

APPENDIX

Appendix 3

BUILDER RESPONSIBILITY

In order to successfully deliver a first class community we require cooperation by all parties involved throughout the development and construction process.

Listed below are “The Surrounds Home Owners & Builders’ Site Guidelines”. These guidelines have been created to benefit the aesthetic look and feel of THE SURROUNDS.

All HOME OWNERS/BUYERS must comply with, and procure that their builders comply with, the following:

- HOME OWNERS/BUYERS and their builders have an obligation to keep THE SURROUNDS tidy.
- Comply with plans, specifications and all legal requirements.
- Construction should be performed with reasonable diligence.
- It is the HOME OWNER’S/BUYER’S responsibility, prior to the commencement of construction of the HOME on the LOT, to ensure the builder complies with and is provided with a copy of the DESIGN COVENANTS.
- All HOME OWNERS/BUYERS and their builders must ensure that all overburden, building materials and fittings are stored wholly within the LOT at all times and that no building materials or overburden are stored on the nature strip of the LOT.
- HOME OWNERS/BUYERS and their builders must provide a bin on the LOT for the storage of all site refuse generated by works on the LOT and keep all such site refuse within such bin and ensure that it is emptied whenever full.
- The HOME OWNER’S/BUYER’S builder must erect and maintain at their own cost and keep in good condition a sign at least 600mm x 400mm and not >2m² on the LOT during the period of construction works on the LOT that is clearly visible and legible from the road. The sign must include the name and registration number of the builder, name and contact details of the site supervisor and the LOT number.
- TSDP will impose a non-littering requirement as a standard clause of any approval granted by TSDP in respect of building works. The builder will be required to be diligent in the control of all site litter and to protect adjoining LOTS and verges from use by on-site construction workers and sub-contractors.
- HOME OWNERS/BUYERS and their builders must, prior to commencing construction on the LOT, provide a working toilet and running water, until completion of the building works.
- HOME OWNERS/BUYERS and their builder, prior to the commencement of any building work, must ensure that a site fence is erected on each LOT.
- HOME OWNERS/BUYERS and their builders must ensure that access to and from the LOT for any purpose related to the construction works on the LOT is to be only at the allocated crossover point.
- HOME OWNERS/BUYERS and their builders must not access or park vehicles on adjoining LOTS, parkland and/or footpath for any purpose related to construction works on the LOT.
- HOME OWNERS/BUYERS and their builders must ensure a temporary vehicle crossing of crushed rock is placed where the crossover is to be located between the back of kerb and LOT boundary or footpath, prior to commencement of construction. Maintain the crossing during construction and ensure that all vehicles access to the building site occurs only over this temporary vehicle crossing. If footpaths have been constructed they must be protected by a temporary wooden vehicle crossing.
- HOME OWNERS/BUYERS and their builders must comply with any notice issued by or on behalf of the SELLER/TSDP specifying breaches of the “Builders’ Site Guidelines” and rectify such breaches, failing which the SELLER may take action, including under the ENFORCEMENT PROVISIONS.
- HOME OWNERS/BUYERS and their builders must ensure that all building works use best environmental practices to minimise dust and sedimentation runoff, to contain all hard rubbish and to prevent runoff into the stormwater drainage system of any hazardous substances and domestic chemicals and detergents.