

Stage 1 Covenants

LOTS 444 - 465 on PS727798V (Stage 12/Z1)

And the said Transferee for himself, his respective heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the said land hereby transferred and of each and every part thereof do hereby covenant with the Transferor and others the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision PS727798V (excluding Lot 454) and each and every part thereof (other than the Land hereby transferred) as follows:

1. Not to construct or allow to be constructed on any lot on the Plan or on any single lot in any permitted re-subdivision of any lot on the Plan any building :
 - (a) unless it has been approved by Integra (Alfredton) Pty Ltd who shall be supplied with the following documents for approval including but not limited to:
 - (i) a Site Plan, including setbacks and fencing;
 - (ii) Floor Plans;
 - (iii) Side Elevations including fencing if a corner lot;
 - (iv) a Schedule of exterior materials and colours;
 - (b)
 - (i) unless on Lots 444, 458 and 465 it is a two storey private dwelling (which wherever appearing in this covenant shall be taken to mean a dwelling including an integrated garage) with the usual outbuildings with a minimum dwelling size (excluding integrated garage) of 120.78 square metres (13 squares) or unless approved by Integra (Alfredton) Pty Ltd;
 - (ii) unless on Lots 445 - 453, Lots 455 - 457 and Lots 459 - 464 it is either a single storey or two storey private dwelling (which wherever appearing in this covenant shall be taken to mean a dwelling including an integrated garage) with the usual outbuildings with a minimum dwelling size (excluding integrated garage) of 120.78 square metres (13 squares);
 - (c) unless the exterior walls of the dwelling are constructed of new materials being exposed brick, brick veneer or render, timber or manufactured timber-look products or non-reflective corrugated iron cladding provided that if timber, manufactured timber look products or non-reflective corrugated iron cladding are used, they shall not cover an area of more than 50% of the external walls of the dwelling without obtaining approval from Integra (Alfredton) Pty. Ltd.;
 - (d) unless on Lots 444 - 453 unless it is constructed not less than 4 metres from the front boundary of the Land (excepting any entry porch, veranda, balcony, pergola and eaves);
 - (e) unless on Lots 455 - 465 it is constructed within the building envelope identified on Plan of Subdivision PS727798V;
 - (f) unless it :
 - (i) has eaves with a minimum width of 450 millimetres for the entire perimeter of the dwelling or unless approved by Integra (Alfredton) Pty. Ltd.; or
 - (ii) has parapet walls that return a minimum 3 metres along both sides of the connecting return walls from the front of the dwelling or unless approved by Integra (Alfredton) Pty. Ltd.; or
 - (iii) the façade is a combination of parapet walls and eaves with a minimum eave width of 450 millimetres around the remaining perimeter of the dwelling or unless approved by Integra (Alfredton) Pty. Ltd.
 - (g) unless the garage is constructed at least 450 millimetres behind the front building line of the dwelling excepting any entry porch, veranda, balcony or pergola or unless the garage location is approved by Integra (Alfredton) Pty. Ltd.;
 - (h) unless on corner lots the dwelling addresses both street frontages;
 - (i) unless all plumbing pipes, apart from stormwater pipes, are installed in the internal walls of any building;
 - (j) or outbuilding that does not match the style of the dwelling house. Garden sheds shall not be constructed of any materials other than colourbond, timber, brick or render;
 - (k) unless the roof of any building is constructed of roof tiles, coloured steel roofing material or shingles;
 - (l) unless the floor of any veranda is constructed of timber, concrete, brick or paving stones;
 - (m) unless the stumps to any veranda are not left in an exposed state;
 - (n) unless the construction of the dwelling is completed not more than twelve after the date of the issue of a building permit and landscaping of the area in front of the building line and fencing is completed within six months of the issue of the Occupancy Permit;
 - (o) Unless :
 - (i) it has a rainwater tank that is 2 kl or larger installed;
 - (ii) at least 80% of the roof area of the dwelling drains to the rainwater tank;
 - (iii) rainwater from the rainwater tank is the primary supply for all toilet, cold laundry and outdoor taps provided however that a mains water system can be used when rainwater is unavailable.
 - (p) which will be used as a Display Home without obtaining the approval of Integra (Alfredton) Pty. Ltd.

2. Not to construct or allow to be constructed on the Land any fence (excluding Lot 458):
 - (a) unless the material used in construction of any side and rear fencing is colourbond fencing in Woodland Grey colour and is to a height not more than 1.8 metres above natural ground level or unless approved by Integra (Alfredton) Pty. Ltd.;
 - (b) unless a front fence is constructed on the land and unless the material used in construction of that fence is painted timber battens or pickets, metal pickets, designed panels, a solid base with a picket top or a semi-transparent hedge and is to a height of not more than 1.5 metres above the natural ground level or unless approved by Integra (Alfredton) Pty. Ltd.;
 - (c) for side boundaries unless the fence is raked or stepped from a height of 1.8 metres to a height of not more than 1.2 metres from 1 metre behind the front building line of the building to the front boundary line or unless approved by Integra (Alfredton) Pty. Ltd.;
 - (d) unless on corner lots along the side street frontage boundary the fence starts at a point not less than 3 metres behind the front building line and returns to the building and for the remaining side boundary unless the fence is raked or stepped from a height of 1.8 metres to a height of not more than 1.2 metres from 1 metre behind the front building line of the dwelling to the front boundary line or unless approved by Integra (Alfredton) Pty. Ltd.
3. Not construct or allow to be constructed on Lot 458 any fence unless it has been approved by Integra (Alfredton) Pty. Ltd.
4. Not to permit or allow the nature strip to become unkempt or untidy and not to allow any tree planted in the naturestrip of the land to be removed unless approved by the Responsible Authority.
5. No driveway or pedestrian pathway will be covered in materials other than brick, concrete or other similar sealed material unless approved by Integra (Alfredton) Pty. Ltd. and will be completed prior to the occupation of the dwelling.
6. No prefabricated building shall be erected on the Land or any part of it and no constructed house or partly constructed house may be moved onto the Land without obtaining approval from Integra (Alfredton) Pty. Ltd.
7. Not to use or suffer to have used or permit the Land to be used for the following purposes:
 - (a) panel beating; or
 - (b) motor vehicle repairs.
8. Not to permit or allow the Land hereby transferred to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the land comprised in the Plan.
9. Not to further subdivide the Land hereby transferred.
10. Not to park or allow to be parked any vehicles, including cars, trucks, motor bikes, boats, trailers, buses, caravans and recreational vehicles on any nature strip or front yard of the Land.
11. Not to allow any water tanks installed on the Land to be located in front of the front building line of the dwelling and to ensure that any water tank is screened so as not to be visible from the street.
12. Not to allow any antennas, air conditioning units, satellite dishes, solar heating storage drums or radio aerials to be installed or allowed on the Land unless they are located at the rear of any roof structure and are no higher than the highest point of the roof of the building and further will not install any radio or similar mast on the Land.
13. Not to use or suffer to have used or permit the Land to be used for the carrying out of any noxious or offensive trade within the meaning of the Health Act 1958 (as amended) or for the keeping or maintenance of:
 - (a) Greyhounds; or
 - (b) Pigs; or
 - (c) Pigeons or Pigeon lofts; or
 - (d) Dog boarding kennels; or
 - (e) Cat boarding kennels; or
 - (f) Poultry.
14. Not to permit or allow the installation or use of security roller shutters to windows and doors facing the street.
15. Not to allow any vehicle access to or from Lots 444, 447, 450, 451, 452, 453, 458, 459, 460 and 465 unless the crossover is in a location approved by Integra (Alfredton) Pty. Ltd.
16. Not to construct or allow to be constructed more than one vehicular crossover per lot unless approved by Integra (Alfredton) Pty. Ltd., and not to occupy any building constructed on the Land until the crossover has been constructed.
17. Not to erect or allow to be erected on the Land whilst it is still vacant any advertisement, sign or hoarding of any nature whatsoever which advertises the Land or any other land as being for sale without first obtaining written approval from Integra (Alfredton) Pty. Ltd.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the Land comprised in Plan of Subdivision No. PS727798V other than the Land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said land hereby transferred and the same shall be noted and appear on every future Certificate of Title for the said land and every part as an encumbrance affecting the same save and except that these provisions shall cease to apply or affect the burdened land as from the 1 January 2034.