

# YARRIMBAH HEIGHTS

BY QUBE

## FREQUENTLY ASKED QUESTIONS

### **What's included with every homesite purchased at Yarrimbah Heights?**

Every homesite purchased at Yarrimbah Heights will include an Asphalt crossover, uniform boundary fencing (where applicable) and an entry statement which includes a letterbox.

### **Are there any utility connections to the homesite such as water, electricity and sewerage?**

Underground power and fibre cable internet will be available.

Reticulated sewerage system will not be available to homesites at Yarrimbah Heights so your home must incorporate an on-site effluent disposal system. The Developer mandates the installation of an Aerobic Treatment Unit (ATU's).

There is no reticulated water supply servicing Yarrimbah Heights. Owners are required to install rainwater tanks with a minimum volume of 120,000L.

### **Will fencing be included with my homesite?**

The Developer will install uniform boundary fencing (where applicable) to your homesite in order to provide a cohesive and consistent form throughout the estate. The front boundary will be pine post and wire, with rear and side boundaries consisting of a mix of pine post and star picket. In addition, the Developer will provide a front entry statement, gate and crossover.

### **Are there any restrictions on what can be built on the land?**

Yes, Design Guidelines are in place. The Developer is committed to retaining the unique natural environment throughout the estate and ensuring Yarrimbah Heights retains a quality, cohesive and safe environment.

### **What lot sizes will Yarrimbah Heights have?**

Yarrimbah Heights homesites will be a minimum two-hectares with each lot providing up to 2000 square metre building envelope.

### **Are any parks proposed?**

There are no parks proposed within the development.

### **What are the siteworks costs expected to be?**

Siteworks will be variable depending on the slope of each individual lot, the size of the proposed improvements and the length of the run ins from the street boundary. It is recommended Buyers discuss the siteworks cost with your builder to determine an accurate estimate.

## What is the site classification expected to be?

Buyers are advised to make their own enquiries with their builder to obtain an accurate geotechnical classification of their homesite.

## Can we keep Livestock on the property?

The City of Swan Keeping of Livestock Policy (Policy reference POL-C-090) specifies Council's position with regard to keeping of livestock. The Policy notes that Planning Approval is required for keeping livestock (i.e. Rural Pursuit Use Class under TPS17) and that Council will generally only approve the keeping of livestock in a manner that is consistent with AGWA Guidelines. This Structure Plan has not assessed the base stocking rate applicable to each lot under the Guidelines and this will be the responsibility of each landowner at the time of applying to the City for keeping of livestock.

## How may homesites are planned for the estate?

There will be a total of 173 homesites in Yarrimbah Heights.

## Will the estate have three phase power available?

Yes, three phase power will be available to every homesite.

## How big can the shed be, and does it have to be in a specific area?

Free standing outbuildings including sheds and workshops are permitted provided the outbuilding is approved by the City of Swan and the Developer and located wholly within the designated building envelope. Outbuildings must not be constructed prior to the construction of your dwelling and must be constructed of material and form which matches or is complementary to those of your home. Outbuildings should be substantially hidden from view from adjacent streets and must not be used for habitation.

## Will the homesites be flat?

The Yarrimbah Heights landscape is characterised by undulating landform with some steep sections as you climb the Darling Scarp. Therefore, homesites will vary in terms of grade and it is recommended to arrange a site tour with the Estate Manager to view the homesites currently selling.

## Will the internet be Fibre to the premises?

Yes, the Developer has partnered with Opticomm to install superfast broadband internet via a Fibre to the Premises network throughout Yarrimbah Heights. In addition, the provision for a Master Antenna Television has been included at Yarrimbah Heights avoiding the requirement for individual rooftop antennas.

## What is the land zoned?

The homesites are zoned Landscape.

## Is there a time frame for us to build a home?

There is a 3 year period to achieve construction to wall plate height of the residence.

## Is it possible to view the homesites prior to title issue?

Yes, contact Estate Manager Jason Infrerra on 0402 426 119 or [jason@qubeproperty.com.au](mailto:jason@qubeproperty.com.au) and arrange a site inspection.