



DESIGN GUIDELINES

ARCHITECTURAL DESIGN

Your block is designed and zoned for the construction of a single residential dwelling that is permanent and not transportable.

Your home must incorporate at least two of the following features in its front elevation: a gable, contrasting render of at least 2 colours with no one colour comprising more than 90% of elevation, a feature tiled wall, projecting masonry corbels, a portico projecting forward at least 1500mm from the front roof of the residence or a verandah or balcony with a minimum depth of 1500mm and occupying at least 50% of the front elevation.

Compliance with the Local Development Plan (if applicable) over the lot for any home or any other improvement.

The front elevation of your home must use up at least 80% of the front width. For corner lots, the street frontage is calculated on the basis of the primary street frontage only and measured along the side of the lot parallel to the primary street, ignoring any truncation.

When constructing your home you must use wall materials which are finished in fair face or similarly coloured paint or render with or without feature elements such as corrugated iron, mini orb, weatherboard or stonework or using roof materials which are not metal deck, concrete or clay tiles, shingles, slate or colorbond metal.

When constructing your home it can have a flat roof, a gabled or hipped roof having a pitch of not less than 24 degrees except that part of the roof which covers a verandah, a curved roof, unless the curved roof has an equivalent height at its highest point, of no less than a roof which is straight and which has a pitch of no less than 8 degrees or a single pitch skillion roof with a pitch not between 12 and 15 degrees.

GARAGES & DRIVEWAYS

Your home must include a fully enclosed double garage constructed of the same materials as the main residence which can house at least two cars parked side by side.

If the garage is not located under the main roof of your home, it is to be constructed of the same materials as the home or it is to match or complement the residence in respect of the pitch of the roof, materials used, the design and external appearance including colour and the quality of construction.

Your garage must have a sectional door which when closed completely screens the interior of the garage from the adjacent street or laneway and is to have a floor constructed of concrete or brick paving.

Your driveway and crossover must be constructed with either brick paving or coloured textured concrete or coloured bitumen (grey grano is not permitted).

The driveway and crossover between the road and kerb must be completed at the same time as the residence and prior to occupancy.

FENCING

Boundary fencing is to be constructed entirely from Stratco Wavelock 'Grey Ridge' at a height of at least 1.8m.

Side boundary fences are not to extend forward of the front building line of the home unless they are constructed of brick, limestone or painted rendered masonry piers, no higher than 1.2m in height and in filled with either visually permeable panels, brick, limestone or painted rendered masonry to a maximum height of 1m.

Any fence abutting a laneway or a secondary street is not permitted forward of the building line unless it is constructed to a maximum height of 1.8m and is visually permeable or 1.8m with the lower 1.5m being constructed of either brick, limestone, painted rendered masonry or colorbond with the top 0.3m being visually permeable.

GENERAL PROVISIONS

Any additional retaining walls within public view are to be constructed of the same materials to match other visible retaining walls constructed by the Seller in Imogen Private Estate.

Construction of any shed or outbuilding exceeding 30m² in area is to be constructed of the same materials as the residence and otherwise matches or complements the residence in respect of materials used, the design and external appearance, including colour and the quality of construction.

Air conditioner or evaporative coolers are not to be mounted unless they are contained wholly within a residence, screened from public view from the street at the front of a residence, not protruding significantly above the ridge line of the roof and of similar colour to the roof or contained within the roof space of the residence.

You must not alter the finished earthworks level of the Lot by elevating the level by more than 300mm.

Solar hot water heater or solar panels are to be visually unobtrusive from adjacent streets and parks.

Clothes lines, bins or rain water tank are to be screened from public view.

You must not remove or cause damage to any street trees without the prior approval of the City of Swan.

You must not allow rubbish or debris to accumulate on the Property.

Repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle are not to be carried out on any part of the land that is visible from the street or adjacent parks.

Commercial vehicles (which has an aggregate weight greater than 3.5 tonnes) or caravans, trailers, boats or any other mobile machinery are not to be parked or permitted to be parked on the land or adjacent street or laneway unless they are housed or contained wholly within the land and are hidden from public view.

For Sale signs cannot be installed on a vacant lot until at least 12 months from the date of completion of the purchase of the Lot. Should you wish to sell your completed home, a real estate agents "for sale" sign cannot be erected on the lot until construction of the house is completed.

Landscaping of your street verges and front garden areas must be landscaped within six months of practical completion of your home.

Your home is required to have professional window treatments installed. The use of newspaper, aluminium foil or similar materials to cover any windows in the house for a temporary or a fixed period of time is not permitted.

Roller shutters are not permitted to be installed to any window or doorway visible from a public road or open space.