

PIKES RUN SPECIAL REQUIREMENTS STAGE 40

Applicability:

The Special Requirements listed below apply to the following lots:

- Lots 4001 - 4007 (inclusive) on Farmer Way
- Lots 4014 - 4017 (inclusive) on Wayside Avenue
- Lots 4023 - 4026 (inclusive) on Wayside Avenue
- Lots 4033 - 4039 (inclusive) on Farmer Way

Special Requirements:

Facade Design (Two Storey Homes)

- If a two storey home is to be built on any lots identified as mandatory two storey, a balcony element is to be provided to the main facade, unless otherwise agreed in writing by Lendlease.

Entry

- The entry to the home must be prominent and clearly visible from the primary street frontage.
- Homes must have a clearly defined covered entry feature that projects forward of the front wall and is integral to the design, such as: Portico/Porch or Veranda/Balcony with a minimum depth of 1.5 metre.

Secondary Frontages

- It is required that the homes use a consistent architectural feature/material that wraps around the corner for at least 4m of the secondary frontage.
- Feature windows and landscaping must be provided to both frontages.

Roof Pitch & Form

- Hipped and gabled roofs must have a minimum pitch of 22.5 degrees.

Building Materials

- Roof materials must be either low profile roof tiles in a single colour or pre-finished coloured metal roof sheets of a non-reflective colour.

Garages & Driveways

- Garages and car accommodation structures must be built a minimum of 840mm behind the front building line of the dwelling.
- Panel lift or sectional doors are required to the front of a garage and must be no wider than 5.4 metres; roller doors will only be permitted to elevations not visible from public areas.

Front Landscape

- Artificial turf to any garden area within public view will only be considered if the material is of a high visual and aesthetic quality and is realistic in colour. Any application to use artificial turf must be accompanied by the manufacturer's product details and photos of the product. Written approval must be obtained from Lendlease before installation.