

# DESIGN GUIDELINES

AUGUST 2015 | REVISION 5

CAVERSHAM  
*The best in the valley*



**T**aylor Private Estate has a strong historical connection to the Swan Valley and the original ‘Sandalford Estate’ of 1840. As owners of one of the original vineyards on the land, the Taylor family has helped shape your Swan Valley Community into what it is today.

Located on the corner of Suffolk Street (formerly Patricia Street) and Arthur Street in Caversham, Taylor Private Estate is approximately 15km from Perth City and only minutes from the Swan Valley, Midland and Guildford.

When choosing to live at Taylor Private Estate, you are investing in your future, your quality of life and your children’s growth.

The master planned approach taken in the design of Taylor Private Estate establishes a strong foundation for a neighbourly environment where safety and security are inherent.

These guidelines have been developed to ensure that the design of your new home assists in creating a sense of community, while recognising the investment you have made.

Following these Design Guidelines will provide Taylor Private Estate with a strong, attractive identity and make it

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*The best in the valley*

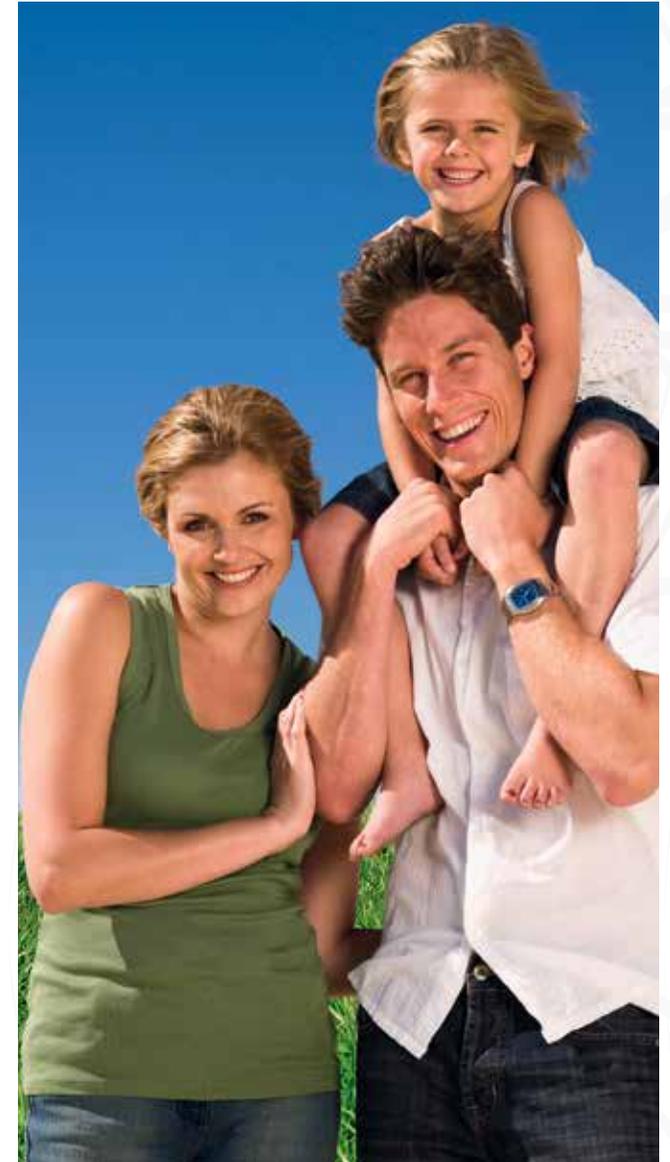


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## WELCOME TO TAYLOR PRIVATE ESTATE

The purpose of these guidelines is to protect your biggest investment – your home. The design of your new home should be consistent with these guidelines.

Throughout this Design Guideline document both general text and ‘boxed text’ is shown. The blue boxed text highlights the restrictive covenants imposed in Taylor Private Estate. The general text is provided for additional guidance to assist in the design of your home and will be used to assess house plan compliance. **Please note, where the restrictive covenants differ from these guidelines, the restrictive covenants shall prevail, and the ‘Deed of Restrictive Covenant’ should be referred to.**



## APPROVAL PROCESS

### HOW DO YOU GET AN APPROVAL?

To ensure the high quality outcome that you expect from your investment in Taylor Private Estate the approval process outlined on the following page must be followed.

These guidelines also restate the covenants incorporated in your purchase contract.

RESTRICTIVE COVENANT ITEM 2(a) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:

- (a) A Residence unless the plans and specifications for the Residence have been approved by the Developer or the Developer's nominated representative prior to construction of the Residence commencing;



### STEP 1 - ORIENTATION ANALYSIS AND ENGAGING A BUILDER

Undertake Orientation Analysis to determine maximum solar exposure opportunities for your property. Discuss and consider internal layout opportunities with your Builder/Designer to ensure your house design is integrated with the garden design.



### STEP 2 - PREPARE AND SUBMIT PLANS

Three copies of your site plan (1:200), floor plan (1:100), front, rear and side elevations are to be submitted to the Seller of Taylor Private Estate or its nominated representative.

Send your application to:

The Development Manager - Taylor Private Estate  
c/o Western Corporate  
PO BOX 235  
North Perth WA 6906

or email to: [pmsupport@westerncorporate.com.au](mailto:pmsupport@westerncorporate.com.au)

All plans must be submitted alongside a Design Guidelines Approval Checklist which can be found on the Taylor Private Estate website ([taylorprivateestate.com.au](http://taylorprivateestate.com.au))



### STEP 3 - PLAN ASSESSED BY TAYLOR PRIVATE ESTATE

The seller of Taylor Private Estate assesses your plans against the Restrictive Covenants, these Design Guidelines and relevant Detailed Area Plans. You will be provided with a letter thereafter confirming compliance.

Note: This does not comprise a planning or building approval where required by the City of Swan.



### STEP 4 - SUBMIT APPROVED PLANS TO THE CITY OF SWAN

Upon receipt of your letter of compliance, you can then apply for a City of Swan planning approval (if required) and/or Building Licence. The City will assess your plans for compliance with statutory requirements.

Compliance with a Detailed Area Plan (DAP) may also be required in some cases.

## HOME SIZE

At Taylor Private Estate we have your every need covered. Whether it is a compact cottage, a spacious traditional or a large lifestyle lot, we have the choice available for you to build your dream home.

Your new home will need to comply with the appropriate requirements of the City of Swan, the Residential Design Codes of WA (as amended), the Restrictive Covenants, the Building Code of Australia (as amended) and any Detailed Area Plan (if applicable) as well as site cover and house size requirements detailed within this document.

Minimum house sizes are as follows unless otherwise stated in a Detailed Area Plan.

LOT TYPE	HOUSE SIZE (MIN)
Terrace lots	110m <sup>2</sup>
Cottage (laneway) lots	140m <sup>2</sup>
Traditional lots	170m <sup>2</sup>
Lifestyle lots	250m <sup>2</sup>

Maximum site coverage limits are as follows unless otherwise stated in a Detailed Area Plan.

LOT TYPE	SITE COVERAGE (MAX)
Terrace lots	70%
Cottage (laneway) lots	70%
Traditional lots	60%
Lifestyle lots	Not Applicable

Please note the maximum site coverage limits above are a variation to the requirements of the Residential Design Codes of WA and are therefore subject to City of Swan approval of the relevant Detailed Area Plan(s). Any variations to the minimum house sizes detailed above must have approval from the developer prior to the commencement of building your home.

RESTRICTIVE COVENANT ITEM 1 states that, unless the context otherwise requires:

- (b) **Home Size** means the area between the outside of the external walls located under the main roof of the Residence but excludes the area of any alfresco, balcony, garage, outbuilding, patio, pergola, workshop or verandah;
- (c) **Public View** shall mean the view from all public streets, public thoroughfares and public open spaces; and
- (d) **Residence** shall mean a permanent, non-transportable residential dwelling.



## PRACTICAL COMMENCEMENT

In order to give you confidence that, like you, everyone will be building within Taylor Private Estate within a short period, purchasers have a set timeframe for the commencement of their home. Practical commencement (to wall plate height within 24 months from settlement of your lot) is required. This requirement forms part of your contractual obligations in purchasing within Taylor Private Estate.



# SETBACKS

The front setback distance for your home is the distance between the front of your home and the nearest road reserve. The side setback for your home is the distance between the nearest side lot boundary and your home.

Consistent front setbacks will help create memorable streetscapes throughout Taylor Private Estate. They provide sufficient space for landscaping as well as usable front yards which promote community interaction and passive surveillance or “eyes on the street” and a safer environment for children.

Your new home will need to comply with the setbacks within Taylor Private Estate which are also enforced by the City of Swan, the Residential Design Codes of WA (as amended) and any Detailed Area Plan (if applicable) as well as the general setback requirements detailed in the adjacent table.

Variations to the setbacks detailed must have approval from the Developer prior to the commencement of building your home.

Garages should be located to avoid streetscapes which are dominated by garage doors.

The setback to the portion of your home facing north should provide for adequate access to natural light, consistent with the Environmentally Sensitive Design section of these guidelines.

## DWELLING SETBACKS

### A. AVERAGE FRONT SETBACK

The average front setback requirement applicable to R20 coded lots under the R-Codes is normally 6.0 metres, and the average front setback requirement applicable to R30 coded lots under the R-Codes is normally 4.0 metres.

The average front setback requirement is reduced as follows:

- For R20 coded lots, the average front setback requirement shall be 4.0 metres
- For R30 coded lots, the average front setback requirement shall be 3.0 metres

SETBACK REQUIREMENTS	FRONT (MIN)	FRONT (AVE)
Cottage lots (R30)	2.0m	3.0m
Traditional lots (R20)	3.0m	4.0m

*NOTE: Please check the Detailed Area Plan (if applicable) for your lot, as setbacks may vary from the details above.*

### B. MINIMUM FRONT SETBACK

The minimum setback requirement is reduced as follows:

- For R20 coded lots, the minimum front setback requirement shall be 3.0 metres
- For R30 coded lots, the minimum front setback requirement shall be 2.0 metres

The above setback reductions will only apply providing that the area of any building intruding into the setback area is compensated for by at least an equal area of contiguous open space between the setback line and line drawn parallel to it at twice the setback distance.

#### PLEASE NOTE:

THE ABOVE SETBACK REQUIREMENTS REPRESENT A VARIATION TO THE R-CODES, AND REQUIRE CITY OF SWAN APPROVAL VIA A DETAILED AREA PLAN (S)



# GARAGES

The impact of your garage on your home and the overall streetscape is an important consideration when designing your home.

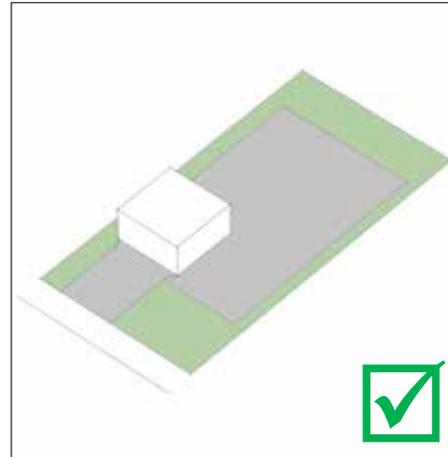
To help with the design of your home and garage, the following principles are encouraged. Your garage should:

- Integrate with the main residence wherever possible;
- Take up less than 50% of the frontage of your home\*;
- Have a roof design which complements the main home; and
- Have a door which complements the colours and materials of your home.

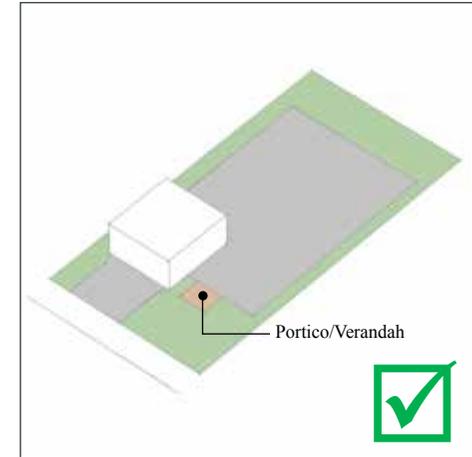
**AND** must not protrude more than 2.0m in front of the main building line\*;

**AND** be setback not less than 4.5m from the front boundary\*.

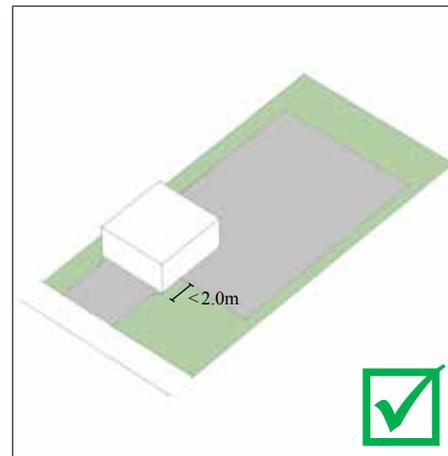
\*The following requirements relate only to front loaded garages. Requirements for rear loaded garages are as per the relevant Detailed Area Plan.



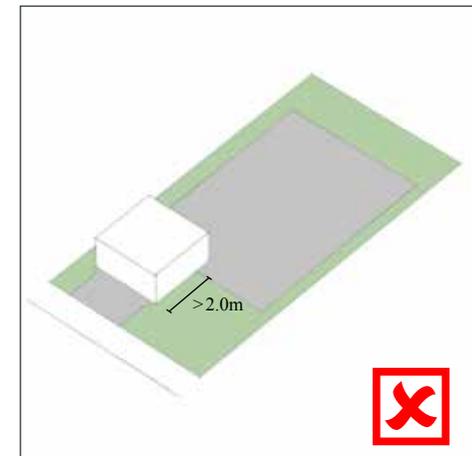
GARAGE IS RECESSED



GARAGE IS PROUD BUT A PORTICO/VERANDAH IS INCLUDED



GARAGE IS PROUD BY LESS THAN 2 METRES



GARAGE IS PROUD BY MORE THAN 2 METRES

RESTRICTIVE COVENANT ITEM 2(g) states that the Registered Proprietor shall not construct or permit to be constructed, erected or installed on the Lot:

- (g) a Residence unless the Residence has a garage that:
- is a double car garage capable of housing two (2) cars, parked side by side (carports are not permitted);
  - is complementary to the Residence and if the garage is not located under the main roof of the Residence then the garage must complement the residence as to the pitch of the roof, materials used, design, colour and external appearance; and
  - does not protrude more than two thousand millimetres (2000mm) in front of the front building line of the Residence;

**PLEASE NOTE:**

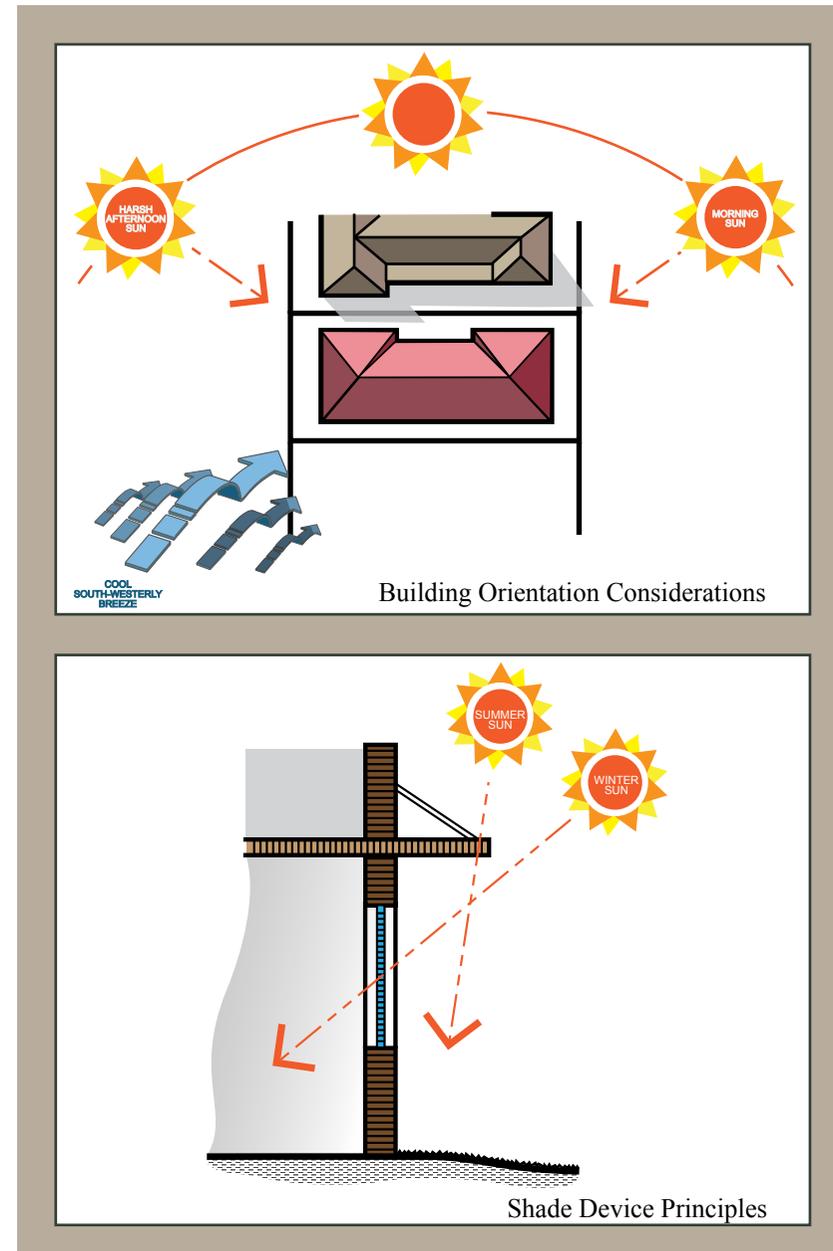
THE ABOVE SETBACK REQUIREMENTS REPRESENT A VARIATION TO THE R-CODES, AND REQUIRE CITY OF SWAN APPROVAL VIA A DETAILED AREA PLAN(S).

## ENVIRONMENTALLY SENSITIVE DESIGN

The orientation of your home has been designed through the original master plan, to provide maximum opportunities for access to natural light, views and cooling breezes. To help keep your home warm in winter and cooler in summer with less reliance on mechanical devices such as air-conditioning you can:

- Locate garages or parapet walls on the western boundary to block out the harsh summer sun.
- Maximise glazing to the north harnessing the maximum solar gain possible in winter (note appropriate shade devices are required for protection during the harsh summer months).
- Locate backyards and/or courtyards to capture cooling breezes in summer.
- Consult with your neighbour:
  - Where will my neighbour locate their house or windows / doors?
  - Are outdoor activity areas located in the most appropriate location?

**Note:** For lots affected by a Detailed Area Plan (D.A.P.) some decisions regarding the location of certain design elements may have been nominated by the Developer and agreed to with the City of Swan. If your lot is affected by a D.A.P. this will be attached to your purchase contract.



## EXTERNAL LIVING AREAS

Lifestyles in Western Australia and in particular the Swan Valley are based around spending large amounts of time outdoors with family and friends. Outdoor spaces should be considered as part of your new home design.

Locating covered outdoor spaces adjacent to indoor living areas can increase the size and feel of the room, as well as the usability of that space throughout the year.

Considerations for outdoor spaces are:

- Size and orientation (areas open to the harsh summer westerly sun should be avoided).
- Relationship to neighbouring homes.
- Roof materials.
- Fixed or moveable shade devices.



## CORNER LOTS

Homes designed for corner lots should address both the primary and the secondary street, providing passive surveillance of both streets. Fencing along the secondary street is encouraged to be articulated with visually permeable sections to minimise continuous blank fencing.



*RESTRICTIVE COVENANT ITEM 2(b) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (b) where the Lot is located on the corner of two (2) roads, a Residence unless the secondary street elevation:*
  - (i) matches the primary street elevation in terms of colours, materials, openings and roof design; and*
  - (ii) has at least one (1) major opening from a habitable room with an unobstructed view of the secondary street;*



## MATERIALS AND ARCHITECTURAL ELEMENTS

Large areas of blank unarticulated wall are to be avoided on the front elevation.

A variety of materials and colours to the front facade are encouraged to create articulation and to break front facades into identifiable architectural elements. Light colours are encouraged for solar efficiency whereas dark feature colours should be limited on the front facade.

The front elevation must have a minimum or average of 31 standard brick courses visible (excluding eaves) and be composed of a minimum of two wall materials (textures) or two wall colours with each making up at least ten percent (10%) of the total surface area of the facade. The front facade must include two of the following:

- Gable;
- Roof Gablet (with or without a finial);
- Bay window;
- A portico with a minimum width of 1500mm;
- Projecting sill course and or projected masonry corbels (including architectural moulding);
- A verandah or balcony with a minimum depth of 1500 mm for at least 50% of the elevation;
- Blade wall;
- Timber cladding; or
- Painted weatherboard profile panelling.

*RESTRICTIVE COVENANT ITEM 2(c,d&e) states the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

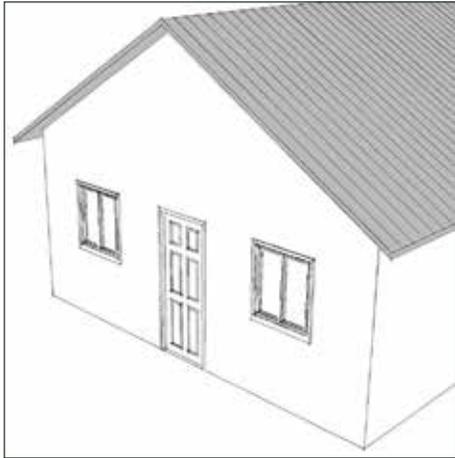
- (c) a single storey Residence unless the primary street facing elevation is no less than thirty one (31) standard brick courses.*
- (d) a Residence unless the primary street facing facade is made up of at least two (2) different colours or textures with each such colour or texture (as applicable) making up at least ten percent (10%) of the total surface area of the facade. For the purpose of this clause the term "facade" does not include the roof, gutters, downpipes, windows or doors;*
- (e) a Residence unless the primary street facing facade includes at least two of the following:*
  - (i) a gable;*
  - (ii) a roof gablet (with or without a finial);*
  - (iii) a bay window;*
  - (iv) a portico with a minimum width of one thousand five hundred millimetres (1500mm);*
  - (v) a sill course, projected masonry or projecting corbels;*
  - (vi) a verandah or balcony with a minimum depth of one thousand five hundred millimetres (1500mm);*
  - (vii) a blade wall;*
  - (viii) timber cladding; or*
  - (ix) painted weatherboard profile cladding;*

The following measures are also encouraged:

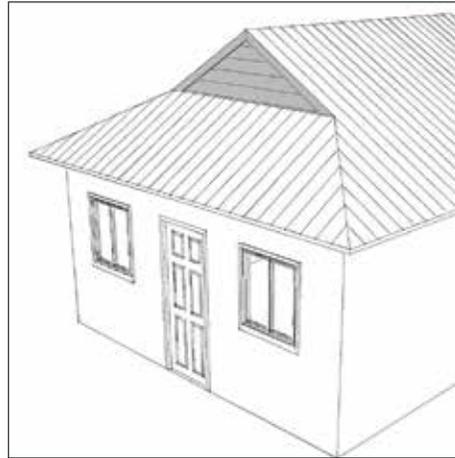
- Window openings greater than 600mm wide in the front elevation should have a vertical proportion of at least 2:3 (width:height), or be composed of panes with a proportion of at least 2:3.
- Two-storey dwellings are encouraged to reinforce the desired character of the streetscape, particularly around neighbourhood parks.
- Should buildings for a continuous run of lots be developed by the same builder/developer, adjacent buildings should be paired or grouped together, wherever possible with a similar form, scale and architectural style. The dwellings however, shall not be an exact duplication of design, colours and materials.



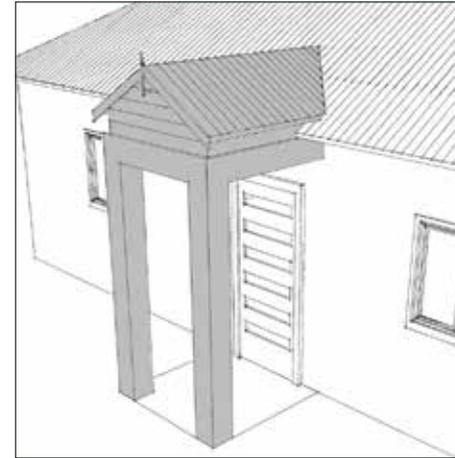
Example of residence with feature blade wall



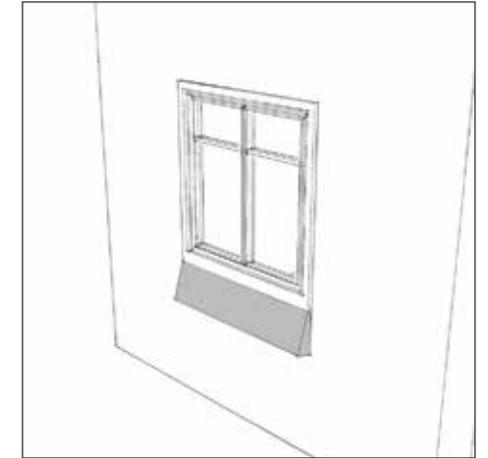
GABLE



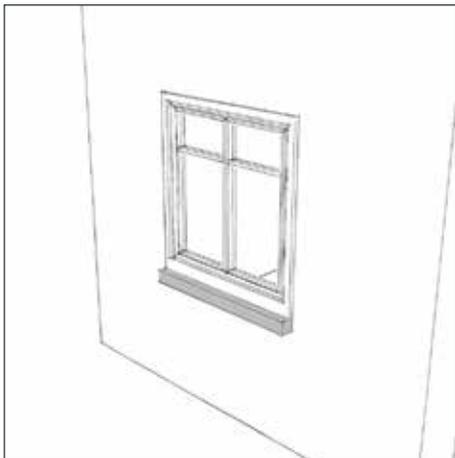
ROOF GABLET



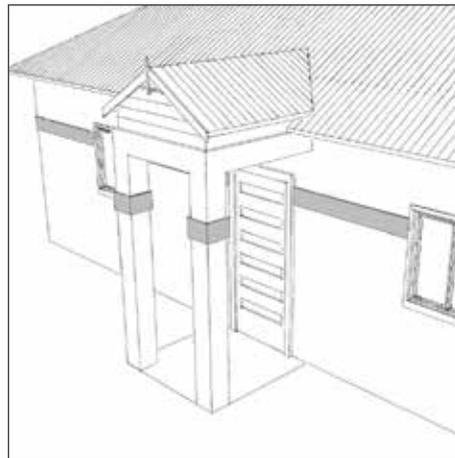
PORTICO



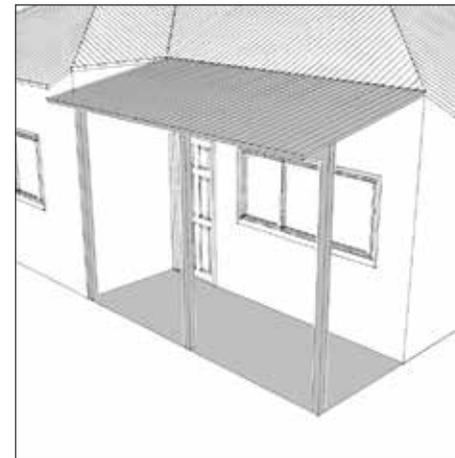
PROJECTING SILL



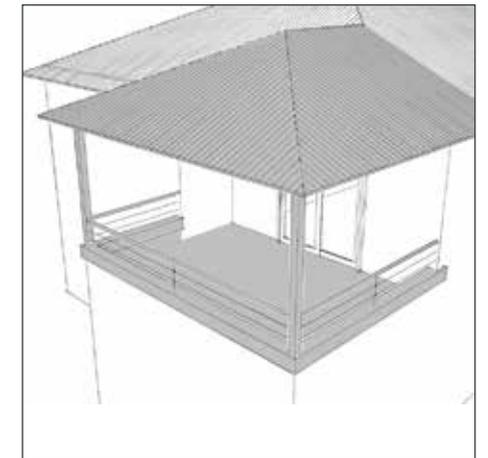
SILL COURSE



MASONRY CORBELS



VERANDAH



BALCONY

# ROOF DESIGN

The roof design of your home is an important element both for architectural interest as well as energy efficiency of your home.

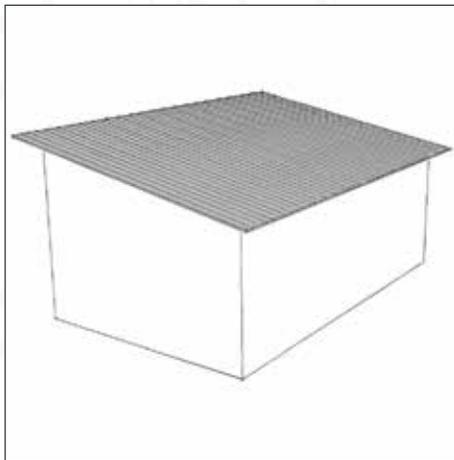
Some simple principles are encouraged:

- Roof design should be simple and uncluttered.
- The roof should be light in colour for maximum thermal efficiency and complement the style of your home.
- The roof should have a traditional pitch which is visible from the primary frontage and should have a minimum roof pitch of 24 degrees.

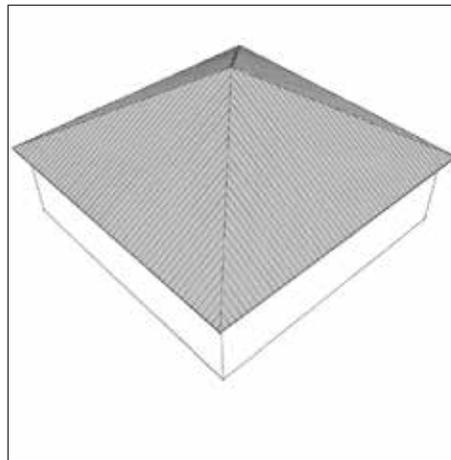
- The roof should have a minimum pitch of 8 degrees where designed as a skillion roof.
- Verandahs and secondary roof elements should be constructed of the same material as the main dwelling roof.
- Areas of flat roof are permitted as part of the main roof provided they are behind a parapet wall detail and should not form a dominant part of the roof frontage.

RESTRICTIVE COVENANT ITEM 2(f) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:

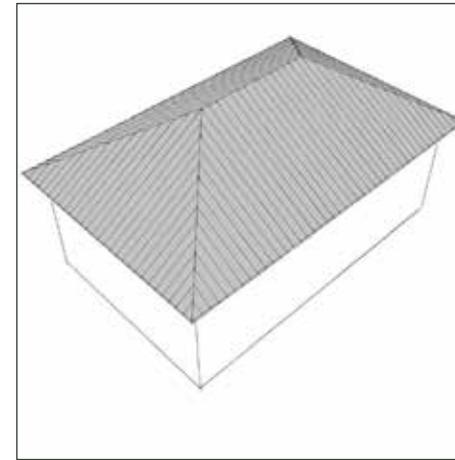
- (f) a Residence unless the Residence has a roof that is:
- (i) pitched at an angle greater than twenty four degrees ( $24^\circ$ ) for a modulated roof form or pitched at an angle greater than eight degrees ( $8^\circ$ ) for a singular roof form; and
  - (ii) is constructed of clay or concrete tiles or custom orb metal deck sheeting and not from zincalume;



SKILLION ROOF



PYRAMID ROOF



HIP ROOF

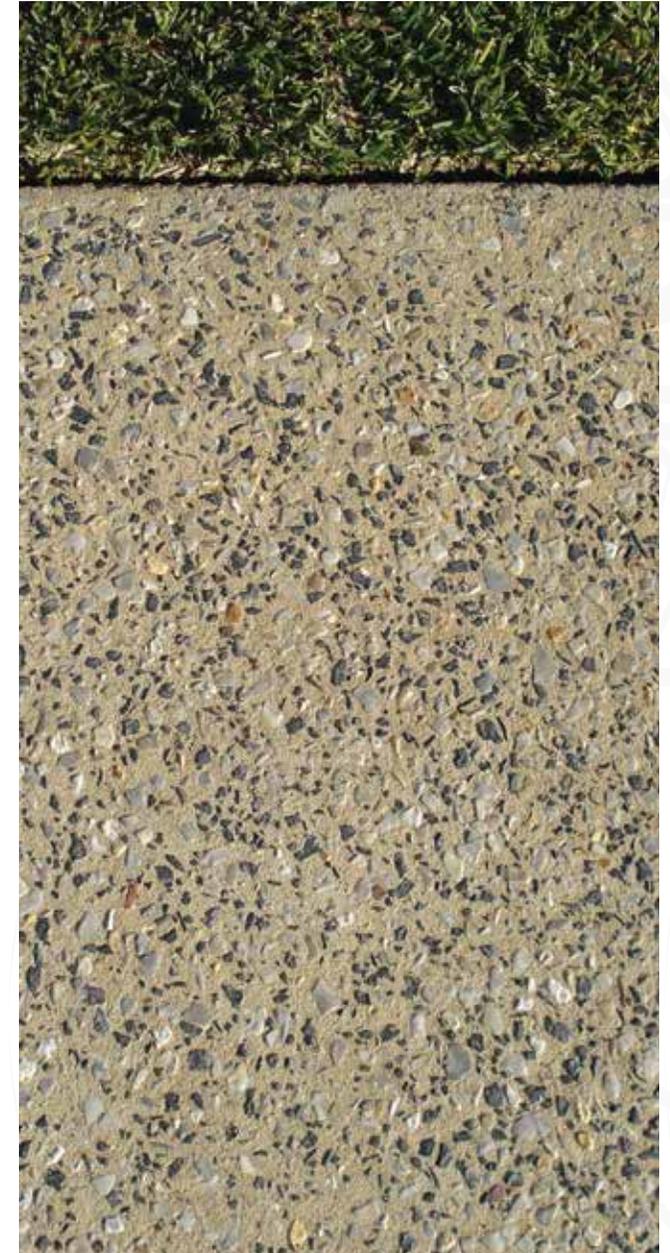
## DRIVEWAYS

Driveways, like garages, are an important design element of your home and the effect its presence has on the street.

Driveways should be constructed to a minimum of 4 metres and a maximum of 6 metres wide and constructed from:

- Brick paving;
- Liquid limestone; or
- Exposed aggregate concrete.

Driveways must be completed prior to occupation of the residence.



*RESTRICTIVE COVENANT ITEM 2(h) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (h) a Residence unless it has a driveway:*
- which has a minimum width of four (4m) metres and a maximum width of six (6m) metres;*
  - constructed from brick paving, liquid limestone or exposed aggregate concrete and is not constructed from grey, painted or in situ concrete; and*
  - that is completed prior to the occupation of the Residence;*



# FENCING

The fencing of your lot is an important element to consider when designing your home. Front fencing helps to frame the street and create safe usable spaces for use by your family.

Cottage or Terrace lots that have vehicle access from a rear lane and direct frontage onto a public park shall have a visually permeable front fence provided by the Developer.

No modification shall be made to any walls, fencing or landscaping installed by the Developer and forming part of Taylor Private Estate without prior approval of the Developer or it's nominated representative. The use of temporary materials such as bamboo or wicker screens to block permeable estate fencing is not permitted.

## A. FRONT FENCING

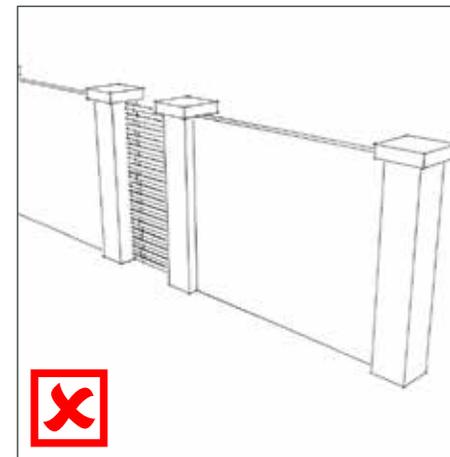
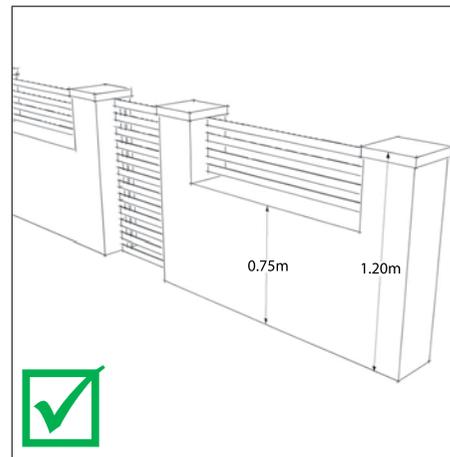
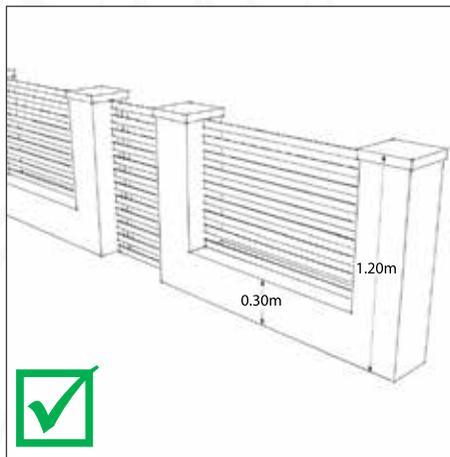
Front fencing which is not provided by the Developer shall comply with the following guidelines:

- Front fencing shall not be constructed from fibre cement sheeting or metal sheeting products.
- The visually permeable component must be at least 25% open.
- Blank non permeable walls will not be permitted as a front boundary fence.
- Front fencing shall be connected to a side fence and installed at the same time where appropriate.

Fencing for all lots shall comply with the requirements of the following table:

FRONT FENCING	
Maximum Fence Height	1.2m
Max. Height of Solid Fencing	0.75m
Visually Permeable Fencing Only	0.75m-1.2m

Please note that the requirements above only relate to portions of fencing between piers/pillars. Solid piers/pillars may be constructed to a maximum height of 1.2m.



## B. SIDE AND REAR FENCING

Side and rear fencing shall generally be provided on all lots by the Developer pursuant to the Taylor Private Estate fencing package. This does not include the return of side fencing or gates to the residence.

The following guidelines shall apply for any fencing not provided by the Developer:

- Side and rear fencing behind the building line shall be a maximum of 1.8 metres high and must be installed prior to occupation.
- Side fencing to a secondary street shall be no more than 1.8m above the adjacent ground level on the street reserve at any given point.
- Any fencing visible from the street shall be constructed predominantly in the same material as the house, unless otherwise installed by the Developer.
- The return of side fencing to the residence shall be of materials consistent with the residence and/or the boundary fencing and shall not reduce or block surveillance of the front or side streets on a corner lot.

*RESTRICTIVE COVENANT ITEM 2(i&j) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (i) any boundary fencing behind the Front Fencing Line other than fencing that:
  - (i) in the case of boundaries abutting a public open space, public reserve, public street or laneway is:
    - (A) constructed from capped “Grey Ridge” coloured Colorbond and/or masonry or rendered masonry that matches the Residence;*
    - (B) less than one thousand eight hundred millimetres (1800mm) high;**
  - (ii) in the case of boundaries not abutting a public open space, public reserve, public street or laneway is:
    - (A) constructed from capped “Grey Ridge” coloured Colorbond and/or masonry or rendered masonry that matches the Residence; and*
    - (B) greater than one thousand eight hundred millimetres (1800mm) high;***
- (j) any boundary fencing forward of the Front Fencing Line other than fencing that:
  - (i) consists of side and front fencing together;*
  - (ii) is constructed of brick, rendered brick or limestone piers and infilled with timber or wrought iron;*
  - (iii) is less than one thousand two hundred millimetres (1200mm) high;*
  - (iv) has a solid, visually non-permeable bottom component less than seven hundred and fifty millimetres (750mm) high; and*
  - (v) has a visually permeable component which is not less than twenty five percent (25%) visually permeable;**

## RETAINING WALLS AND FINISHED LEVELS

Taylor Private Estate has been designed to reflect the natural topography of the land. Where retaining walls have been provided to a lot they should not be altered or removed as this may interfere with the structural integrity of the retaining wall.

Similarly, retaining walls constructed in addition to that provided by the developer are discouraged. Any new retaining walls are to be constructed in the same material as the existing retaining walls unless it is intended to be an architectural feature and must be approved by the Developer or its nominated representative prior to construction of the retaining walls.

Where certification by a qualified Structural Engineer is required by the developer for work proposed by the purchaser (to modify existing retaining) this is to be provided by the purchaser at their expense. Such works may also require City of Swan approval and the lot buyer should make their own enquiry in this regard.

*RESTRICTIVE COVENANT ITEM 3(b,c,d) states that the Registered Proprietor must not:*

- (b) change the average finished ground level of the Lot by more than five hundred millimetres (500mm) from the original median finished ground level of the Lot. This restriction does not apply in relation to activities requiring temporary excavation works such as installing a swimming pool or spa bath;*
- (c) paint, alter or remove or in any way interfere with the structural integrity of any retaining wall erected on any boundary of the Lot provided that this does not prevent the undertaking of any works or repairs to the retaining wall where necessary to maintain its structural integrity or its condition or where properly required by any relevant authority;*
- (d) in relation to a fence on the boundary of the Lot constructed by the Developer or a party on the Developer's behalf:
  - (i) alter or remove the fence except as required to repair or replace the fence because of damage or wear and tear; and*
  - (ii) repair or renew the fence with any materials which are not of the same nature, quality and standard as those originally used.**

## SHEDS AND OUTBUILDINGS

Any garages, storerooms, verandahs or other detached structure must be constructed in the same material and theme as the dwelling.

*RESTRICTIVE COVENANT ITEM 2(k) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (k) a shed or outbuilding, unless it is:
  - (i) less than twelve metres square (12m<sup>2</sup>) in floor area;*
  - (ii) less than two thousand millimetres (2000mm) in height;*
  - (iii) constructed behind the front building line of the Residence;*
  - (iv) constructed from materials similar and complementary to the Residence; and*
  - (v) screened from Public View;**

## AIR CONDITIONERS

All air-conditioning, cooling equipment and split system compressor units must:

- Not be visible from the public domain (parks, streets and lanes); and
- Be located to minimise nuisance to neighbours (whether by noise, visual or exhaust emissions).
- Roof mounted units and equipment must also be in a similar colour to the primary roof material.

*RESTRICTIVE COVENANT ITEM 2(l) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (l) *an air-conditioner or cooling unit on the exterior of the Residence unless it:*
- (i) *is installed below the ridge line of the roof;*
  - (ii) *matches the colour, profile and pitch of the roof;*
  - (iii) *is screened from Public View and from neighbouring properties; and*
  - (iv) *is positioned to minimise the noise impact on neighbouring properties;*

## ROOF DRAINAGE

Residential lots that are provided with a connection to the council stormwater system are not permitted to install soakwells. All roof drainage is required to be connected to the council system when available, which removes the need for the installation of any soakwells on site.

The lot connection consists of a pit within each lot, with a PVC stub for connection to the internal drainage reticulation.



## SOLAR HOT WATER SYSTEMS

Roof-mounted solar hot water system panels and traditional integrated solar hot water systems shall:

- Integrate with and match the roof profile of your home; and
- Be located to minimise visibility from the public domain (parks, streets and lanes).

*RESTRICTIVE COVENANT ITEM 2(m) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (m) *a solar hot water unit unless it is:*
- (i) *located on the roof of the Residence;*
  - (ii) *installed below the ridge line of the roof; and*
  - (iii) *installed in keeping with the roof profile and the pitch of the roof;*



## RUBBISH DISPOSAL

During the construction of your new home, your builder will need to place a large waste bin on your property to ensure that all waste material is dealt with appropriately. You and your builder must ensure this is located within the property boundary.

After you have moved into your new home, rubbish bin storage areas shall be screened from view from adjacent streets, rear lane or public open space except on rubbish collection days.



RESTRICTIVE COVENANT ITEM 2(n) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:

- (n) a Residence unless during the construction of the Residence, a large waste bin is placed on the Lot to dispose of all waste materials;

RESTRICTIVE COVENANT ITEM 3(g) states that the Registered Proprietor must not:

- (g) permit any rubbish disposal containers on the Lot to be in Public View except on days allocated by the local authority for rubbish collection

## LETTERBOXES

All homes within Taylor Private Estate must have a clearly numbered letterbox which complements your home and is either:

- Adjacent to the driveway; or
- Integrated into the front fence.

Purchasers of laneway lots shall be advised of their requirements for letterbox placement.

RESTRICTIVE COVENANT ITEM 2(o) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:

- (o) a Residence unless the registered proprietor also constructs or causes to be constructed a letterbox on the Lot which is:
  - (i) adjacent to the driveway or is incorporated into the fence constructed forward of the building line of the Residence;
  - (ii) clearly numbered; and
  - (iii) constructed from materials similar and complementary to the Residence;

## SOLAR PANELS

Solar Photovoltaic Plates or the like, are to be integrated with and match the roof profile of your home and where possible, not be visible from the public domain.



## CLOTHES LINES

Clothes drying areas shall be screened from view from adjacent streets, rear lanes and public open spaces.

## COMMUNICATIONS

TV antennae and other electrical communication apparatus shall be located in the roof space of your home where possible or otherwise located within the rear half of the property to protect the appearance of your home and the general streetscape.

*RESTRICTIVE COVENANT ITEM 2(p&q) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:*

- (p) a television or radio antennae visible from Public View;*
- (q) a satellite dish visible from Public View.*

## LIGHTING

External lighting should be located to minimise glare onto neighbouring properties and the adjacent street.

Movement sensors should be located so as to not be activated by movement outside the lot.

DESIGN GUIDELINES

## VEHICLES

To protect your streetscape, boats, caravans, trailers, or commercial vehicles will not be permitted to be parked forward of the house or in a rear laneway unless providing temporary servicing.

*RESTRICTIVE COVENANT ITEM 3(e&f) states that the Registered Proprietor must not:*

- (e) repair or maintain or permit to be repaired or maintained on the Lot any motor vehicle, boat, trailer or any other vehicle or machinery unless it occurs behind the front building line of the Residence and is screened from Public View;*
- (f) park or permit to be parked on the Lot any boat, caravan, trailer or commercial vehicle including trucks, buses and tractors unless screened from Public View;*

## DOMESTIC PETS

*RESTRICTIVE COVENANT ITEM 3(i) states that the Registered Proprietor must not:*

- (i) raise, breed or keep or permit to be raised, bred or kept any insects, reptiles, animals, livestock or poultry on the Lot or any part thereof provided that this restriction shall not operate to prevent the registered proprietor from keeping up to four domestic pets on the Lot; and*

## SIGNAGE

No signage is permitted other than a maximum of one 'For Sale' sign per dwelling.

*RESTRICTIVE COVENANT ITEM 3(h) states that the Registered Proprietor must not:*

- (h) erect or permit to be erected any signage or advertisements on the Lot unless it is a builder's sign required during construction and is no more than six hundred millimetres by six hundred millimetres (600mm x 600mm) or a real estate sign associated with the sale of an established Residence.*

## DISPLAY HOMES

Residences are not permitted to be used as display homes.

*RESTRICTIVE COVENANT ITEM 3(j) states that the Registered Proprietor must not:*

- (j) use or allow the Residence to be used for display home purposes.*

# DETAILED AREA PLANS

Taylor Private Estate has been designed to achieve a high quality community outcome.

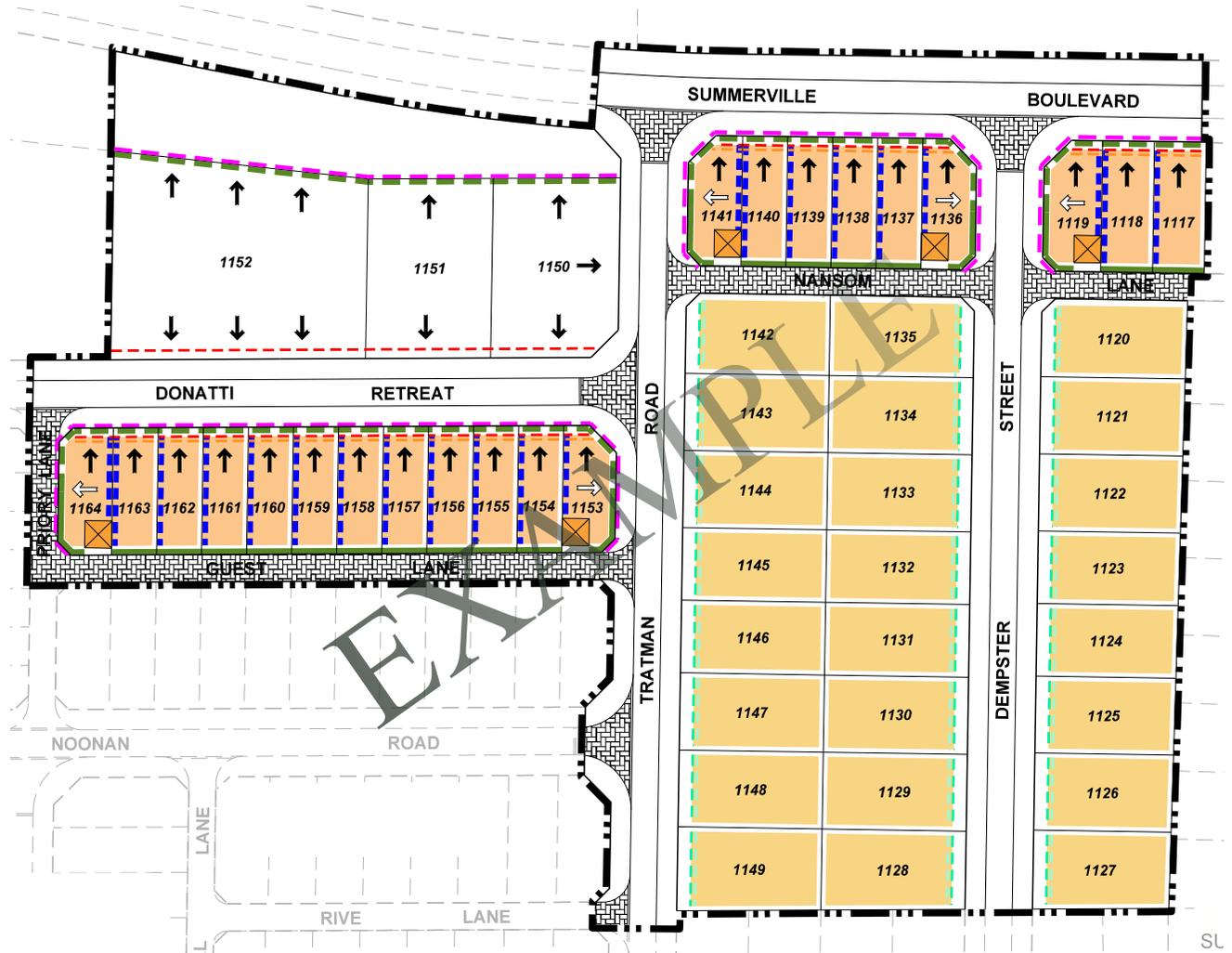
Detailed Area Plans (DAPs) have been prepared for certain lots to introduce design elements into the construction of homes on those affected lots, as well as to encourage diversity and innovation.

A DAP is adopted and administered by the City of Swan in approving your new home.

If your lot is the subject of a DAP you will sign an agreement to the DAP as part of the purchase process.

RESTRICTIVE COVENANT ITEM 2(r) states that the Registered Proprietor must not construct or permit to be constructed, erected or installed on the Lot:

(r) a Residence or any other improvements to the Lot unless they comply with the Detailed Area Plan, which applies to the Lot (if any).



**PLEASE NOTE**  
 THE ABOVE DAP IS AN EXAMPLE ONLY.  
 REFER TO THE DAP AFFECTING YOUR LOT (IF APPLICABLE) FOR MORE DETAILS.

## LANDSCAPE PACKAGE

To maintain the high standard of Taylor Private Estate, an attractive landscape package will be part of your purchase contract.

To qualify for the landscape package, practical commencement of your home in accordance with these design guidelines will need to be met.

If these conditions are met, the Developer will provide the following:

Front yard landscaping forward of the building line, including roll on turf, one advanced theme street tree plus an assortment of smaller shrubs and plants determined by the Developer. Blanket reticulation with automatic controller will be installed.

## FENCING PACKAGE

To maintain the high standard of Taylor Private Estate, an attractive fencing package will be part of your purchase contract.

To qualify for the fencing package, practical commencement of your home in accordance with these design guidelines will need to be met.

If these conditions are met, the Developer will provide the following:

Side and rear boundary colorbond fencing to your property up to the front building line.

## CONTACTS

### SALES

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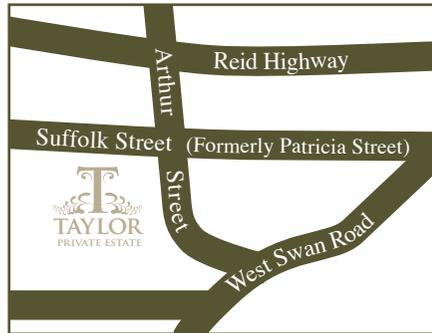
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Corner Suffolk Street & Arthur Street, Caversham

Opening Hours

1pm-5pm Wednesday, Saturday & Sunday

[taylorprivateestate.com.au](http://taylorprivateestate.com.au)



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