

# EDEN GREEN STAGE 1A DEVELOPMENT CONDITIONS & BUILDING GUIDELINES *COTTAGE LOTS*

**Lots 50-60 Botany Parade (inclusive)**

## **INTRODUCTION**

In order to attain an acceptable standard and to encourage home design excellence at Eden Green Estate, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved. These guidelines have been adapted from the restrictive covenants forming "Annexure A" to the Contract for Sale of Land in **Stage 1A of Eden Green Estate**.

## **BUILDING PLAN APPROVAL**

Two full sets of plans and specifications must be submitted to the Eden Green Project Manager (Richard Noble & Company, 189 Hay Street, Subiaco) prior to the plans being submitted to the City of Cockburn under the normal building approval procedure. The Project Manager will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return an approval advice to the sender of the plans.

## **DEVELOPMENT**

No development is to be commenced on any lot without the plans and specification having been approved in writing as set out above. Development must be completed within 24 months from settlement of the Land.

## **RESIDENCE**

The minimum residence size is **160 square metres**. The minimum floor area is the area of the residence excluding porches, carports, garages, verandahs etc, but **including** alfresco areas.

## **GARAGES**

Must incorporate double, side-by-side garages, comprised of the same materials as the residence.

## **VEHICULAR ACCESS**

Vehicular access to the land is not allowed other than by Lindley Lane. Garages will not be orientated toward any other road than Lindley Lane.

## **MATERIALS**

- Walls:** All external walls must be constructed with concrete, clay bricks, limestone or similar material finished in face brickwork or render. Mini-orb, weatherboard, timber or similar materials may comprise up to 50% of an elevation.
- Roofing:** Clay or concrete tiles, zincalume or colorbond metal roofing are acceptable. A **minimum 24°** pitch or curved roof is to be used on all residences & garages.
- Driveways:** Each residence is to have a driveway and crossover which is to be provided and completed by the Buyer at the same time as the residence and before occupation. **Maximum width of crossover shall be 6 metres**. All pathways, driveways and crossovers must comprise brick paving, liquid limestone or limestone block.

INITIALS ..... INITIALS .....

**ELEVATION AND POSTAL ADDRESS**

The front elevation of a residence will not have any orientation other than facing the Public Open space. A residence will not have its postal address on any other road than Botany Parade.

**SETBACKS**

Setbacks for the construction of improvements upon the land will not be other than in accordance with the following: (refer to DAP for further clarification)

**Front (facing Public Open Space):** Ground Floor: min of 2 metres setback with a 4m max  
If building Double storey residence a min 1.8m for second storey setback

**Laneway:** House to have a 1.5m minimum rear setback

**Garages:** Garage to have a 0.5m minimum setback

**Side:** In accordance with the Residential Design Codes 2008

**Secondary Street:** In accordance with the Residential Design Codes 2008

**SITE COVERAGE**

In accordance with the requirements of the Residential Design Codes 2008 (a max of 55% of site area)

**FENCING**

All side and rear boundary fencing must be fully installed on completion of construction of the residence prior to occupation. All boundary fencing and gates shall consist of dual sided Colorbond fencing with Green metal posts and domain coloured metal sheet infill. The Seller is responsible for the installation of side and rear boundary fencing as per the conditions outlined in "Annexure B".

Fencing of front boundaries along Botany Parade will be installed by the developer in the form of open metal infill.

Fencing to boundaries, including retaining walls, where provided by the developer must not be altered in any way unless written consent from the Project Manager has first been obtained.

Any fencing which is either damaged or dismantled is to be re-instated by the lot owner in identical style and colour and with materials as previously placed. In the event of failure by the lot owner to repair the fencing, the developer may do so and reclaim the cost from the lot owner.

**SITE LEVELS**

The general level of the site may not be altered. On all lots the finished site level must not be raised by more than 0.3 metres.

**RETAINING WALLS**

Any limestone retaining or other walls provided may not be altered in any way unless written consent from the Project Manager has first been obtained.

INITIALS ..... INITIALS .....

**AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS**

Air conditioning or cooling units must be of a similar colour to the roof and positioned to minimise noise impact to adjoining neighbours. Solar hot water units must be integrated with, and match the roof profile and pitch of the residence. Air conditioning or cooling units are not to be located in positions that are visible from areas of Public Open Space and are to be positioned to minimise noise impacts on neighbouring residences.

**LANDSCAPING**

All garden areas within public view to be completely landscaped within three months of occupation of the residence and shall be maintained thereafter by the Buyer in a neat and tidy manner. The Seller is responsible for installation of landscaping and reticulation to the front garden as per the conditions outlined in "Annexure B".

**GARBAGE**

All garbage must be kept in a mobile garbage bin and (where appropriate) a recycling bin, and screened from the public except immediately prior to garbage collection.

**WASHING LINES / RAINWATER TANKS / RUBBISH BINS**

All washing lines, rainwater tanks and rubbish bins should be screened from the street and public places. All washing lines and rainwater tanks must be installed in accordance with the manufacturer's instructions.

**SIGNS**

No advertising or business signage is to be placed on the Property or in the front window or on the walls of any residence except for a sign erected by a builder during the course of construction, or real estate signage.

**DISPLAY HOMES**

The completed residence shall not be used for display purposes unless approved by the City of Cockburn.

**ANIMALS**

In keeping with the City of Cockburn's local laws, only domestic pets may be kept on the land.

**COMMERCIAL VEHICLES / BOATS, ETC**

No commercial vehicles, caravans, buses or boats shall be parked or stored on a Property unless they are contained within a garage or screened from public view. Prior approval of the City of Cockburn must also be obtained for the parking of any commercial vehicles. No repairs or restorations of any motor vehicle, boat, trailer, aircraft or other vehicle shall be conducted on the Property other than wholly within a garage on the Property.

**TV ANTENNAE**

No television or radio antennae or satellite dish shall be constructed, erected or installed on a Property unless it is not visible from any street at the front of the residence and areas of public open space.

**COVENANT**

The preceding building guidelines shall be for the benefit of every other owner of the lots in the plan of subdivision referred to herein and the burden of the preceding guidelines shall run with the Property and be enforceable against the owner of each of the lots in the plan of subdivision.

BUYER ..... BUYER ...

WITNESS ..... WITNESS ...

DATE ..... DATE ...