

# Annexure A - REVELEY

## 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 Reveley.

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 Reveley.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Reveley. LWP reserves the right to amend the conditions of sale 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 Local Development Plan if applicable.
2. Upon completion of your design, submit in PDF format to the LWP Builders Portal BuildPro at [www.lwpbuildpro.com.au](http://www.lwpbuildpro.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).

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 Reveley presents a high quality appearance in its 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 than 13m 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.

## 3. Streetscape and Building Design

### Architectural Character Statement

Being a civil engineer and architect, Henry Reveley built many of the first public buildings and most of the private homes in the early days of the Swan River Colony including the first Government House, home to Sir James and Lady Ellen Stirling. Many of these homes were simple forms with verandahs, high ceilings and side-gabled or pitched roofs constructed of local materials such as brick sourced from clay in the Swan Valley.

Homes at 'Reveley' should strive to incorporate these elements in a sophisticated and contemporary manner to produce a thoroughly modern urban village. The introduction of a "touch of brick" being either Georgian, painted, glazed or recycled complimented by rendered brickwork and cast metal structures will provide a strong sense of arrival at 'Reveley' as well as producing a cohesive streetscape. Architectural feature elements such as contemporary colonnades and entrance structures along with glazing must be rectangular in form and predominantly vertically proportioned.

Given the central location, built form will be more compact therefore homes shall create the illusion of greater scale by exaggerating height through increased floor plates and providing higher ceilings. Courtyards, balconies and verandahs located overlooking the street are strongly encouraged to enhance the urban setting as well increased glazing and other alternative sunlight penetration options such as skylights.

Where mixed-use zoning permits homes should be designed to accommodate for future uses by incorporating the requirements within the Design Guidelines as a minimum. The construction of double storey homes is also strongly encouraged. All homes shall be consistent with the principles outlined in the Character Statement.

<p>3.1 Streetscape</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• No bathroom, ensuite or laundry windows are to face the primary street unless they are well disguised and located behind the main building line.</li> <li>• All homes on mixed-use zone sites must ensure that they allow for future compliance with public disabled access from the primary street.</li> <li>• All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.</li> </ul>
<p>3.2 Building Design</p>	<p><b>3.2.1 Primary / Front Elevation</b></p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• A minimum of two (2) different wall materials must be applied to façades visible from public spaces (excludes doors &amp; windows). Select from Georgian, painted, glazed or recycled 1c face brick to a minimum of 10% of the façade and sand finished render painted in colours consistent with the 'Reveley' colour palette. Polished or powder-coated metal is strongly encouraged to be used as a highlight material. Commercial cladding materials may be considered for mixed-use zone buildings. Inclusion of additional glazing to facades is also encouraged.</li> </ul> <p><i>Note: 2c bricks and brick window sills will not be accepted.</i></p> <ul style="list-style-type: none"> <li>• All homes shall have a minimum ground floor plate height of 30c for the majority of the front façade. Homes on corner lots should extend the minimum height 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).</li> <li>• All buildings on sites identified as mixed-use shall have a minimum ground floor plate height of 35c and glazing at ground floor level of at least 60% of the façade or provide allowance for future glazing ie; extended lintels.</li> <li>• To ensure the architectural character is incorporated into the design of homes, a minimum of 2 of the following character features shall be used in any primary elevation:             <ol style="list-style-type: none"> <li>1. A verandah or balcony which is a minimum 30% of the width of the façade (excluding garage or carport) x 1.5m deep with the longest portion parallel to the street. A balcony to the 2<sup>nd</sup> floor overlooking the primary street is mandatory for all double storey homes.</li> <li>2. Three or more indentations or projections in the floor plan which are mirrored in the roof plan (excludes garage or carport). (Where a considerable indentation or projection is created by an architectural feature this will be counted if deemed satisfactory by LWP.)</li> <li>3. A substantial architectural feature such as an entry feature which extends above the ground floor roof line or has a separate roof, contemporary colonnade, open pergola, large gable with glazing, decorative front parapet or a decorative metal framed structure. <i>Highlight glazing, sidelights, fanlights, lighting, double entry doors or similar will not be considered as substantial features. (Piers, colonnade columns and framed structures must be rectangular in form, arches are not permitted.)</i></li> </ol> </li> <li>• Homes which back on to public open space shall include materials to match the front elevation, articulation and 1 architectural feature.</li> <li>• Single steel or timber support posts are not permitted. Double posts, piers and federation piers are permitted.</li> <li>• Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof. (Parapet walls protruding forward of the main building line may be permitted where covering off eaves and shall be designed as a feature.)</li> </ul>

	<p><b>3.2.2 Secondary Elevations</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Note: 2c face bricks are permitted to portions of side elevations visible to the street after the first 3m if they reflect the face brick colour palette.</li> <li>• Garages and carports shall be located at the lot boundary opposite the corner truncation or where nominated on sales plan and/or LDP</li> <li>• 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.</li> <li>• Avoid placing meter boxes on secondary elevations where possible.</li> <li>• Secondary Elevations are not mandatory where a home abuts a laneway to the side boundary.</li> </ul>
	<p><b>3.2.3 Roof</b></p> <ul style="list-style-type: none"> <li>• A range of roof types are permitted (i.e. hip, gable, skillion, partly flat).</li> <li>• Pitched roofs such as hipped or gable end roofs shall be a minimum pitch of 24 degrees for double storey dwellings and 27 degrees for single storey dwellings.</li> <li>• Skillion roofs to have a minimum pitch of 5 degrees, maximum pitch of 15 degrees.</li> <li>• Sections of flat roof are permitted provided that the roof and gutter are concealed behind parapet walls.</li> <li>• Eaves are required 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)</li> <li>• The following roofing materials are permitted:       <ol style="list-style-type: none"> <li>1. Corrugated Metal deck (including Zinalume)</li> </ol> </li> <li>• Approved metal deck roof colours are: Surfmist, Paperbark, Evening Haze, Shale Grey, Dune, Bushland, Windspray, Jasper, Woodland Grey and Monument.</li> <li>• Consider adding dormer windows or skylights to add interest and increase access to light internally.</li> <li>• Roof ventilators are also encouraged.</li> </ul>
	<p><b>3.2.4 Height</b></p> <ul style="list-style-type: none"> <li>• A vertical emphasis is encouraged to offset the reduced width of homes. Internally through the use of shaped ceilings and skylights; and externally by utilizing additional parapet height or changes in the roof line. All homes shall have a minimum ground floor plate height of 30c (see 3.2.1 for minimum extent).</li> <li>• All buildings on sites identified as mixed-use shall have a minimum ground floor plate height of 35c.</li> <li>• Homes must have an internal ceiling height of no less than 28c.</li> <li>• Homes on mixed-use zone sites must have an internal ceiling height of no less than 35c.</li> </ul>

	<p><b>3.2.5 Garages &amp; Carports</b></p> <ul style="list-style-type: none"><li>• The roof and design features of garages and carports must be consistent with the main dwelling.</li><li>• Garage door colours shall compliment the main render colour.<ol style="list-style-type: none"><li>1. Unless varied by a Local Development Plan, the size and location of garages is as follows:</li><li>2. 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.</li><li>3. Garages must not be forward of the main building line with the exception of corner and odd shaped lots.</li><li>4. For narrow frontage lots between 10.1m and 12m, where garages/carports exceed 50% of the primary frontage, the following must be complied with:</li><li>5. A clear indication of the dwelling entrance.</li><li>6. The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or verandah with a minimum depth of 1.5m.</li><li>7. Garages are to be set back at least 0.5m behind the main building line.</li><li>8. The primary elevation must sit higher than the garage to reduce visual dominance.</li><li>9. 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.</li><li>10. 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.</li><li>11. 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.)</li></ol></li><li>• Carports may be permitted, however shall be fitted with a remote controlled sectional door.</li><li>• All homes on mixed-use sites shall ensure that adequate parking is provided for future use as a commercial premises.</li></ul>
	<p><b>3.2.6 Driveways</b></p> <ul style="list-style-type: none"><li>• Driveways and crossovers may not be constructed of plain grey concrete, gravel or asphalt.</li><li>• Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling.</li><li>• 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.</li><li>• A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.</li></ul>

## 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.

<p>4.1 Ancillary Works</p>	<p><b>4.1.1 Developer Works</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Where retaining is required forward of the building line, it must be constructed from concrete filled brick or masonry in grey tones. All proposed retaining shall be first approved by LWP. Twinside or similar retaining walls are not permitted.</li> </ul>
	<p><b>4.1.2 Fencing</b></p> <ul style="list-style-type: none"> <li>• All <b>rear laneway and secondary street fencing</b> as prescribed by the seller will be installed by LWP to a maximum of 1.8m high. 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.</li> <li>• <b>Side dividing fencing</b> will be installed by the builder/developer up to 1.8m high and may not extend beyond the front building line. <i>Fence type to be confirmed by LWP.</i></li> <li>• Side dividing fencing forward of the building line shall comply with regulations under <b>4.1.3 Front Fencing</b>.</li> <li>• All side <b>return panels or gates</b> between the side boundary and the home must be installed prior to the installation of front yard landscape packages. Return panels or gates shall be metal framed with wrought iron, powder coated metal, wood composite or mesh infill.</li> <li>• Any retaining walls or plinths required for fencing due to level differences after the construction process will <b>not</b> be provided by LWP.</li> </ul>
	<p><b>4.1.3 Front Fencing</b></p> <ul style="list-style-type: none"> <li>• Front fencing is generally not encouraged, however if a front fence is proposed, the following conditions apply:             <ol style="list-style-type: none"> <li>1. Front fencing as viewed from the primary street or public reserve shall be a maximum of 1.2m and must be at least visually permeable above 500mm. Fencing design shall match the village fencing design.</li> <li>2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes <b>or</b> where the front fence has been provided by LWP, side fencing shall match the front fence in profile and colour.</li> </ol> </li> </ul>
	<p><b>4.1.4 Letterboxes</b></p> <ul style="list-style-type: none"> <li>• Letterboxes installed by LWP must not be removed or altered in any way.</li> <li>• Freestanding letterboxes constructed at the front of homes shall be consistent with the materials and colours of the primary elevation.</li> </ul>
	<p><b>4.1.5 Telecommunication and Entertainment Services</b></p> <ul style="list-style-type: none"> <li>• LWP has provided access to the National Broadband Network. Refer to your contract for specifications required by your builder.</li> <li>• If required, TV antennas must be located concealed from public view where possible. Satellite dishes over 1m diameter must be approved first in writing from LWP.</li> </ul>

	<p><b>4.1.6 Plant and Equipment</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness.</li> <li>• Air conditioning units must match the colour of the roof.</li> <li>• Meter boxes must match the wall colour.</li> <li>• 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.</li> <li>• Bin stores for group or multi dwelling sites shall be either integrated into the building fabric or constructed in materials to complement the dwellings.</li> </ul>
	<p><b>4.1.7 Outbuildings</b></p> <ul style="list-style-type: none"> <li>• Due to the higher density zoning of the town centre, internal storage facilities may be a requirement for some dwellings e.g. group housing or multi unit dwellings.</li> <li>• Sheds or outbuildings are generally not permitted, however may be considered if less than 10m<sup>2</sup> in size.</li> </ul>
	<p><b>4.1.8 Landscaping</b></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. <b>Please contact LWP 6 weeks prior to the completion of your home to arrange an installation date.</b></p> <p>Landscaping will only be installed once:</p> <ul style="list-style-type: none"> <li>• Side fencing panels and/or side gates are installed.</li> <li>• The driveway crossover is completed.</li> <li>• All excess soil &amp; 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.</li> <li>• All retaining walls and hardstands are completed by the owner.</li> </ul>

## 5. Glossary of Terms

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

<b>Architectural Element</b>	A structure designed as a separate identifiable part of a building.
<b>Articulation</b>	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.
<b>Awning/Canopy</b>	A roof structure supported by a frame and located over a window to provide sun shading.
<b>Colonnade</b>	A contemporary sequence of columns/parapets (which must have rectangular openings in lieu of arched) usually roofed and joined by a horizontal panel which is used to frame openings or architectural features.
<b>Corner Lots</b>	A lot which is located at the junction of two streets or at the junction of a street and public reserve.
<b>Facade</b>	The face of the building which is orientated to the primary street. The façade shows the buildings most prominent architectural or design features.
<b>Front Fencing</b>	All fencing forward of the main building line.
<b>Gable</b>	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
<b>Gambrel</b>	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber
<b>Habitable/Non-Habitable Room</b>	All bedrooms, kitchens or living rooms. Non habitable rooms include bathrooms, laundry, stairs or circulation spaces.
<b>Hip Roof</b>	A roof with sloping ends as well as sides.
<b>Laneway</b>	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
<b>Living Areas</b>	Rooms designed for living in especially for relaxation, social and recreational activities.
<b>Main Building Line</b>	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
<b>Mews</b>	A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.
<b>Porch</b>	A covered shelter at the front of the home located adjacent the entry.
<b>Portico</b>	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.
<b>Primary Elevation</b>	The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.
<b>Public View</b>	An area in view from common spaces such as public reserves or streets.
<b>Public Reserve</b>	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
<b>Secondary Elevation</b>	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.
<b>Skillion Roof</b>	A mono pitch roof of gentle slope generally between 5 <sup>0</sup> -15 <sup>0</sup> pitch.
<b>Verandah</b>	A covered shelter at the front of the home which has its own separate roof and is supported by pillars, posts or piers.