

Annexure A – Annie's Landing "Avon Valley Zone - Village Centre"

Design Guidelines and Restrictive Covenants

Lot _____ ELLENBROOK WA 6069

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:

1. The Design Guidelines; and
2. Plans and Specifications firstly approved in writing by LWP Property Group Pty Ltd; and
3. 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 (buildingplans@lwpproperty.com.au):
 - One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.
 - A completed Schedule of External Materials (Annexure "C")
3. LWP will issue a design approval where plans appropriately comply or provide comments where a design may not comply (Allow 7-10 working days)
4. 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Unless varied by a Detailed Area Plan, the nominated primary elevation for homes directly abutting a public reserve is as follows: <ol style="list-style-type: none"> Laneway Lots: The public reserve is considered as the primary elevation. 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 than 13m frontage.
2.3 Site Classification	<ul style="list-style-type: none"> 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.
3. Streetscape and Building Design	
<u>Architectural Character Statement</u>	
<p>With inspiration drawn from the small town centres dotted throughout the Avon Valley, homes within the Annie's Landing Village Centre will enjoy close proximity to retail amenity, a school and village green. Dwellings shall be designed in accordance with the Avon Valley Zone design requirements as well as provide additional detailing elements to enhance the overall streetscape outcome. The incorporation of elements which reflect the traditional Australian Colonial style dwellings of the Avon Valley such as wide verandahs, large gables, metal deck roofs and vertically proportioned windows will create a cohesively themed neighbourhood. Using a mix of weatherboard, face brick in redish/aubin tones and Toodyay Stone complimented by a light colour palette is strongly promoted.</p> <p>All homes shall be consistent with the principles outlined in the character statement.</p>	
3.1 Streetscape	<ul style="list-style-type: none"> 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. No bathroom, ensuite or laundry windows are to face the primary street unless they are well disguised and located behind the main building line.

<p>3.2 Building Design</p>	<p>3.2.1 Primary / Front Elevation</p> <ul style="list-style-type: none"> • Homes should have well articulated facades; <ol style="list-style-type: none"> 1. provide 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); OR 2. provide a verandah roof which is separated from the main roof by a minimum of 1 brick course. • A minimum of 25% of façades are to be painted light cream ie; weatherboard cladding, render, face brick, verandah posts etc. (Refer to the colour/material palette for paint colours.) • A minimum of 2 different all materials shall be selected from the following: rendered or painted brickwork, face brick in redish, aubin tones, weatherboard and Toodyay stone or replica stone. Stone shall be a rugged/random profile in a mix of autumn, brown, and/or warm cream tones. (Note: Cream brick or smooth two course limestone blocks will not be considered where visible from a street or public space.) <i>Colours and materials shall reflect the supplied palette.</i> • Homes shall have a minimum ground floor plate height (brick courses) of 31 (ie; 28c eaves) for the majority of the front façade. 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). • All windows to the front facade shall be vertically proportioned. Windows shall be aluminium or timber framed in awning or sash style. Other window shapes may be considered provided they are segmented into vertical panels or include decorative features in keeping with the theme such as Georgian glazing bars. Choose frames from the following colours or finishes: stained or varnished timber, white, off white, pale cream, anotech grey or black. • 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. A reduction in size may be permitted for lots 6m wide and less. • To ensure the architectural character is incorporated into the design of homes, include a minimum of 3 (three) of the following traditional Avon Valley detailing elements; <ol style="list-style-type: none"> 1. double timber posts or federation piers supporting verandah; 2. double sidelight glazing to the entry door; 3. increased roof pitch (minimum of 27 degrees) to exaggerate the height of the dwelling; 4. exposed eaves, decorative timber crossbars or rafters to verandah; 5. gable-end (consider introducing a painted weatherboard element to the gable-end to add interest); 6. arched windows & doors; 7. moulding, corbelling or quoining (preferably of brick or stone) to windows and doors; 8. rendered plinths and bands to the entire façade; 9. traditional chimney visible from the street; 10. window hoods; and 11. timber fretwork and finials to gables, decorative cornicing and turned timber
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	<p>posts to verandahs.</p> <ul style="list-style-type: none"> 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).
	<p>3.2.2 Secondary Elevations</p> <ul style="list-style-type: none"> 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. Cream bricks and smooth two course limestone blocks are not permitted on secondary street elevations 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.
<p>3.2 Building Design cont...</p>	<p>3.2.3 Roof</p> <ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> Corrugated Metal deck (including zincalume) Roofs should be consistent with the following recommended Colorbond colours; Surfmist, Evening Haze, Paperbark, Shale Grey, Dune, Windspray, Headland, Woodland Grey, Manor Red, Wallaby, Basalt and Cove. Tiled roofs will not be considered. Consider adding dormer windows or skylights to add interest and increase access to light internally. Roof ventilators are also encouraged.
	<p>3.2.4 Height</p> <ul style="list-style-type: none"> On all homes a vertical emphasis is encouraged. 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. <p>NOTE: Minimum plate heights (31 brick courses – 28 c eaves) applies for all homes in the Avon Valley Zone (see 3.2.1 Primary/ Front Elevation).</p>

	<p>3.2.5 Garages & Carports</p> <ul style="list-style-type: none"> • The roof and design features of garages and carports must be consistent with the main dwelling. • Unless varied by a Detailed Area Plan, the size and location of garages is as follows: <ol style="list-style-type: none"> 1. Garages must be located for access from the rear laneway where one is provided. 2. Single storey homes on lots sized less than 12.5m width and accessed from a street or mews must contain a garage not greater than 50% of the width of the lot (excluding truncation). 3. Double garages are permitted on lots sized less than 12.5m width provided the home is two storey with a minimum of 30% of the upper storey (including a balcony) aligned with, or forward of the garage. 4. For front access lots greater than 12.5m width, garages may not protrude forward of the main building line by more than 1 metre. This may be extended up to 1.5 metres for homes on corner lots, or where an element is located forward of the garage e.g. portico, verandah etc 5. For front access lots 12.5m width or less, garages may not protrude forward of the main building line. This may be extended up to 1 metre for homes on corner lots, or where an element is located forward of the garage e.g. portico, verandah etc 6. Triple garages are permitted, however may not exceed more than 50% of the lot frontage 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 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.
	<p>3.2.6 Driveways</p> <ul style="list-style-type: none"> • Driveways and crossovers may not be constructed of gravel, asphalt or grey concrete. • Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling. Crossovers must be constructed from the same material as the driveway. • 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.

<p>4. Ancillary Building Works</p> <p>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.</p>	
<p>4.1 Ancillary Works</p>	<p>4.1.1 Developer Works</p> <ul style="list-style-type: none"> • 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.
	<p>4.1.2 Side and Rear Fencing</p> <ul style="list-style-type: none"> • 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.
	<p>4.1.3 Front Fencing</p> <ul style="list-style-type: none"> • Front fencing is generally not encouraged, however if a front fence is installed, the following conditions apply: <ol style="list-style-type: none"> 1. Front fencing as viewed from the primary street or public reserve shall be a maximum of 1.5m and must be at least visually permeable above 700mm. 2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	<p>4.1.4 Letterboxes</p> <ul style="list-style-type: none"> • Letterboxes installed by LWP 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.
	<p>4.1.5 Telecommunication and Entertainment Services</p> <ul style="list-style-type: none"> • LWP has provided underground telecommunications cable to your home, eliminating the need for TV antennas and satellite dishes. 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.

	<p>4.1.6 Plant and Equipment</p> <ul style="list-style-type: none"> • 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.
	<p>4.1.7 Outbuildings</p> <ul style="list-style-type: none"> • All outbuildings shall be constructed behind the front or secondary elevation building line. • For lots under 1000m² <ol style="list-style-type: none"> 1. Outbuildings less than 24sqm shall be in materials and colours compatible with the main dwelling. 2. Outbuildings greater than 24sqm shall be constructed of the same materials, colours and finishes of the main dwelling. • For lots over 1000m² <ol style="list-style-type: none"> 1. Outbuildings less than 36sqm shall be in materials and colours compatible with the main dwelling. 2. Outbuildings greater than 36sqm shall be constructed of the same materials, colours and finishes of the main dwelling.
	<p>4.1.8 Landscaping</p> <p>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 contact LWP 6 weeks prior to the completion of your home to arrange an installation date.</p> <p>Landscaping will only be installed once:</p> <ul style="list-style-type: none"> • 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 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°-15° 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.