

# Annexure A - HESPERIA

## 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 Hesperia.

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 Hesperia.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Hesperia. 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 Detailed Area Plan (LDP) if applicable.
2. Upon completion of your design, submit in PDF format to the LWP Online Approval Portal and 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).
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 Hesperia 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 Local Development Plans (LDP) 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 Local Development 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 Local Development 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

Hesperia is the northern most residential precinct in the Ellenbrook Town Centre and has been given the original name proposed for Perth by Governor James Stirling. It denotes a "land looking west" towards the setting sun, in whose night sky Hesperus, the evening star, often hung low and brilliant.

At the time of colonization Britain was in the midst of an industrial revolution. Advances in technology brought with it a new type of vernacular factory building for mass producing new building products such as iron and other alloys, machinery, sheet glass, cement and mass produced goods for consumers. The built form character in Hesperia will pay 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.

Other elements such as vertically proportioned windows, over height glazing & doors, high ceilings, columns, vertical wall cladding or other vertical elements will further enhance the theme.

<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/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.</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 in 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 shall have well articulated facades by providing at least one major indentation or projection in the floor plan for example balconies, verandahs or porch recesses. Minor articulation can be achieved through the use of Architectural features such as overhanging gable ends, feature walls, awnings, plinths etc</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 face brick, painted render, smooth timber battens, painted weatherboard (smooth finishes encouraged) or other cladding materials such as “seam” metal deck cladding. Brick and paint colours must be consistent with the ‘Hesperia’ colour and materials palette.</li> <li>• Window frames, front doors, balustrades, gutters and fascias, shall be consistent with the Hesperia Colour Palette.</li> <li>• 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.</li> <li>• To ensure the architectural character is incorporated into the design of homes, a combination of the below features must be provided. <i>a minimum of 3 of the following character features shall be selected;</i> <ol style="list-style-type: none"> <li>1. A verandah or balcony which is a minimum 2.5m wide (excluding garage or carport) x 1.5m deep with the longest portion parallel to the street.</li> <li>2. A roof feature such as a large gable-end (preferably with vertical cladding) or dormer windows.</li> <li>3. Increased roof pitch for traditional hipped or gable-end roofs of 27 degrees or over.</li> <li>4. A wall feature such as chimney element, decorative parapet or feature wall.</li> <li>5. 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>6. Extended façade height to the majority of the façade (excluding garage) i.e. 30c plate height or 2572mm</li> <li>7. Window awnings, perforated metal or louvre screens.</li> </ol> </li> </ul>

	<p>8. Arrangement of lightweight wall materials such as timber battens or seamed metal cladding vertically.</p> <p>9. Highlight windows above doors or windows or oversize height windows and/or doors i.e. 2400mm high</p> <ul style="list-style-type: none"> <li>• 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 extent required.</li> <li>• 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.</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.</li> <li>• Secondary elevations are to be an extension of the primary elevation’s features and must include architectural elements, colours and materials and a habitable room addressing the street.</li> <li>• The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for a minimum of 3m.</li> <li>• Where open fencing is proposed for the full length of the secondary elevation, primary 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>• 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.</li> <li>• Secondary elevations are not mandatory where a home abuts a laneway to the side boundary.</li> <li>• Garages and carports shall be located at the lot boundary opposite the corner truncation.</li> </ul>
	<p><b>3.2.3 Roof</b></p> <ul style="list-style-type: none"> <li>• Traditional hipped or gable roof designs or flat roofs concealed by a parapet wall are permitted.</li> <li>• Roofs on single storey lots shall be pitched only, however small sections of flat roof may be considered.</li> <li>• Pitched roofs such as hipped or gable end roofs shall be a minimum pitch of 24 degrees.</li> <li>• A roof overhang in the form of eaves or gable end shall protrude by a minimum of 300mm.</li> <li>• The following roofing materials are permitted:             <ol style="list-style-type: none"> <li>1. Corrugated Metal deck or</li> <li>2. Seamed Metal deck</li> </ol> </li> <li>• Select from the approved list of metal deck roof colours below which are classified as having a low / medium absorbance: <i>Surfmist, Shale Grey, Evening Haze, Dune, and Windspray,</i></li> <li>• Consider adding dormer windows or skylights to add interest and increase access</li> </ul>

	<p>to light internally.</p> <ul style="list-style-type: none"> <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. Internally through the use of shaped ceilings and skylights; and externally by utilizing additional parapet height or changes in the roof line.</li> <li>• Buildings on planned 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.</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>• 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.</li> <li>• <b>Unless varied by a Local Development Plan</b>, the size and location of garages is as follows:             <ol style="list-style-type: none"> <li>1. 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>2. Garages must not be forward of the main building line.</li> <li>3. Where lots have a frontage between 10.1m and 12m , garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:                 <ul style="list-style-type: none"> <li>• A clear indication of the dwelling entrance.</li> <li>• 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>• Garages are to be set back at least 0.5m behind the main building line.</li> <li>• The primary elevation must sit higher than the garage to reduce visual dominance.</li> </ul> </li> </ol> </li> <li>• 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).</li> <li>• Carports may be permitted, however shall be fitted with a remote controlled sectional door. The roof and design features (including colours) of garages and carports must be consistent with the main dwelling.</li> </ul> <p>All homes on mixed-use sites shall ensure that adequate parking is provided for future use as commercial premises.</p>

	<p><b>3.2.6 Studio Accommodation/ Fonzie Flat</b></p> <ul style="list-style-type: none"> <li>• General:             <ol style="list-style-type: none"> <li>1. The materials, colours and architectural features shall be consistent with the main dwelling</li> <li>2. Developments shall provide windows and balconies for surveillance to laneways or streets</li> <li>3. Leased residences shall have a separate entry located and visible from the laneway or secondary street</li> </ol> </li> </ul> <p>Parking shall be provided in accordance with the Ellenbrook Parking Strategy (administered by the City of Swan).</p>
	<p><b>3.2.7 Driveways, Crossovers &amp; Access Paths</b></p> <ul style="list-style-type: none"> <li>• Driveways and crossovers should be constructed from clay/concrete block paving or exposed aggregate. Plain grey or coloured concrete, gravel or asphalt is not permitted.</li> <li>• Rear driveways are permitted to be constructed from coloured concrete in muted, earthy tones.</li> <li>• Footpaths should match driveways/crossovers in material and colour or compliment the landscape design.</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>• On front loaded lots, A 90mm diameter storm water pipe must be provided under the driveway to allow for future irrigation installation by LWP.</li> </ul>
<p><b>4. Ancillary Building Works</b></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><b>4.1 Ancillary Works</b></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. 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.</li> <li>• Where retaining is required forward of the building line, it must be constructed from concrete filled brick or masonry block to match any existing retaining walls. All proposed retaining shall be first approved by LWP. "Twinside" or similar retaining walls are not permitted.</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> </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. Fencing material and colour shall be; <i>Colorbond Basalt</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. All returns and gates shall be at the buyers cost.</li> </ul>
	<p><b>4.1.3 Front Fencing</b></p> <ul style="list-style-type: none"> <li>• Where 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 1.5m 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.</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 masonry only and consistent with the 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 for NBN underground telecommunications cable to be delivered to your home. Refer to your contract for specifications required by your builder.</li> <li>• 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.</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 strongly discouraged. To reduce impact on the streetscape, alternatives such as plantation shutters, security mesh or protective film to glazing should be considered.</li> <li>• Bins storage adjacent the primary street is not permitted. Where a laneway is</li> </ul>

	<p>provided, bins shall be stored for access from the laneway. Allowances should be made for screening of bins in outdoor living areas.</p> <ul style="list-style-type: none"> <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. Bin stores should be placed adjacent Secondary Streets or laneways where possible.</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>• Outbuildings less than 24sqm shall be in materials and colours compatible with the main dwelling.</li> <li>• Outbuildings greater than 24sqm shall be constructed of the same materials, colours and finishes of the main dwelling.</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 incorporate a plant palette reflective of the Hesperia theme and designed in consultation with a Landscape Architect. <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 prior to building commencement.</li> <li>• All retaining walls and hardstands are completed by the owner.</li> </ul>



<b>5. Glossary of Terms</b>	
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/Gablet</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>o</sup> -15 <sup>o</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.