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Series No.	Prefix
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NOTES

1. This form may be used only when no panel form is suitable.

LANDS TITLES REGISTRATIO
OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT, 1886

D. J. Hicken
REGISTERED CONVEYANCER
Selling/Registered Conveyancer

D. J. HICKEN

BELOW THIS LINE FOR OFFICE USE ONLY

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EXAMINATION

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BELOW THIS LINE FOR AGENT USE ONLY

SOUTH AUSTRALIAN HOUSING TRUST SAHT
BOX 1669 G.P.O. ADELAIDE 5001 AGENT CODE
190 FLINDERS ST
ADELAIDE SA 5000

Correction to: *SAHT*
SOUTH AUSTRALIAN HOUSING TRUST SAHT
BOX 1669 G.P.O. ADELAIDE 5001
TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

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Received Items No.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

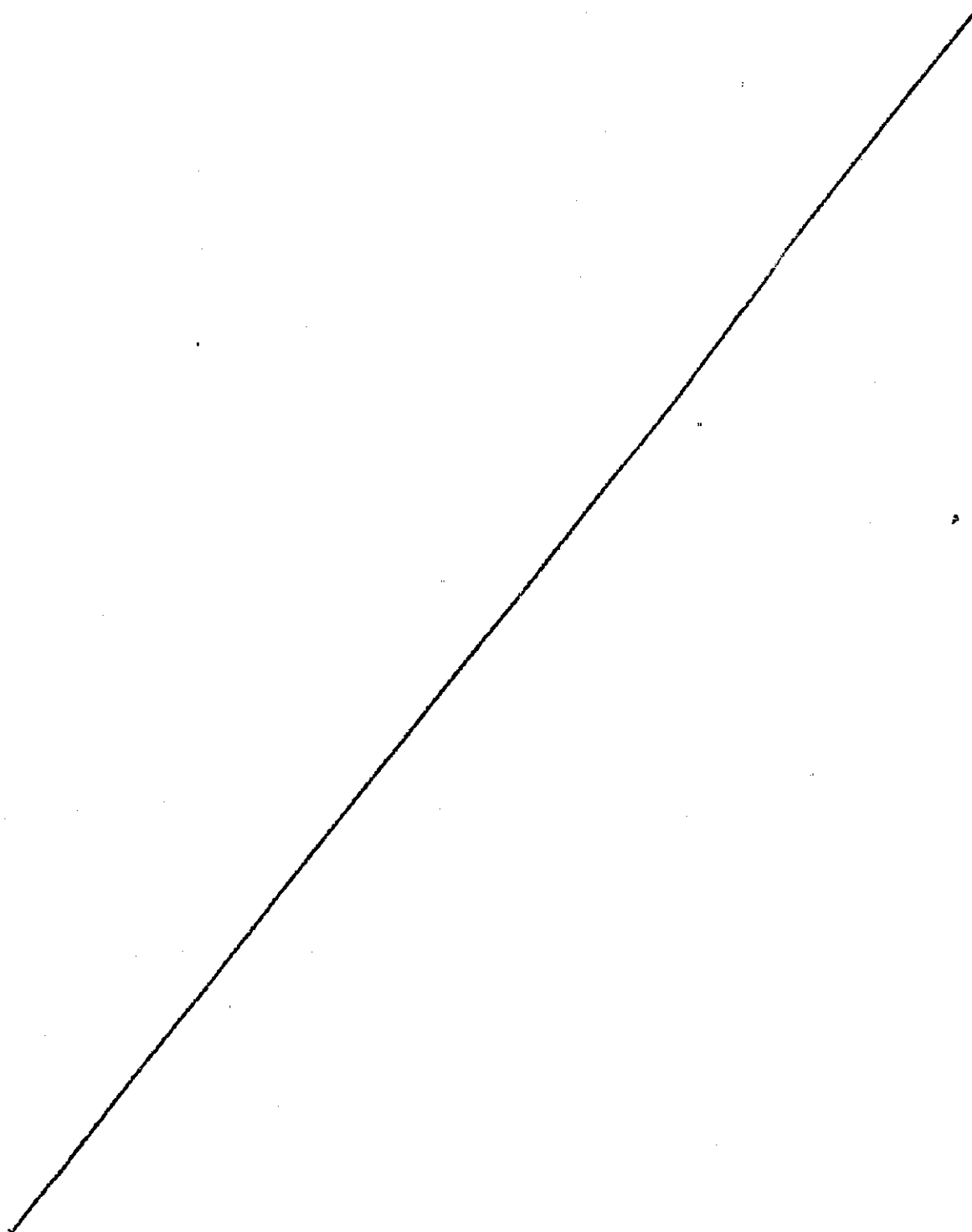
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S. P. K.

pro
REGISTRAR GENERAL
WEST AUSTRALIA



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FORM B.2

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APPLICATION TO REGISTER - DEVELOPMENT ACT 1993
LAND MANAGEMENT AGREEMENT

SOUTH AUSTRALIAN HOUSING TRUST of Adelaide 5000 HEREBY APPLIES pursuant to the provisions of Section 57(5) of the Development Act 1993 for the registration of the attached Deed dated the 22nd day of November 1996 and made between SOUTH AUSTRALIAN HOUSING TRUST aforesaid as the Trust of the one part and CITY OF MARION of 245 Sturt Road, Sturt 5047 as the Council of the other part as a Land Management Agreement pursuant to Section 57(2) of the said Act. The said Deed binds the whole of the land comprised in Certificates of Title Register Books Volume 5064 Folios 356 and 357, Volume 5077 Folio 860, Volume 5198 Folio 495, Volume 5267 Folios 345 and 347, Volume 3477 Folio 197, Volume 4385 Folio 180 and 181 and Volume 5112 Folio 771 and operates to control the management of the said land.

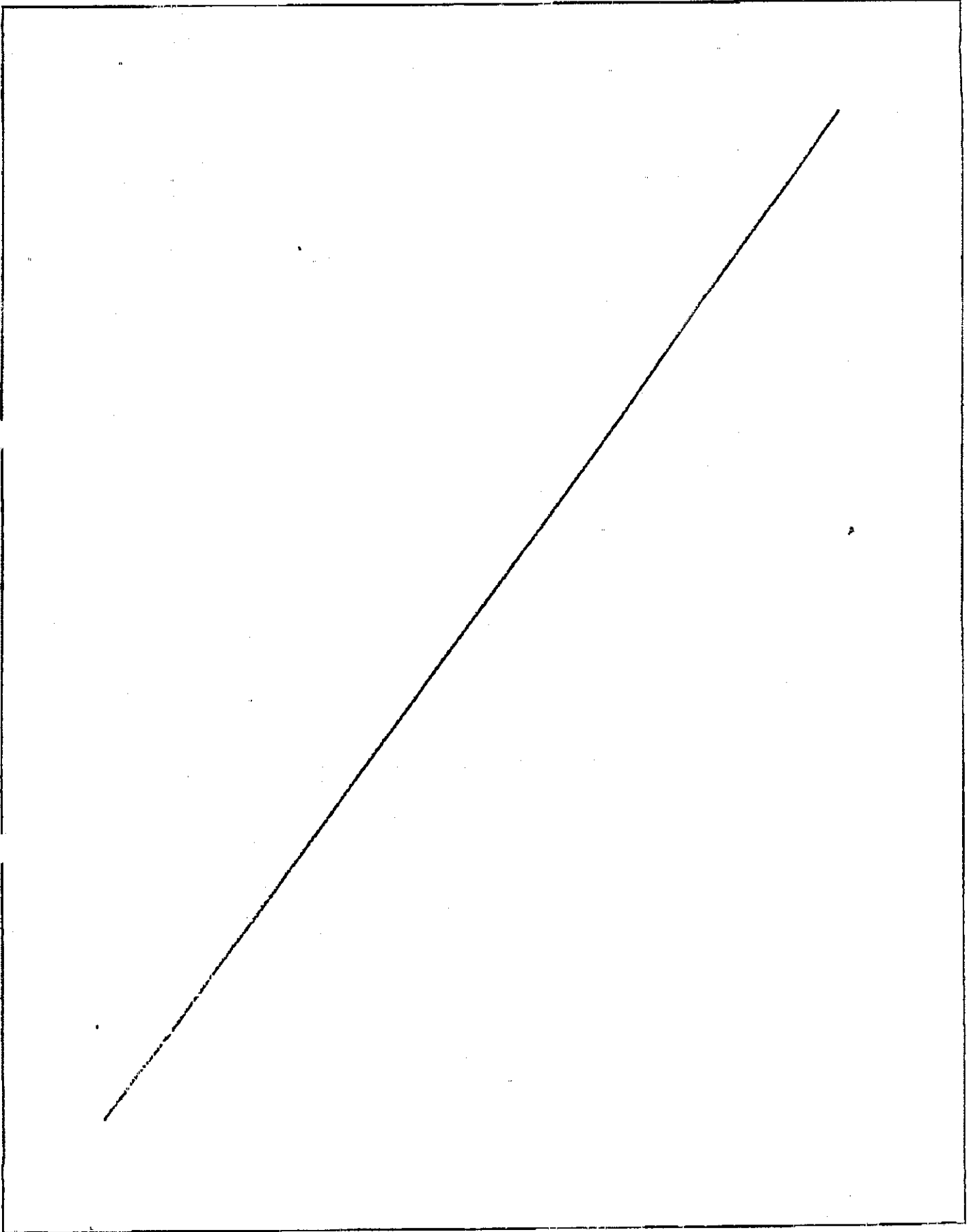
NOW WHOLE OF THE LAND IN
C.T. VOLS 387 FOL 325 to 402
Ind.

Dated the 18th day of NOVEMBER 1996.

THE COMMON SEAL of
SOUTH AUSTRALIAN HOUSING
TRUST was herewith affixed by
authorised signatory in the
presence of SOUTH AUSTRALIAN HOUSING TRUST
Authorised Signatory
Authorised Signatory 629



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- 1.2.4. The term "Proprietor" in relation to any part of the subject land means the registered Proprietor for the time being of that part of the subject land and includes the Trust while it remains such registered Proprietor but does not include the Trust in respect of any part of the subject land which the Trust has transferred while complying with the provisions of clause 3.1;
- 1.2.5. The term "person" includes a corporate body;
- 1.2.6. The term "the subject land" includes any part or parts of the subject land;
- 1.2.7. Words importing the singular number or plural number include the plural number and the singular number respectively;
- 1.2.8. Words importing any gender include every gender;
- 1.2.9. Where two or more persons are bound under this Deed to observe or perform any obligation or agreement, whether express or implied, then they are bound jointly and each of them severally;
- 1.2.10. Any clause headings or marginal notes are for reference purposes only and do not affect the interpretation of this Deed.
- 1.3. If any provision of this Deed is found by a court of competent jurisdiction to be invalid or unenforceable in law THEN the parties hereby request and direct the court to sever the provision from this Deed.
- 1.4. The law governing the interpretation and implementation of this Deed is the law of the State of South Australia.

2. The Obligations of the Proprietor

- 2.1. Each Proprietor shall ensure that any development of an allotment comprising part of the subject land is undertaken in accordance with the Urban Design Guidelines attached to this Deed and marked Annexure "B" except as varied by the Council in a Development Authorisation granted by the Council to the Proprietor.
- 2.2. No Proprietor shall commence occupying (or suffer or permit any other person to commence occupying) any dwelling structure or other building constructed upon an allotment comprising part of the subject land as delineated in Annexure A until all works on or about the allotment required pursuant to clause 2.1 have been carried out to the reasonable satisfaction of the Council.
- 2.3. After the completion of all works on or about any allotment comprising part of the subject land required pursuant to clause 2.1 a Proprietor shall not cause, suffer or permit:

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2.3.1. any alteration or addition to or demolition of any part of a dwelling, fence or other structure upon the allotment; or

2.3.2. any other works on the allotment which causes any non-compliance with the requirements of clause 2.1;

unless the Council has given its prior consent in writing to any such alteration, addition, demolition or other works.

3. Miscellaneous Provisions

3.1. The Trust and its successors in title to the subject land shall not grant any lease, licence, easement or other right which may give any person the right to possession or control of the subject land upon any terms whatsoever unless such grant:

3.1.1. is expressed in writing; and

3.1.2. contains as an essential term a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act, matter or thing upon the subject land which would constitute a breach of this Deed if such act, matter or thing were done or omitted to be done by the Trust or any Proprietor.

3.2. The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the subject land for the purpose of:

3.2.1. inspecting the subject land and any building or structure thereupon;

3.2.2. exercising any other powers of the Council under this Deed or pursuant to law.

However this power may not be exercised in respect of a dwelling erected on the subject land which is occupied as a residence unless the Council has reasonable grounds for suspecting that there has been a breach of this Deed in respect of that dwelling or the allotment on which it has been erected.

3.3. If any Proprietor is in breach of any provision of this Deed, then:

3.3.1. the Council may, by notice in writing served on such Proprietor, specify the nature of the breach and require such Proprietor to remedy the breach within the time stated in the notice (being not less than twenty eight (28) days from the date of service of the notice); and

3.3.2. if such Proprietor fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the subject land and recover any costs thereby incurred from such Proprietor.

- 3.4. If, in a notice referred to in clause 3.3, the Council requires the removal of a building or structure from the subject land, the Council and its servants or agents are hereby authorised and empowered by the Proprietor of the relevant portion of the subject land to enter and remove the building or structure from the subject land and to dispose of it in any manner determined by the Council **PROVIDED THAT**, if the building or structure has any monetary value, then the Council:
- 3.4.1. shall use its best endeavours to realise that monetary value; and
- 3.4.2. shall, after the disposal, pay to such Proprietor the realised value less all expenses incurred.
- 3.5. This Deed shall not be varied in respect of any part of the subject land except by a Supplementary Deed signed by the Council and the Proprietor of the relevant portion of the subject land.
- 3.6. The Council may at its discretion waive compliance by any Proprietor with the whole or any part of the obligations imposed upon such Proprietor by this Deed, provided that no such waiver shall be effective unless expressed in writing and signed by the Council.
- 3.7. This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 3.8. Notice shall for the purposes of this Deed be properly served on the Trust by delivering the notice to the head office of the Trust (presently as referred to above).
- 3.9. Notice shall for the purposes of this Deed be properly served on any other Proprietor;
- 3.9.1. by post to such Proprietor at its last address known to the Council; or
- 3.9.2. by affixing the notice in a prominent position on a relevant portion of the subject land.
- 3.10. The Council may delegate any of its powers under this Deed to any person.
- 3.11. The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the subject land.
- 3.12. Each party shall do and execute all such acts, documents and things necessary to ensure that as soon as possible after the execution of this Deed by all parties this Deed is registered and a memorial thereof entered on the Certificates of Title for the subject land pursuant to the provisions of Section 57(5) of the Act in priority to any other registrable interest in the subject land.

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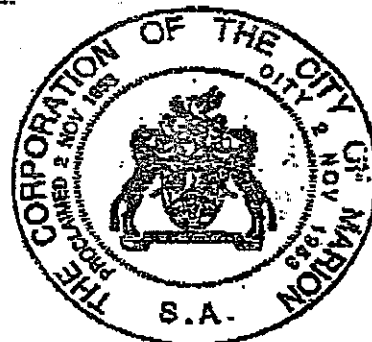
- 3.13. The Trust hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation, stamping and registration of this Deed.

IN WITNESS WHEREOF the parties have executed this Deed.

THE COMMON SEAL of
THE CORPORATION OF THE CITY
OF MARION was hereunto affixed
in the presence of:

Mayor

Chief Executive Officer



THE COMMON SEAL of
SOUTH AUSTRALIAN HOUSING
TRUST was hereunto affixed by direction of
the SOUTH AUSTRALIAN HOUSING TRUST
in the presence of:

Authorised Signatory

Authorised Signatory



See "Annexure A1"

~~ETSA POWER CORPORATION (formerly The Electricity Trust of South Australia) as the proprietor of easements over portion of the subject land hereby consents to this Agreement.~~

THE COMMON SEAL of
ETSA CORPORATION
was hereunto affixed in the presence of:

Director

Director

SOUTH AUSTRALIAN HOUSING TRUST HEREBY CERTIFIES pursuant to Section 57(4) of the Act that no other person has a legal interest in the subject land.

Authorised Signatory

FORM B1

Page

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To be completed by lodging party

NUMBER
Office use onlyANNEXURE to Land Management Agreement dated 22-11-96
over Certificate of Title Volume: Folio:

ANNEXURE "A"

ETSA POWER CORPORATION (formerly The Electricity Trust of South Australia) as the proprietor of easements over portion of the subject land hereby consents to this Agreement.

ETSA CORPORATION
by its duly constituted Attornies

ERIC RODNEY LINDNER

who certifies that he is the

GROUP SECRETARY

and

PETER THEODORE
GREENEKLER

who certifies that he is the

MANAGER CORPORATE AFFAIRS

of

ETSA CORPORATION
pursuant to Power of Attorney
Registered No. 7969419
in the presence of

ANGELA JAYNE CLARK
1 Anne Hwy,
Kewwick SA 5035
8404 5887



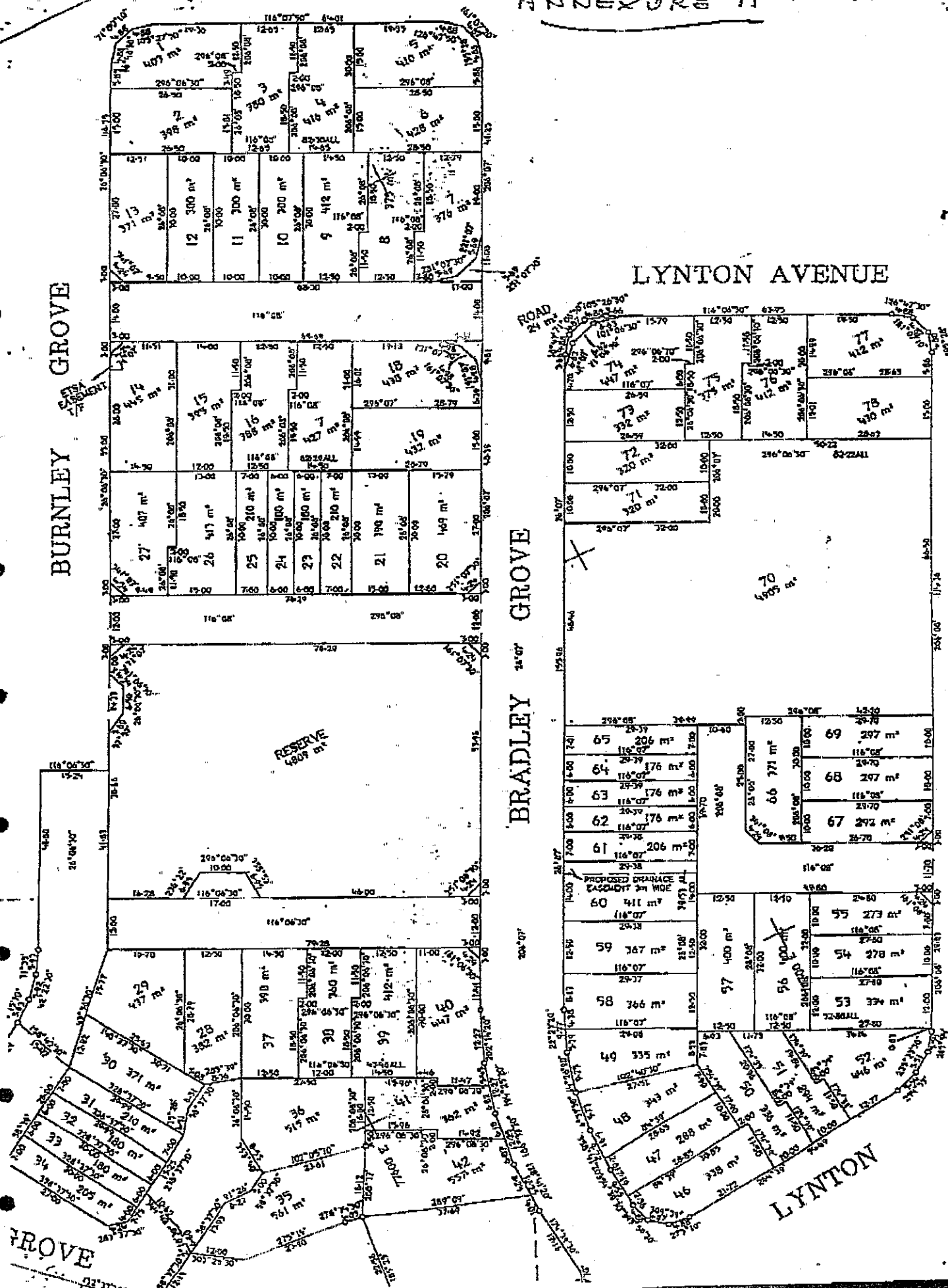

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THE FIRST SCHEDULE

THE SUBJECT LAND

Volume 5064 Folios 356 and 357, Volume 5077 Folio 860, Volume 5196 Folio 495, Volume 5267 Folios 345 and 347, Volume 3477 Folio 197, Volume 4385 Folio 180 and 181 and Volume 5112 Folio 771

ANNEXURE 'A'



ANNEXURE B.

THE VINES - MITCHELL PARK**URBAN DESIGN GUIDELINES**

October 1996 ✓

1.0 PURPOSE OF THE URBAN DESIGN GUIDELINES

The Vines Residential Development Project (The Vines) has been initiated to improve the quality and diversity of housing and the urban environment. Because the redevelopment has involved an integrated residential design approach from the outset it is important that individual buildings within The Vines proceed in accordance with a broad set of guidelines. These Urban Design Guidelines, therefore, have been prepared to ensure that individual development responses are in accordance with the broad design objectives for The Vines and result in housing which is of a high standard of design, energy efficient, provide for high levels of occupant comfort and privacy, and respect the same rights of neighbours.

While compliance with all of the relevant guidelines is encouraged it is recognised that in some instances there will be compelling reasons to modify a particular guideline. In this regard the terminology used in the guidelines encourages compliance where the terms "shall" or "must" are used, and anticipates some flexibility in their application where the terms "should" or "may" are used.

2.0 DESIRED CHARACTER

The desired character of The Vines - Mitchell Park aims to achieve an attractive, cohesive 'village' atmosphere. Variations of house form are encouraged within a common theme, with an emphasis on design quality, regard for neighbours, energy conservation and residential amenity.

Housing styles will be varied and will comprise one and two storey dwellings, with utilisation of the roof space an option. In order to create a cohesive overall built form, building design should be relatively simple, with the use of painted rendered walls encouraged. Light wall colours are preferable and will also help in creating an integrated development.

Contemporary building styles are to be encouraged, rather than relying on "reproduction heritage/federation" designs. However, given the popularity of these designs, contemporary interpretations of them are considered appropriate.

Streetscape character will be determined by a generous road reservation with wide landscaped verges, which will allow the planting of large street trees and will incorporate paved footpaths and indented visitor parking bays.

The road pavement will be defined through bitumen paving, with footpaths and driveway cross-overs constructed from a uniform brick paving material.

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3.0 BUILDING SITING AND SETBACKS

3.1 Site Development Plan

- Buildings shall be sited in accordance with the Site Development Plan.

3.2 Front Boundary Setbacks

- Dwellings shall be setback a minimum of 4.0 metres from the front road boundary.
- Undercover car parking associated with dwellings shall be setback a minimum of 5.5 metres from the road boundary.

3.3 Side Boundary Setbacks

- Dwellings, (other than row dwellings and garages/carports associated with dwellings) shall be setback a minimum of 1 metre from side boundaries or shall abut one side boundary, as indicated on the Site Development Plan.
- Garages may be constructed on one side boundary, or if not, shall be setback a minimum of 600 mm (refer to Site Development Plan for identification of sites where garages must be set back a minimum of 600mm).

3.4 Building on Side Boundaries

- The Site Development Plan indicates where detached dwellings shall or may be sited on one side boundary.
- For walls located on one side boundary (other than party walls of row dwellings):
 - a) the maximum length of wall (excluding a garage/carport) shall be 12 metres and the minimum length of wall shall be 8 metres;
 - b) the maximum wall height shall be 3.0 metres;
 - c) the wall shall be located in accordance with the Site Development Plan; and
 - d) the wall shall be of masonry construction designed to complement the masonry walls of the remainder of the dwelling.
- Where a masonry wall located on the side boundary of an allotment abuts a courtyard of the adjacent allotment, a light well may be constructed adjacent to that wall provided that it has a maximum depth from the common boundary of one (1) metre and a maximum length (parallel to the boundary) of three (3) metres.

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3.5 Rear Boundary Setbacks

- Single storey dwellings shall be setback a minimum of 3 metres from the rear boundaries.
- Two storey detached and row dwellings shall be setback from the rear boundary in accordance with the Building Envelope requirements referred to in Section 5.0 of these guidelines.

4.0 BUILDING HEIGHT

- Single storey dwellings shall have a maximum height of 6.0 metres.
- Two storey dwellings shall have a maximum height of 8.0 metres.

5.0 BUILDING ENVELOPE

5.1 Detached Dwellings

- Two storey detached dwellings shall be sited within a building envelope determined by the following method:
 - a) planes are projected at 45° from a height of 3.5 metres above natural ground level at the side boundaries and 6 metres from the rear boundary to a maximum height of 8.0 metres; and
 - b) the setback and maximum wall height and length requirements stipulated in Section 3.0 above are complied with.
- Provided the distance to a boundary is not less than 1 metre, fascias, gutters, downpipes, eaves up to 0.6 metres, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building envelope provided it is not in contravention of any other requirement of these guidelines.
- An "attic" storey within the roof-line can be constructed provided that it does not diminish the amenity of neighbouring houses with respect to overlooking and the main roofline (excluding dormer windows) is contained within the building envelope referred to above.

5.2 Attached Dwellings

- A building comprising two storey row dwellings shall be sited within a building envelope determined by the following method:
 - a) planes are projected at 45° from a height of 5.5 metres above natural ground level at a 1.0 metre setback from the side boundaries of the two end row dwellings to a maximum height of 8.0 metres;

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- b) planes are projected at 45° from a height of 3.5 metres above natural ground level at a point 6.0 metres from the rear boundary to a maximum height of 8.0 metres; and
 - c) the setback requirements stipulated in Section 3.0 above are complied with.
- Provided the distance to a boundary is not less than 1 metre, fascias, gutters, downpipes, eaves up to 0.6 metres, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building envelope provided it is not in contravention of any other requirement of these guidelines.
 - An "attic" storey within the roof-line can be constructed provided that it does not diminish the amenity of neighbouring houses with respect to overlooking and the main roofline (excluding dormer windows) is contained within the building envelope referred to above.

6.0 VEHICLE PARKING

- On-site vehicular parking shall be provided at a rate of one (1) covered car park per dwelling plus one (1) additional car park.
- Additional car parks can be covered or uncovered and, if uncovered, spaces can be located in the driveway immediately in front of the garage or carport within the minimum setback distance.
- Garages and carports on allotments (a) less than 12.0 metres in width or (b) designated as "Driveway Location (single)" on the Site Development Plan, shall only accommodate a single car width.
- Garages and carports shall be provided under the main roof, or, if freestanding, the roof form and materials must match those of the associated dwelling.
- Where a garage abuts a courtyard area within an allotment, a door (with a minimum set back of 1.0 metre) shall be provided at the rear of the garage, to provide access through to the courtyard.
- In order to reduce the visual impact of garaging of vehicles on the streetscape character, visual interest in the door treatments should be provided.

7.0 VEHICLE ACCESS TO ALLOTMENTS AND CROSS-OVERS

- The maximum width of a driveway at the front property boundary shall be 3.0 metres and 5.0 metres for single and double garages/carports respectively, with cross-overs having a maximum splay of 1.0 metres either side to the street kerb if necessary.
- Cross-overs and driveways shall be located in accordance with the Site Development Plan.
- Cross-overs shall be constructed using paving materials to match with the footpaths (to be specified). Property owners must therefore check with the City of Marion prior to the construction of any cross-overs.

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- A 50mm UPVC conduit (for future irrigation of street trees) shall be installed 300mm under each cross-over immediately behind the back of the kerb. The conduit must be capped, extend 200mm past the cross-over and its location marked with a timber peg.
- Vehicular access to Allotments 61 to 65 inclusive shall not be via Bradley Grove (these lots are for terraces with rear lane access).

8.0 PRIVATE OPEN SPACE

- Private open space includes open space on a site available for the exclusive use of the householder and which:
 - (a) is screened from public areas and adjoining properties by a fence of a minimum 1.8 metres in height; and
 - (b) has a minimum dimension of 3.0 metres.
- In two storey development a balcony or roof top area having a minimum area of 10 square metres with a minimum dimension of 2 metres shall also be defined as private open space.
- Private open space comprising a minimum of 20% of the site area shall be provided, and shall include one 'principal' area which
 - (a) has a minimum area of 25 square metres;
 - (b) has a minimum dimension of 4 metres;
 - (c) is directly accessible from a living area of the dwelling.
- The principal area of private open space should, where practical, have a northerly orientation.
- A minimum of 50% of the area of open space surrounding dwellings shall not be sealed with impervious materials such as concrete, pavers or plastic membrane.
- Courtyards, which may comprise the "principal" area of private open space, shall be located in accordance with the Site Development Plan.

9.0 PRIVACY

- Dwellings shall be sited and designed to minimise overlooking into the private open space of adjoining allotments.
- Upper storey windows should be designed and sited to minimize the potential to overlook the private open space of adjoining allotments through techniques such as:
 - a) positioning windows at angles to the boundary;
 - b) using obscure glass or glass block;
 - c) using screens, wing walls etc.;

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- d) having sill heights of 1.7 metres or greater above the floor level;
- e) using obscure glass or glass block (fixed) below 1.7 metres and clear glass (fixed or openable) above 1.7 metres.
- Upper storey balconies and tenaces shall be positioned and designed to minimize overlooking of private open space of adjoining allotments.

10.0 ROOF FORM / DWELLING ENTRIES

- A simple roof form providing articulated shapes with hips, gables or other forms should be used and, where appropriate, the use of dormers, verandahs, balconies or other decorative architectural elements should also be used.
- The minimum roof pitch shall be as follows :
 - a minimum of 24° for allotments with a frontage of greater than 10 metres ;
 - a minimum of 29° for allotments with a frontage of less than or equal to 10 metres.
- Where possible a section of roof (other than a section highly visible from a public street or reserve) should have a northerly orientation to facilitate solar energy collection.
- Dwelling entries should be clearly visible and easily identifiable from public areas. This should be achieved through the use of a transitional space such as a porch or verandah which should be highlighted, or by the roof form, which should be differentiated above the entry point from that above garages or carports.

11.0 BUILDING MATERIALS

11.1 Walls

- Exterior wall cladding shall be constructed from exposed, bagged or rendered brick; cement rendered block work; stone; and/or tilt-up concrete slab panels (painted, rendered or faced) - or a suitable combination of these materials.
- The use of composite design techniques (which use a mix of construction materials including masonry, lightweight and decorative) may be approved subject to design merit, and provided that the masonry (or masonry effect) elements of walls predominate. These techniques are particularly useful:
 - to break up large expanses of exposed brick walling (eg feature panels, gable ends and upper halves of walls);
 - as features above windows to improve the articulation of walls by separating lightweight and massive materials;
 - for upper level walls to reduce cost and improve visual effect.
- The exterior walls of dwellings should predominantly be of light colours.

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11.2 Roof

- Roof materials should be selected from either colorbond, tiles, slate or 'slate-effect' concrete tiles and shall be of a light and earthy colour.

12.0 ENERGY AND WATER CONSERVATION

12.1 Orientation and Receipt of Sunlight

- The major living areas within dwellings and the principal area of private open space should (where practical) be north facing (i.e. between 30° and 20° west of true north) to allow receipt of direct sun during cooler months.
- Principal living rooms which have a northerly orientation shall contain windows which are designed to allow the entry of sunlight during cooler months.
- Shading devices such as wider eaves, canopies, pergolas with deciduous vines and landscaping shall be designed and located to allow the entry of sunlight during cooler months and the shading of sunlight during warmer months into north and west facing windows.

12.2 Insulation

- All external walls and inaccessible parts of the ceiling (eg above the eaves, above raked ceilings etc) of all dwellings shall be insulated at the time of dwelling construction to the equivalent of not less than:
 - (a) 1.2 R rated insulation material in walls; and
 - (b) 2.0 R rated insulation material in ceilings.

12.3 Draught Excluders/Weather Seals

- Draught excluders/weather seals shall be fixed to all external doors upon occupancy.

12.4 Rain Water Tanks

- If a rainwater tank is provided, its maximum height shall be 2.4 metres and it should be appropriately screened from view from adjoining properties.
- The overflow from all rainwater tanks shall be directed via underground stormwater pipes to the street or an appropriately designed soakage system within the allotment.

13.0 FENCING

- Front boundary fencing to allotments with frontages greater than 8.0 metres is optional and where provided shall have a maximum height of 1200mm and be of an 'open' construction to allow views of the dwelling from the street.
- Front boundary fencing shall be provided to terrace allotments with frontages of 8.0m or less and shall consist of either :
 - brick plinth and pier fencing with colorbond tubular, wrought iron, lattice or brush inserts with brick plinths a minimum of 514mm above existing ground level and a minimum height of 1.2 metres and maximum height of 1.5 metres;
 - a masonry wall, picket fence or brush fence with rolled brush capping of a minimum height of 900mm and a maximum height of 1.2 metres;
 - brick or masonry posts with infill uprights of wrought iron, colorbond tubular, lattice or brush and a minimum height of 1.2 metres and a maximum height of 1.5 metres;

unless otherwise stated below.

- The use of "special" shaped bricks and corbelling details is encouraged in the design of brick piers.
- Piers and posts are to be spaced at approximately 3.0 metre centres with variations to suit the allotment width and infill panel width.
- Side and rear boundary fences shall be constructed of 1.8 metre high pre-coated metal, beige in colour.
- Allotments 29 to 34 inclusive, which have boundaries which abut the reserve, shall have fencing along that boundary which:
 - a) is 1.8 metres in height; and
 - b) consists of brick plinth and pier fencing using Hallett "Pressed Red" bricks or equivalent, with lattice infill, with brick plinths a minimum height of 514mm and piers spaced at approximately 3.0 metre centres with variations to suit the allotment width; and
 - c) is in accordance with the fence detail specifications below.

14.0 DOMESTIC OUT-BUILDINGS

- Each allotment shall contain no more than one outbuilding (other than an undercover car park).
- Out-buildings shall have a maximum floor area of 10 square metres and a maximum wall height of 1.8 metres and maximum height to the ridge-line of 2.4 metres.
- Out-buildings shall:
 - a) be setback 0.6 metres from side or rear boundaries;
 - b) not overshadow or block light from the windows or area of principal open space of adjoining dwellings; and
 - c) be finished in materials and colours to match with fencing materials or materials or colours of the associated dwelling, or be finished in beige colorbond.
- No outbuilding shall be located between any elevation of a dwelling which addresses a public road or reserve.

15.0 LANDSCAPING OF FRONT GARDENS

- Landscaping of front garden areas to the front property boundary shall be established within six months of completion of the dwelling and shall be maintained in perpetuity.

16.0 MISCELLANEOUS REQUIREMENTS

- An area for storage (preferably of minimum area of 6m²) is encouraged to be provided on each allotment, either internal to the dwelling or within the garage/carport area.
- All utility and mechanical equipment (e.g. air conditioners, satellite dishes, solar water heating receptors etc.) shall be located below the ridge line of the roof and screened from public view and, if likely to generate noise, should be located such that the risk of adverse noise impacts to adjacent residents is minimised (e.g. located away from adjacent bedroom windows).
- Antennae shall be located within the roof space unless it can be demonstrated that reception is adversely affected. In such cases, they shall be located so as not to be visible from a public road and shall not be higher than the ridge line of the roof.

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