Annexure A - Annie's Landing "General Zone" Design Guidelines and Restrictive Covenants

Introduction

The Design Guidelines and Restrictive Covenants form Annexure 'A' under the contract of sale. All Buyers must comply with the conditions set out in this Annexure 'A'.

The Design Guidelines define the criteria the Seller will use in order to assess building plans for design approval.

The "Restrictive Covenants" (Annexure A) are the various restrictions placed on the title for the benefit of all landowners in Annie's Landing.

The "Building Requirements & Special Conditions" (Annexure B) are the criteria the Seller uses to implement building time restrictions and other special conditions of sale.

These Design Guidelines are in addition to existing statutory or other local authority requirements. LWP does not warrant that the Shire will approve or refuse any house plan, even if it satisfies these Design Guidelines for Annie's Landing.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Annie's Landing. LWP reserves the right to amend the conditions outlined in Annexure 'A' and approve designs which do not strictly comply with these guidelines but are considered by LWP to be of merit.

Buyers Must Comply

The Buyer warrants and undertakes that any building and other improvements shall be constructed on the property in accordance with:

The Design Guidelines; and
Plans and Specifications firstly approved in writing by LWP Property Group Pty Ltd; and
The additional provisions in this Annexure 'A'

The Buyer acknowledges that they are in receipt of a copy of the Design Guidelines.

Approval Process

Before you lodge your new home plans with The City of Swan, you are required to obtain Design Approval from LWP. The process to obtain design approval is as follows:

1. Ensure when designing your home you refer to the requirements outlined in this document, contract of sale, individual lot plan and Detailed Area Plan (DAP) if applicable
2. Upon completion of your design, submit in PDF format to LWP online approval portal, BuildPro at www.lwpbuildpro.com.au
3. One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.
4. A completed Schedule of External Materials (Annexure "C")
5. LWP will issue a design approval where plans appropriately comply or provide comments where a design may not comply (Allow 7-10 working days)
6. Upon receipt of an approval from LWP, seek relevant approval from The City of Swan

DESIGN GUIDELINES

1. Objective

LWP's aim is to create a strategy for ensuring Annie's Landing presents a high quality appearance in it's built form, landscaping and overall streetscape.

2. Site Considerations

2.1 Detailed Area Plans	• Designers should refer to applicable Detailed Area Plans to identify any special requirements with particular reference to primary frontages, setbacks, minimum open space and permissible site coverage.
2.2 Orientation	• Unless varied by a Detailed Area Plan, the nominated primary elevation for homes directly abutting a public reserve is as follows: 1. Laneway Lots: The public reserve is considered as the primary elevation. 2. Street or Mews Lots: The public reserve is considered as the secondary elevation, however homes will be required to provide a habitable room and/or outdoor living area overlooking the public reserve. • Homes nominated as "Dual Frontage" will provide Primary Elevation requirements to both Street and public reserve elevations • Unless varied by a Detailed Area Plan, homes are required to provide at least one main living area with access to north / north east or eastern sun. Exceptions may be granted for homes facing north or homes on lots less than13m frontage.
2.3 Site Classification	• Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot. • Geotechnical classification testing cannot be performed until the civil works are completed.

1. Streetscape and Building Design

Architectural Character Statement

Homes in Annie's Landing should strive to incorporate character features from the diversified architectural styles found in the Avon Valley. Styles such as the Australian Homestead and New Norcia's Spanish Revival were introduced from Europe and adapted to withstand the elements of the Australian bush. Features such as verandahs, colonnades, arches, light colour render and paintwork are commonly related and should be incorporated into facades. All homes shall be consistent with the principles outlined in the character statement.

3.1 Streetscape	• Where more than two dwellings are adjacent and constructed by the same purchaser, diversity in the front façade is required; in colour, material or texture. Substantial repetition of the same façade treatment will not be permitted. • Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation. • All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.

3.2 Building Design	• Primary / Front Elevation 1. Homes should have well articulated facades by providing at least one indentation or projection reflected in the floor plan which is mirrored in roof plan. The projection or indentation should be at least 450mm deep (excludes garages); 2. A minimum of two (2) wall materials or colours (excludes doors & windows). Choose from: painted face brick, render; mini orb; face brick in redish aubin tones; "primeline" weatherboard cladding or Toodyay stone or replica stone in rugged/random profile in a mix of aubin, brown and/or warm cream tones. (Note: Single course cream face brick in selected shades are permitted. Smooth two course limestone blocks will not be considered where visible from a street or public space.) Colours and materials shall reflect the supplied palette. 3. All homes on lots 10.5m width or less shall have a minimum ground floor plate (brick courses) height of 31c (ie; 28 c eaves) for the majority of the front façade (excluding. Homes on corner lots should extend the minimum height for walls for at least 3m and/or where a projection or indentation in the floor plan permits a logical change in wall height (see 3.2.4). 4. To ensure the architectural character is incorporated into the design of homes, a minimum of 3 of the following character features shall be used in any primary elevation: 4.1 a verandah or balcony which is a minimum 40% of the width of the façade (excluding garage or carport) x 1.5m deep with the longest portion parallel to the street.; 4.2 a substantial entrance feature to pronounce the main entry to the dwelling. Choose from: arched portico with piers and separate roof; arbor, gate house with gable roof or an open pergola; 4.3 a roof feature for example, but not limited to: gable-end wall; gambrel; pitch over 27° or dormer windows; 4.5 Toodyay stone or replica to be applied to a feature element such as blade wall, supporting pier, chimney or other architectural feature which is consistent with the character; 4.6 vertically proportioned windows in awning or sash style; 4.7 arched windows and doors; 4.8 architectural moulding, corbelling or quoining 4.9 rendered plinths and bands to the entire façade 4.10 metal deck roof (see 3.2.3 for permitted colours); 4.11 other character features consistent with the theme may also be accepted. • Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof (unless covering off the eaves line of the front façade).

	3.2.2 Secondary Elevations • Homes located on a corner or with the side boundary adjacent a street, park or public access way shall provide a secondary elevation. Secondary elevations shall be an extension of the primary elevation building features (i.e. colours, materials and other building design features such as windows, verandahs etc). The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for at least 3m and/or where a projection or indentation in the floor plan permits a logical change. • Smooth two course limestone blocks are not permitted to the entire secondary street elevation or any area visible from public view. • Where open fencing is proposed for the full length of the secondary elevation, front elevation materials and finishes shall be continued for the full length of the secondary elevation or to all areas visible from public view. • Meter boxes must be located so they are not visible from public spaces, however if this is unavoidable they must be placed so not to create a negative impact from the street. Meter boxes must be painted the same or similar colours to the wall material. • Secondary Elevations are not mandatory where a home abuts a laneway to the side boundary.
3.2 Building Design cont...	3.2.3 Roof • Pitched roofs such as hipped or gable end roofs should be a minimum of 24 degrees pitch. • Skillion and curved roofs are not permitted. • Sections of flat roof are permitted provided that the roof and gutter are concealed behind parapet walls. • Eaves to a minimum of 400mm depth on all visible areas. Exclusions permitted for terrace homes, zero lot walls, non habitable rooms, elevations facing true south, walls which do not include windows, gable ends or where alternative shading is provided eg awnings, verandahs etc) • The following roofing materials are permitted: 1. Corrugated Metal deck (including zincalume) 2. Low profile roof tiles e.g. shingle style or other low profile such as Vienna and Horizon. • Roofs shall be consistent with the following recommended Colorbond colours; Surfmist, Evening Haze, Paperbark, Shale Grey, Dune, Windspray, Bushland, Woodland Grey, Ironstone, Manor Red, Cove, Gully, Basalt and Wallaby. • Consider adding dormer windows or skylights to add interest and increase access to light internally. • Roof ventilators are also encouraged. • Other low profile roof tiles may also be considered.

3.2.4 Height

- For lots with frontage **10.5m or less** a vertical emphasis is encouraged to offset the reduced width of the home. Internally through the use of shaped ceilings and skylights; and externally by utilizing additional parapet height or changes in the roof line.
- All homes must have an internal ceiling height of no less than 28c.
- NOTE: Minimum plate heights (31 brick courses) apply for homes on lots **10.5m width or less** (see 3.2.1 Front Elevation).

3.2.5 Garages & Carports

- The roof and design features of garages and carports must be consistent with the main dwelling.
- The height and scale of garages must not dominate the primary elevation. Where the plate height of a garage is increased the remainder of the elevation must be taken into consideration.
- **Unless varied by a Local Development Plan**, the size and location of garages is as follows:
    - Garages must be located for access from the rear laneway where one is provided. *Note:* the below requirements do not apply where a laneway is provided.
    - Garages must not be forward of the main building line.
    - For narrow frontage lots between 8.5m and 12m, where garages/carports exceed 50% of the primary frontage, the following must be complied with:
        1. A clear indication of the dwelling entrance.
        2. The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting porch, portico or verandah with a minimum depth of 1.5m which sits above the garage height.
        3. Garages are to be set back at least 0.5m behind the main building line.
        4. The primary elevation must sit higher than the garage to reduce visual dominance.
    - For any single storey dwelling on a lot with a frontage of 10m or less where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted.
    - Double garages are permitted on lots with a frontage of 10m or less where dwellings are two storey and where major openings to habitable rooms are provided on the primary street frontage.
    - Triple garages are permitted, however may not exceed more than 50% of the lot frontage in width and must ensure that the third garage component is set back from the double garage to lessen the impact from the street. (Note: the removal of retaining walls constructed by the seller to accommodate a triple driveway may not be permitted.)
- For homes on corner lots the crossover (garage/carport) is to be located as close to the lot boundary opposite the corner truncation as possible (subject to engineering constraints).
- Carports may be permitted, however shall be fitted with a remote controlled sectional door.

	3.2.6 Driveways • Driveways and crossovers may not be constructed of plain grey concrete, gravel or asphalt. • Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling.. • All crossovers in verges that contain trees installed or retained by LWP shall be constructed so that the trees are not damaged or removed unless approved by The City of Swan. • A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.
4. Ancillary Building Works These are building works generally undertaken in addition to the primary building contract by the developer and/or purchaser. All ancillary works shall comply with the requirements set out below and buyers must submit plans to LWP for approval prior to the commencement of any ancillary building works.	
4.1 Ancillary Works	4.1.1 Developer Works • Existing site levels shall not be altered by more than 200mmm. Any retaining walls required as a result of building will not be the responsibility of LWP. • Where a fence, entry statement or retaining wall has been constructed by LWP it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.
	4.1.2 Side and Rear Fencing • All side, rear and secondary street fencing as prescribed by the seller will be installed by LWP to a maximum of 1.8m high. • Side dividing fencing will extend up to the front building line. Secondary street fencing will be located up to the extent of the secondary elevation (i.e. at least 3m from the corner of the home). The purchaser will be responsible for installing the return panels of the fences. • All side return panels or gates between the side boundary and the home must be installed prior to the installation of front yard landscape packages.
	4.1.3 Front Fencing • Front fencing is generally not encouraged, however if a front fence is installed, the following conditions apply: • Front fencing as viewed from the primary street or public reserve shall be a maximum of 1.8m and must be at least visually permeable above 700mm. • Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	4.1.4 Letterboxes • Where letterboxes are provided by LWP they must not be removed or altered in anyway. • Freestanding letterboxes constructed at the front of homes shall be consistent with the materials and colours of the primary elevation.

	4.1.5 Telecommunication and Entertainment Services • LWP has provided access to the National Broadband Network. Refer to your contract for specifications required by your builder. • If required, TV antennas must be located within the roof space or concealed from public view. Satellite dishes must be approved first in writing from LWP.
	4.1.6 Plant and Equipment • All service elements such as hot water units (including solar), rain water tanks, clothes drying areas and downpipes should be hidden from public view. LWP recommends placing roof mounted items such as air conditioners as far as possible away from the street front. • Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element e.g. with rain heads. • Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness. • Air conditioning units must match the colour of the roof. • Meter boxes must match the wall colour. • The installation of security shutters is discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

	4.1.7 Outbuildings
	• All outbuildings shall be constructed behind the front or secondary elevation building line.
	• For lots under 1000m2
	  ◦ Outbuildings less than 24sqm shall be in materials and colours compatible with the main dwelling.
	  ◦ Outbuildings greater than 24sqm shall be constructed of the same materials, colours and finishes of the main dwelling.
	• For lots over 1000m2
	  ◦ Outbuildings less than 36sqm shall be in materials and colours compatible with the main dwelling.
	  ◦ Outbuildings greater than 36sqm shall be constructed of the same materials, colours and finishes of the main dwelling.

	4.1.8 Landscaping • Unless otherwise stipulated in the land sales contract, all homes approved by LWP and built in accordance with the approved plans, will receive front yard landscaping and irrigation installation at the cost of LWP. Your front garden will be designed in consultation with a landscape architect who specializes in current landscape trends and low water usage Western Australian Plants. Please visit LWP Ellenbrook website for contact information 6 weeks prior to the completion of your home to arrange an installation date. • Landscaping will only be installed once: • Side fencing panels and/or side gates (installed by owner). • The driveway crossover is completed. • All excess soil & debris is removed from the site and the lot is restored to the as constructed level and/or lowered where turf or landscape treatment requires, prior to building commencement. • All retaining walls and hardstands are completed by the owner.

5. Glossary of Terms

An alphabetical collection of specialist building and planning terms and their meanings.

Architectural Element	A structure designed as a separate identifiable part of a building.
Articulation	Variation in the elevation through projections and indentations in the floor plan and mirrored in the roof design to create shadows and add visual interest to the façade.
Awning/Canopy	A roof structure supported by a frame and located over a window to provide sun shading.
Corner Lots	A lot which is located at the junction of two streets or at the junction of a street and public reserve.
Facade	The face of the building which is orientated to the primary street. The façade shows the buildings most prominent architectural or design features.
Front Fencing	All fencing forward of the main building line.
Gable	The triangular top section of an end wall that fills the space beneath where the slopes of a two sided pitch roof meet. Gables can be in the wall material or another feature material eg weatherboard cladding or timber
Gambrel	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber
Habitable/Non-Habitable Room	All bedrooms, kitchens or living rooms. Non habitable rooms include bathrooms, laundry, stairs or circulation spaces.
Hip Roof	A roof with sloping ends as well as sides.
Laneway	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
Living Areas	Rooms designed for living in especially for relaxation, social and recreational activities.
Main Building Line	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
Mews	A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.
Porch	A covered shelter at the front of the home located adjacent the entry.
Portico	A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.
Primary Elevation	The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.
Public View	An area in view from common spaces such as public reserves or streets.
Public Reserve	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
Secondary Elevation	The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.
Skillion Roof	A mono pitch roof of gentle slope generally between 5^0-15^0 pitch.
Verandah	A covered shelter at the front of the home which has its own separate roof and is supported by pillars, posts or piers.