

## APPLICATION FOR BUILDING COVENANT APPROVAL CHECK LIST

### **Instructions for Completion:**

- Please complete this form and submit with your Building Plans to [info@springbrookland.com.au](mailto:info@springbrookland.com.au)
- Following review by Easterly Projects Pty Ltd a letter will be forwarded to the owner. A review period of at least two (2) weeks should be anticipated.

Lot Number: .....

Street Number: .....

Street Name: .....

### **OWNER:**

Surname: ..... Given Names: .....

Company: ..... ACN /ABN: .....

Address: .....

Telephone Number: (Home) ..... (Work) .....

(Mobile) ..... (Facsimile) .....

(Email) .....

**BUILDER:** .....

Company: ACN/ABN .....

Address: .....

Telephone Number: (Home) ..... (Work) .....

(Mobile) ..... (Facsimile) .....

(Email) .....

### **SUBMISSION CHECK LIST**

(Note: The following list is not meant to be a comprehensive check list and you should ensure that you read the Building Covenants in their entirety, to ensure conformance, prior to submitting your plans).

*Please check (by ticking) that you included copies of the item(s) with your submission.*

Site Plan, Floor Plans, Elevations Plans, Fencing Plans

Please check conformance with the covenants, then insert the information requested.

**Dimensions of Dwelling:**

- Living Area (only) on Lower Floor Level is: ..... m<sup>2</sup>
- Living Area (only) on Upper Floor Level is: N/A
- Total Footprint on Lower Floor Level is: ..... m<sup>2</sup>
- Ratio of Upper Floor Area m<sup>2</sup> to Lower Floor Footprint m<sup>2</sup>: N/A
- Pitch of Main Roof is: ..... degrees
- Width of Eaves are: ..... mm
- Floor to Ceiling Heights are: ..... mm

**Materials proposed for Dwelling:**

- Roof Cladding Materials are: .....  
.....
- External Wall Cladding Materials are: .....  
.....
- Driveway Surfacing Materials are: .....

**Materials proposed for Fencing:**

- Front Boundary Fence Materials are: .....
- Side Boundary (Forward of Dwelling) Fence Materials are: .....
- Side Returns: (Adjacent to Dwelling): 1800mm high painted timber or kwila, minimum 300mm back from nearest building alignment.
- Side Boundary (Rear of dwelling): Fence Materials are: 1800mm high timber, three railings, palings and paling capping securely screwed to the upper rail.
- Rear Boundary Fence Materials are: 1800mm high timber, three railings, palings and paling capping securely screwed to the upper rail.

**DECLARATION**

I have checked the requirements of the Building Covenants against the submitted plans and hereby declare that the plans for the proposed dwelling conform with all aspects of the Building Covenants for 'Springbrook -

Signed: .....  
(Please print name(s) above)

Date: .....

## Covenant Guidelines

- All house plans are required to be sent to the developer for approval together with the check list (and written approval received from the developer) prior to lodgement for Council Building Approval and prior to the commencement of any construction. This is to ensure quality control is maintained throughout the estate.
- Double lockup garage is to be provided under main dwelling roof.
- Minimum House size for **Single Storey Construction** is 155m<sup>2</sup> of living, for lots 600m<sup>2</sup> and above, and 135m<sup>2</sup> for lots under 600m<sup>2</sup>. This area does not include double lock up garage, patios, pergolas, balconies or other external under roof areas unless written developer approval has been granted.
- Minimum House size for **Two Storey Construction** is 210m<sup>2</sup> of living for lots 600m<sup>2</sup> and above, and 190m<sup>2</sup> for lots under 600m<sup>2</sup>. These areas do not include double lock up garages, patios, pergolas, balconies or other external under roof areas. The floor area on the upper level is to be a minimum of 55% of the ground floor footprint.
- All homes are to have a 25 degree roof pitch. Eaves are required to be a minimum of 450mm in depth unless written approval is granted because of architectural style.
- All side and rear fences are to be constructed before practical completion of the house. A fence forward of the front building alignment is to be a complying fence and approved by the developer prior to construction.
- All driveways and turfing to the front of the property are required to be completed prior to moving in. Full landscaping to the front of the property is to be completed within two months of moving in.
- All driveways are to be exposed aggregate concrete surface.
- Owners are required to commence construction of their home within 12 months of the first anniversary of the date of possession.
- Owners are to ensure that their property is maintained clear of all rubbish, long grass and weeds at all times including during the progression of the dwelling construction.

“WARNING – This publication is not intended to be a concise summary of the Building Covenants which apply at “Springbrook” and it does not paraphrase them. This publication simply presents, in a casual way, some features of the Building Covenants. Buyers of lots in “Springbrook” should read the Building Covenants carefully and seek professional advice regarding the meaning and effect of the “Building Covenants”.