

EDEN GREEN STAGE 1AA DEVELOPMENT CONDITIONS & BUILDING GUIDELINES STANDARD LOTS

Lots 10, 11, 496 & 65 Botany Parade, Hammond Park
Lots 70 – 73 (inclusive) Macquarie Boulevard, 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 1AA 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 all standard lots 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

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

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.

INITIALS INITIALS

ELEVATION AND POSTAL ADDRESS

All lots will have their front elevation and postal address towards the main street frontage, being:

- (a) Botany Parade for Lots 10, 11, 496 and 65; and
- (b) Macquarie Boulevard for Lots 70-73 (inclusive).

VEHICULAR ACCESS

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

- (a) Banbar Lane for Lots 10, 11, 496 and 65; and
- (b) Sollya Lane for Lot 70 – 73 (inclusive)

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

SETBACKS

Setbacks for the construction of improvements upon the land must not be other than in accordance with the requirements of the Residential Design Codes 2008 as varied by the “Detailed Area Plans R-Code Variations” which is attached to this contract.

SITE COVERAGE

In accordance with the requirements of the Residential Design Codes 2008 as varied by the “Detailed Area Plans R-Code Variations” which is attached to this contract.

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.

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.

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.

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