



PROMENADE *Doreen*

PROMENADE THE ART OF LIVING

Promenade is a new premier residential neighbourhood. Its development will be enhanced by certain guidelines. The guidelines are intended to create high quality design and presentation for the built environment and to achieve an optimum image for the Estate. They will encourage all residents to act in the best interests of the neighbourhood. By observing the guidelines each purchaser will be able to contribute to good design outcomes for his or her home and landscape.

Promenade Design Guidelines

Each Promenade property is sold subject to a series of design guidelines which are intended to ensure integrity in design and construction now and in the years to come.

The design guidelines include the following standards for all properties within Promenade Estate:

- Maximum house heights
- Two houses of the same front façade design shall not be built within 5 house lots on either street frontage, on the side of the subject property or on the lots opposite
- Designs incorporating a variety of contemporary architectural styles utilising masonry render works and featuring natural stone, exposed timber cladding, contemporary roof and awning themes, articulation of single and double storey volumes and colour tones which reflect the theme of the design
- It is intended that the colours and materials used will enhance the overall architectural theme of the house and surrounding landscape
- Varying roof pitches and forms are encouraged
- Driveways must be constructed of either pavers, coloured concrete, concrete with exposed aggregate. Concrete with stamped or stencilled surfacing is not permitted.
- All side fences must be constructed with timber capped palings having timber posts exposed to both sides of the fence and stained with a colour which will blend with the landscape
- Landscape development guidelines to assist individual purchasers in the design and construction of private gardens so that these areas are both complimentary to the public realm and attractive and comfortable for residents
- Streets which create an integrated landscape framework that links the vehicle and pedestrian entry nodes to the open spaces and residences within the neighbourhood.

Promenade Green Guide

- The Green Guide is packed with money-saving ideas that reduce environmental impacts and offers the opportunity to obtain generous rebates.

Promenade Restrictive Covenants

Each Promenade property will be sold subject to a series of restrictive covenants which will be registered on the certificate of title including:

- One house per lot
- Minimum home sizes and front setbacks
- All garages must be double with slimline or panel lift doors
- Exterior walls must be constructed of at least half brick, brick or masonry veneer or other approved texture coated material
- Galvanised iron or aluminium finishes prohibited
- Front fences and boundary fences are not to exceed 1.8 metres in height
- Restrictions on parking commercial vehicles exceeding 1 tonne capacity, boats, caravans and trailers
- External plumbing to be concealed
- Construction works on The Boulevard in Stages 1 and 2 must commence within 9 months of issue of title and be completed within 9 months of commencement.

Warning

The information provided above is a summary only. You should read the documents entitled 'The Promenade - Design Guidelines', 'The Promenade Green Guide', and the proposed restrictive covenants before executing a contract of sale of land to purchase a property in The Promenade Estate.