

# THE RANGES

GLEDSWOOD HILLS

## Design Guidelines

House Designs must comply with the following Design Guidelines that are included in the Land Sale Contract:

- Front façade (and secondary street façade for corner lots) to include articulation and a mix of materials and colours.
- No sliding windows to primary / front or secondary street façades (awning or double hung Permitted).
- No mottle, speckled, or light face bricks.
- Eaves must be provided to all sides.
- A masonry letterbox pier in face brick or painted in a colour that matches the house.
- No front fences are allowed (hedges are required).
- Side fences must not extend forward of a point 1m back from the front of the dwelling or the neighbouring dwelling (whichever is further back).
- Landscaping to the front yard including an edged garden with hedge planting to the front boundary (as well as the splay and the secondary street boundary up to the 1800mm fence on corner lots), turf and 2 x small trees.
- Driveway and crossover (plain concrete only to the property line) private driveway and path can be coloured concrete.
- Any retaining walls visible from the street or public place must be masonry.
- For Corner Lots the fence on the secondary street must be 1800mm high lapped and capped pine, painted with masonry piers in a face brick or bagged and painted in a colour that matches the house to a maximum length of ½ the boundary from the rear.
- Additional fencing option for lots over 1500sqm include rural style post and rail fencing with a minimum of two rails.

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