

# EDEN GREEN STAGE 5 DEVELOPMENT CONDITIONS & BUILDING GUIDELINES

**Lots 279 – 284 (inclusive) Hugel Lane, Hammond Park.  
Lots 302 to 305 (inclusive) Twig Street, Hammond Park.  
Lots 272 – 278 (inclusive) and Lots 285 – 301 (inclusive) and Lots 306 – 333 (inclusive)  
Johnsonia Bend, Hammond Park.**

## INTRODUCTION

In order to attain an acceptable standard and to encourage home design excellence at Eden Green, 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 5 of the Eden Green Estate.

## BUILDING PLAN APPROVAL

One full set of plans and specifications must be submitted to the Eden Green Estate Project Manager (Richard Noble & Company, 189 Hay Street, Subiaco) (**Project Manager**) 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 specifications having been approved in writing as set out above. Development must commence within 12 months of the settlement date of the lot, and be completed within 18 months of approval from the Project Manager unless written consent from the Project Manager has first been obtained.

## MINIMUM RESIDENCE SIZE

The minimum residence size for each lot is as follows:

- Lots 272-278 (inclusive) and Lots 285-301 (inclusive) and Lots 313-314 (inclusive) and Lot 321-322 (inclusive) and Lots 326-333 (inclusive) Johnsonia Bend and Lots 302-305 Twig Street being 500 square metres or more: 180 square metres.
- Lots 306-312 (inclusive) and Lots 315-320 and Lots 323-325 Johnsonia Bend being between 400 square metres and 500 square metres: 160 square metres.
- Lots 279-284 Hugel Lane being less than 400 square metres: 130 square metres.
- Lots 295-298 (inclusive) Johnsonia Bend: no minimum residence size to apply if more than one residence is built.

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

## GARAGES

All residences constructed must incorporate double, side-by-side garages, comprised of the same materials as the residence.

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

**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 and carports.
- 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, limestone block or only exposed aggregate concrete.

**ELEVATION AND POSTAL ADDRESS**

All lots will have their front elevation and postal address towards the main street frontage.

**VEHICULAR ACCESS**

Vehicular access to all lots is not allowed other than from:

- (a) Twig Street for lots 303 and 304;
- (b) Twig Street or Johnsonia Bend for lots 302 and 305;
- (c) Johnsonia Bend for lots 272-277 (inclusive) and lots 286-301 (inclusive) and lots 306-316 (inclusive) and lots 319-333 (inclusive);
- (d) Johnsonia Bend or Hugel Lane for lots 278, 279, 284 and 285;
- (e) Hugel Lane for lots 280-283 (inclusive);
- (f) Johnsonia Bend or Scaevola Green for lots 317 and 318.

Garages will not be oriented toward any other road than the main street outlined above.

**SETBACKS**

- Fronts:** In accordance with the requirements of the Residential Design Codes 2002.
- Rear:** In accordance with the requirements of the Residential Design Codes 2002.
- Side:** As per the requirements of the Residential Design Codes 2002, except that first floor parapets are restricted to a maximum of one-third the length of the boundary.
- Secondary Street:** Minimum of **1.5 metres**.

**SITE COVERAGE**

In accordance with the requirements of the Residential Design Codes 2002.

**FENCING**

All side and rear boundary fencing must be fully installed on completion of construction of the residence prior to occupation. All boundary fencing shall consist of dual sided colorbond fencing with evergreen 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 to boundaries and 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 reinstated 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.

**INITIALS** ..... **INITIALS** .....

**SITE LEVELS**

The general level of the site may not be altered and on all lots the finished site level must not be raised by more than 0.3 metres unless written consent from the Project Manager has first been obtained.

**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.

**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.

**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 Property.

**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 any 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 building 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 .....