer than eight (8) metres in length without a step of at least 500mm				
Covenant 3.(m) the secondary frontage of a corner lot must contain a continuation of the architectural façade facing the primary street for a minimum of 4.5 metres along the return to the secondary street. The architectural façade may include design elements such as: verandahs, decorative detailing, feature windows and/or other feature materials which are used on the primary frontage of the lot				
Covenant 3.(n) no visible edges of floor slabs more than 300mm in height area allowed without appropriate finishing or screening. This screening may include a footing edge beam or block build up				
Covenant 3.(o) no external plumbing (i.e. waste pipes and fittings but not including down pipes and guttering) are allowed to be visible from the street				
Covenant 3.(p) the width of the floor area (including carports and garages) cannot be less than 65% of the width of the lot				
Covenant 3.(q) no prefabricated house/dwelling or relocatable building or temporary dwelling which would cause, allow or permit a constructed house/dwelling or partly constructed house/dwelling are allowed to be moved onto the lot				
Covenant 3.(r) no water tank is to be installed or constructed unless it is screened so as not to be visible from the street				
Covenant 3.(s) lots on a side or rear boundary adjacent to non-residential space are to capture the benefits of passive surveillance as much as reasonably possible (i.e. windows, private open space areas etc)				
Covenant 3.(t) all driveways on the lot must be constructed with either brick, asphalt or concrete; no driveway is to be left incomplete or partially constructed after the issue of a Certificate of Occupancy for the dwelling on the lot				
Covenant 3.(u) all driveways which crossover to the road, must comply with all Acts, Rules and Regulations including any standards which may be issued from time to time by the relevant municipal council, current as at the date the driveway is constructed and completed				
Covenant 3.(v) all building plans for the proposed dwelling, must show the proposed site plan (including set-backs), dwelling location, elevations, driveways, details of fences and outbuildings (Plans) have been submitted to the Developer (or where applicable its nominee at the Developers direction), and ensure the plans comply with all covenants herein				

LANDSCAPING

	YES	NO	N/A	COMMENTS
Covenant 3.(w) no landscaping between the Building Line of the lot and the road carriageway is to be left incomplete or partially incomplete or leave any fencing to be incomplete or partially incomplete two (2) months after the issue of a Certificate of Occupancy for the dwelling house constructed on the lot				
Covenant 3.(x) no landscaping between the Building Line of the lot and the road carriageway is to be left without a reticulated watering system to any grassed areas, including the council-owned verge two (2) months after the issue of a Certificate of Occupancy for the dwelling house constructed on the lot				
Covenant 3.(y) no landscaping between the Building Line of the lot and the road carriageway is to become unkempt, untidy, unmaintained or overgrown				
Covenant 3.(z) (1) the Buyer is solely responsible for the installation and maintenance of verge irrigation on its lot				
Covenant 3.(z) (2) landscaping between the building line and lot boundary must be covered with a minimum of 50% grass or vegetation				
Covenant 3.(z) (3) a tap must be installed at the front of the dwelling				

FENCING

		YES	NO	N/A	COMMENTS
Covenant 3.(aa)	any side of rear boundary fences between the lots must not be more than 1.8 metres in height and at a minimum must be constructed using black plastic coating chain wire fence				
Covenant 3.(bb)	any side boundary fence between lots must be built no more than three (3) metres to the Building Line; the wing fencing between the lot boundaries must be constructed and made out of either Colorbond fencing or slat fencing				
Covenant 3.(cc)	there is to be nothing attached to any fencing on any lot at any time				
Covenant 3.(dd)	no front boundary fence or screening of any kind is to be erected on any lot				
Covenant 3.(ee)	any side boundary fence adjacent to a street must be built no more than five (5) metres to the Building Line and must be constructed using Colorbond; the wing fencing between the lot boundaries must be constructed and made out of either Colorbond fencing or slat fencing				
Covenant 3.(ff)	any fencing on the boundaries to public open spaces must be at a minimum of 1.8 metres high, measured from the public realm side, and must be constructed using black powder coated vertical tubular pool style fencing without spears, balls, flattops or loops				
Covenant 3.(gg)	no fencing or other barriers to be erected inside the back yard, except for the following: (i)fencing along boundaries (ii)safety fencing for the sole purpose of pools or ponds; or (iii)fencing for the sole purpose of animal containment.				

RECREATIONAL VEHICLES / COMMERCIAL VEHICLES

		YES	NO	N/A	COMMENTS
Covenant 4.(a)	any plant or machinery or any recreational vehicle or commercial motor vehicle (including, without limitation, a caravan, boat, box trailer, boat trailer and/or car trailer (excluding any motor cycle, motor car, motor station wagon, or utility or four wheel drive car registered for use on a highway) are to be left or parked on the street or on the lot between the Building Line and the front boundary of the lot (unless either of those occurs during the normal, course of business by visiting trades people) or on the nature strip or footpath				

DISPLAY HOMES

		YES	NO	N/A	COMMENTS
Covenant 4.(b)	any dwelling house constructed on the lot to be used for the purposes of a display home for the purposes of marketing display homes unless the prior written consent of the Developer has been obtained				

SIGNAGE

		YES	NO	N/A	COMMENTS
Covenant 4.(c)	erect or permit to be erected or remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale or lease (provided that such signboard for sale or lease of the lot is not more than 1.08 square metres in size				

DELIVERY OF BUILDING MATERIALS

		YES	NO	N/A	COMMENTS
Covenant 4.(d)	any building materials to be delivered or stored on the nature strip or anywhere else outside of the title boundary of the lot upon which the dwelling house is being constructed or allow any rubbish to remain unsecured on the lot				

GENERAL CONDITIONS

		YES	NO	N/A	COMMENTS
Covenant 4.(e)	allow any garbage bins to be visible from the street when stored				
Covenant 4.(f)	allow any external building services (including but not limited to: satellite dishes, TV antennae, hot water systems, and any other building services to be visible from the street, excluding solar hot water systems which may be installed on the rear half of a non-street facing roof				
Covenant 4.(g)	allow any swimming pools, spas and associated pumps and filters to be visible from the street				
Covenant 4.(h)	allow any antennae, air conditioning unit, clothes line, satellite dish, radio aerial, masts (or similar structures) to be higher than the highest point of the roof on the dwelling house				
Covenant 4.(i)	allow external air conditioning units to be installed within four (4) metres of the building line unless obscured by screening or fencing				
Covenant 4.(j)	habitation or occupation of a lot where a Certificate of Occupancy has not been issued for the dwelling upon the lot				
Covenant 4.(k)	the lot to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which would result in an annoyance, nuisance or disturbance to the owners and/or occupiers of any other lot within the plan of subdivision				

GENERAL INFORMATION

All Plans to be submitted in accordance with the covenants contained herein are to be submitted via email to: adam@zuccoliaspire.com.au
An irrigation conduit has been provided under footpaths to connect the front yard and verge landscaping irrigation system. The conduit is located 500mm to the left or right of the boundary peg adjacent to the water supply.
To protect the amenity, your investment and minimise unnecessary damage to street infrastructure throughout the home building phase, purchasers are required to pay a 'Verge Protection and Covenant Bond' of \$4,000 at settlement.
Should any damages be caused to verge, footpath or road areas at the front of the property, development fencing or other subdivision infrastructure during the construction of homes on the lots, this will be required to be rectified by the Buyer. Should the damage not be rectified by the Buyer, the cost to rectify the damage will be deducted from the Verge Protection Bond.
On or before 24 months from the Date of actual Completion the Buyer may make an application to release the Verge Protection and Covenant Bond. The application cannot be made by the Buyer until all construction works have been completed on the Lot which complies with all Covenants. The application must include: (a) The names of the Buyer(s); (b) The Lot Number; (c) The Date of actual Completion;
(d) Documentary evidence, to the reasonable satisfaction of the Seller, that there has been no damage caused during the construction of the Buyer's home to the verge, footpath, road, Development Fencing or to any other Project infrastructure ('Rectification Work').
Buyers should discuss these requirements with their home builder and emphasise to them the importance of preventing damage or taking steps to repair damage if it occurs. Zuccoli Aspire is your neighbourhood and your community. Your support in keeping it a pristine environment by managing your home builder is appreciated.