



KEY ELEMENTS OF THE BUILDING COVENANT

The building covenant forms part of the contract for the sale of the Lots within the Estate.

There is no restriction on when a home must be built on the Land.

The Lots shall only be used as a private dwelling. A granny flat will be permitted provided that the building is integrated with the main dwelling.

Minimum Floor Area

The minimum floor area of a single level dwelling shall be no less than two hundred and twenty (220) square metres excluding garage/carport which may include twenty (20) square metres of outdoor area constructed under the roof of the dwelling.

The minimum floor area of a double/split level dwelling shall be no less than two hundred and forty (240) square metres excluding garage/carport which may include twenty (20) square metres of outdoor area constructed under the roof of the dwelling.

The Seller, may approve with discretion, a dwelling below the specified Minimum Floor Area, where the house width covers 80% of the width of the Lot frontage, excluding statutory side boundary setbacks or where significant upgrades have been made to the home facade.

External Materials

The primary external cladding of the dwelling shall be constructed predominantly of face brick, face brick veneer, painted/rendered/bagged brick, stone, painted timber boards, painted fibre – cement board or concrete block with textured render and painted finish.

Roofing shall comprise of either coloured concrete or terracotta tiles, slate or corrugated Colorbond.

Trees, Fencing, Sheds and Vehicles

We aim to protect as many trees on the Lots as possible and will allow clearing of trees for a building site after consultation with the Seller.

Any good quality materials may be used for fencing and Colorbond fencing is also permitted. No fence shall exceed 2.0 metres in height above natural ground level.

The design, appearance, external colours, and materials of all outbuildings shall, so far as colour is concerned, be integrated in with the design of the main dwelling. No size limit is set by the Seller however all structures must adhere to MBRC approvals.

Trucks, tractors, backhoes, etc. are not permitted on the Estate nor are they to be parked or stored on the Estate or on the Lots at any time (please see full The Peaks Building Covenant for more details on this matter). Large trucks or semi-trailers are not permitted to be kept on the Estate under any circumstances on a permanent basis.

Motor bikes or mini bikes are not permitted to be ridden in the Estate under any circumstances. Motor bikes or mini bikes can be kept in the Estate provided they are housed in a shed, garage or suitable trailer.

Disclaimer: This document is a guide only and not intended to replace the full Eastwood Building Covenant. For a copy of the full The Peaks Building Covenant please check with your Heritage Pacific representative. Subject to change without notice.