

Annexure A - Design Guidelines

DRUMMOND MEWS – SINGLE STOREY LOTS

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 Drummond.

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 Drummond.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Drummond. 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:

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 Local Development Plan (LDP) if applicable
2. Upon completion of your design, submit in PDF format to the LWP builders portal BuildPro 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)
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 Drummond Mews 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

Drummond Mews is a contemporary precinct inspired by both the Drummond and Hesperia Villages.

The built form character of the Drummond Precinct references the Architectural style of the Old Colonial Period. A modern interpretation of Australian Georgian Architecture in both residential and industrial styles shall be achieved by utilizing classic symmetry and scale as well as feature details such as rendered plinths, sills, piers, arched lintels, high ceilings, balconies and gabled roofs. Colours and materials shall be carefully selected in accordance with the examples provided and be inspired by either the residential or industrial influenced design.

The built form character of the Hesperia Precinct pays homage to the industrial style of this time which incorporated practical and honest materials such as brick, timber, iron and tin (now replaced by steel and aluminum) and the introduction of cement, now the basis for concrete.

In addition to the industrial vernacular, Hesperia also has an association with starlight and it is intended that the incorporation of the recommended lightweight materials such as timber battens, weatherboard, seamed metal cladding and products which produce texture, shadows and dappled light will soften heavier materials such as concrete and brick.

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. All homes shall be consistent with the principles outlined in the Character Statement.

<p>3.1 Streetscape</p>	<ul style="list-style-type: none"> • Where more than two dwellings are adjacent and constructed by the same purchaser/builder, diversity in the front façade is required; in colour, material, texture and Architectural features. Extensive 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. • No bathroom, ensuite or laundry windows are to face the primary street unless they are well disguised and located behind the main building line. • All homes in mixed-use zone sites must ensure that they allow for future compliance with public disabled access from the primary street. • All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.
<p>3.2 Building Design</p>	<p>Primary / Front Elevation</p> <ul style="list-style-type: none"> • Homes shall have well articulated facades by providing at least one major indentation or projection in the floor plan for example verandahs, porches, entry features or porch recesses. Minor articulation can be achieved through the use of Architectural features such as overhanging gable ends, feature walls, awnings, plinths etc • Homes shall adopt a traditional Georgian scale with a minimum external eave height of 27 courses or 30 courses where there are no eaves. • Articulation in height is mandatory and 1 feature or portion of home shall sit above the majority of the elevation. This condition is exempt when a gable end has been provided. • A minimum of two (2) different wall materials must be applied to façades visible from public spaces (excludes doors & windows). Select from face brick, painted render, painted weatherboard and timber cladding. A minimum of 10% second material is required. Brick and paint colours must be consistent with the 'Drummond' or 'Hesperia' colour and materials palette. • Two course bricks are not permitted to the front elevation. No cream 2 course bricks shall be used anywhere on the home. • Window frames, front doors, balustrades, gutters and fascias, shall be consistent with the Drummond or Hesperia Colour Palette. • The majority of glazing (windows and doors) within the primary and secondary elevations must be vertically proportioned. Highlight windows above doors and extended window and/or door height is encouraged. <p>To ensure the architectural character is incorporated into the design of homes, a minimum of 3 of the below features must be provided (<i>minimum of 2 major character features shall be selected</i>)</p> <p><i>NOTE: Elevations may be declined if the combinations of the below architectural features, use of materials and scale are not sympathetic to the existing Drummond and Hesperia builtform.</i></p> <p><u>a minimum of 2 of the following major character features shall be selected;</u></p> <ol style="list-style-type: none"> 1. A verandah which has a minimum size of 2.1m wide x 1.2m deep with the longest portion parallel to the street. 2. A skillion roof, flat roof or parapet element (to disguise a hipped roof) for a substantial portion of the roof structure; 3. A roof feature such as large scale traditional or asymmetrical gable-end, open gable verandah, gablets not considered. 4. A wall feature such as chimney element or decorative parapet.

	<ol style="list-style-type: none"> 5. Large scale Portico, Porch with separated roof and increased height or suitable entrance feature (no blade walls considered). 6. A series of stacking, projecting and/or retracting geometric elements to create articulation such as large "picture frames" to windows; <p><u>One (1) of the following minor character features may be selected;</u></p> <ol style="list-style-type: none"> 7. Steel awnings or entry structures. 8. Arrangement of lightweight wall materials such as timber battens or seamed metal cladding installed vertically. 9. Use of concrete as a feature material 10. Louvre screens to entries or verandah <ul style="list-style-type: none"> • Parapet walls to side boundaries must not be overly extended forward of the fascia or above the soffit line of the roof. Parapets forward of the neighbouring building line shall not be left unfinished. Where the neighbouring lot is not developed and an applied finish is proposed, such as render, it is recommended to liaise with neighbouring owners to ascertain the extend required. • Where an existing parapet wall has been constructed, consideration should be given to reducing the impact of the wall upon the streetscape i.e. aligning setbacks and heights of adjacent walls accordingly.
	<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, lane, 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, habitable room windows and architectural features such as a balcony etc). • Colours and materials must match the primary elevation for the entire length of the secondary elevation façade. • Windows to non-habitable rooms such as ensuites, bathrooms, water closets and robes should be avoided where highly visible or well disguised i.e. no obscure glazing • Garages and carports shall be located at the lot boundary opposite the corner truncation.
	<p>3.2.3 Roof</p> <ul style="list-style-type: none"> • Traditional hipped, gable roof designs, skillion roofs or flat roofs concealed by a parapet wall to the front elevation are permitted. • Pitched roofs such as hipped or gable end roofs shall be a minimum pitch of 24 degrees. • Eaves are encouraged to shade windows to the front elevation where possible. • The following roofing materials are permitted: <ol style="list-style-type: none"> 1. Corrugated Metal deck • Select from approved the below metal deck roof colours which are classified as having a low / medium absorbance: <i>Surfmist, Shale Grey, Evening Haze, Dune, and Windspray.</i> • Roof ventilators are also encouraged.

	<p>3.2.4 Height</p> <ul style="list-style-type: none"> • 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 be a minimum of 27 course external eave height or 30c to portions without eaves. A minimum internal ceiling height of 30 courses shall be considered to portions of the home including living areas. • Buildings on mixed use sites intended for commercial use shall have a minimum ceiling height of 3000mm. Glazing for any commercial component shall be a minimum 2700mm high and consist of 60% of the façade. Where residential is proposed for an interim use, allowance shall be made for future glazing ie; extended lintels.
	<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. Garages shall be in accordance with the relevant codes or applicable LDP • Carports may be permitted, however shall be fitted with a remote controlled sectional door. • All homes on mixed-use sites shall ensure that adequate parking is provided for future use as commercial premises.
	<p>3.2.6 Studio Accommodation/ Fonzie Flat</p> <ul style="list-style-type: none"> • General: <ol style="list-style-type: none"> 1. The materials, colours and architectural features shall be consistent with the main dwelling 2. Developments shall provide windows and balconies for surveillance to laneways or streets • Leased residences: <ol style="list-style-type: none"> 1. Shall have a separate entry located and visible from the laneway or secondary street 2. Shall provide parking in accordance with the Ellenbrook Parking Strategy (administered by the City of Swan).
	<p>3.2.7 Driveways, Crossovers & Access Paths</p> <ul style="list-style-type: none"> • Driveways, crossovers and access paths 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 LWP and the City of Swan.

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>4.1.1 Developer Works</p> <ul style="list-style-type: none"> • Existing site levels shall not be altered by more than 200mm. Site level differences between lots will need to be accommodated in the building design. Any retaining walls external to the dwelling required as a result of building will not be the responsibility of LWP. • Where retaining is required forward of the building line, it must be constructed from blocks matching the town centre. All proposed retaining shall be first approved by LWP. "Twinside" or similar retaining walls are not permitted. • 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 Fencing</p> <ul style="list-style-type: none"> • All rear laneway and secondary street fencing 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. • Side dividing fencing will be installed by the builder/developer up to 1.8m high and may not extend beyond the front building line. Fencing material, profile and colour shall be; <i>Colorbond Basalt</i> • Side dividing fencing forward of the building line shall comply with regulations under 4.1.3 Front Fencing. • 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. Return panels or gates shall be metal framed with wrought iron, powder coated metal, wood composite or mesh infill.
	<p>4.1.3 Front Fencing</p> <ul style="list-style-type: none"> • Where a front fence is proposed, 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 600mm. Sections of solid fencing may be permitted as screens to services or extended piers for letterboxes. 2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes or where the front fence has been provided by LWP, side fencing shall match the front fence in profile and colour.
	<p>4.1.4 Letterboxes</p> <ul style="list-style-type: none"> • Letterboxes installed by LWP must not be removed or altered in any way. • Freestanding letterboxes constructed at the front of homes shall be masonry only and consistent with the colours of the primary elevation.

	<p>4.1.5 Telecommunication and Entertainment Services</p> <ul style="list-style-type: none"> • LWP has provided for NBN underground telecommunications cable to be delivered to your home. 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 strongly discouraged. To reduce impact on the streetscape, alternatives such as plantation shutters, security mesh or protective film to glazing should be considered. • Bins storage adjacent the primary street is not permitted. Where a laneway is provided, bins shall be stored for access from the laneway. Allowances should be made for screening of bins in outdoor living areas. • Bin stores for group or multi dwelling sites shall be either integrated into the building fabric or constructed in materials to complement the dwellings. Bin stores should be placed adjacent Secondary Streets or laneways where possible.
	<p>4.1.7 Outbuildings</p> <ul style="list-style-type: none"> • 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. • Sheds or outbuildings are generally not permitted, however may be considered if less than 8m² in size.
	<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 incorporate a plant palette reflective of the Drummond/ Hesperia theme and designed in consultation with a Landscape Architect. Please visit the LWP website 6 weeks prior to the completion of your home for information on how 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 are installed. • The driveway crossover is completed. • All excess soil & debris is removed from the site and the lot is prepared to landscapers requirements (30mm below paving/kerb height). • 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.
Colonnade	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.
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/Gablet	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 ^o -15 ^o 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.