Annexure A – THE NURSERY
Design Guidelines and Restrictive Covenants

Lot_____PIARA WATERS, WA 6122

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 B) are the various restrictions placed on the title for the benefit of all landowners in The Nursery.

These Design Guidelines are in addition to existing statutory or other local authority requirements. LWP does not warrant that the City of Armadale will approve or refuse any house plan, even if it satisfies these Design Guidelines.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at The Nursery. 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 Armadale, 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 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.
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 Armadale.

DESIGN GUIDELINES

1. Objective

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

2. Site Considerations

2.1 Local Development Plans	• Designers should refer to applicable Local Development 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 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 than13m frontage.
2.3 Site Classification	• Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot. • Geotechnical classification testing cannot be performed until the civil works are completed.

3. Streetscape and Building Design

Architectural Character Statement

The Nursery, within Aspiri – Piara Waters has been designed in accordance with extremely high environmental standards as it adjoins the Piara Nature Reserve and is close to the internationally recognised Forrestdale Lake nature reserve. Homes at 'The Nursery' shall use a balanced combination of materials in the primary façade to create a distinctive elevation. All homes should be consistent with the principles outlined in the character statement.

3.1 Streetscape	• Where more than two dwellings are adjacent and constructed by the same Purchaser, diversity in the front façade is required; in colour, material and architectural features. 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. • Windows to bathrooms, w/c and wardrobes should not be located within the primary or secondary street elevations unless disguised. • All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.

3.2 Building Design	**3.2.1 Primary / Front Elevation** • Homes shall have well articulated facades by providing indentations and projections to the main building line as well as to the roof design. Steps within the floor plan shall be at least 450mm deep (excludes garages). • Homes shall have a minimum of two (2) wall materials or colours (excludes doors, windows, sills or 2c bands). Choose from: stone cladding; face brick; painted render; weatherboard/timber cladding, colorbond or mini orb in appropriate colours which reflect the surrounding natural areas. • To ensure the architectural character is incorporated into the design of homes, a minimum of **1** of the following character features shall be used in any primary elevation: 1. A roof feature for example, but is not limited to: gable; gambrel or a separate roof line or gable to a porch, verandah or balcony 2. An arch of any appropriate shape on the front façade of the dwelling. This feature may be to part of a verandah, balcony or portico and should be supported by corbels or well proportioned columns. 3. The use of a feature material such as weatherboard or timber to be stained or painted to a minimum 10% of the front elevation.. 4. Alternative distinctive architectural character feature deemed appropriate by LWP.
	3.2.2 Secondary Elevations • Homes located on a corner or with the side boundary adjacent a street, park or public access way shall provide a secondary elevation. • Secondary elevations shall be an extension of the primary elevation's building features (i.e. colours, materials, habitable room windows and architectural features etc).
3.2 Building Design cont…	**3.2.3 Roof** • Pitched roofs such as hipped or gable end roofs should be a minimum of 24 degrees pitch. • Sections of flat and skillion roof are permitted over verandah areas and to the use of upper floor.
	3.2.4 Garages & Carports • The roof and design features of garages and carports must be consistent with the main dwelling. • All dwellings constructed must incorporate a minimum of a double carport or double garage, unless in accordance with the requirements of the R Codes. These must be buililt of the same materials as the residence and in the case of a carport must be integrated with the design of the house. • Carports are permitted if constructed with masonry piers and a garage door.
	3.2.5 Driveways, Crossovers & Footpaths • Driveways and crossovers should be constructed from brick paving, coloured limestone, coloured or textured concrete or any other material approved by LWP. • Driveways and crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling. • All crossovers shall not exceed 6m width. • Crossovers shall be constructed in accordance with City of Armadale requirements. • A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.

4. Ancillary Building Works

These are building works generally undertaken in addition to the primary building contract by the developer and/or Buyer. All ancillary works shall comply with the requirements set out below and Buyers must submit plans to LWP for approval prior to the commencement of any ancillary building works.

4.1 Ancillary Works	**4.1.1 Developer Works** • Existing site levels shall not be altered by more than 400mm. 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. • Where street trees are provided, Buyers are required to maintain these trees in the interest of preserving the overall presentation, value and vision of The Nursery.
	4.1.2 Side and Rear Fencing • Side and rear fencing as prescribed by the Seller will be installed by LWP to a maximum height of 1.8m. • Side dividing fencing will extend up to the front building line. • Secondary street fencing as prescribed by the Seller will be installed to a maximum height of 1.8m. 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). • Rear fencing for lots on laneways as prescribed by the Seller will have a maximum height of 1.8m. • The Buyer will be responsible for installing any return panels or gates which are to be complete prior to the installation of the front yard landscape package. • Fencing shall be provided subject to the condition that it is requested within 2 years of settlement and all relevant requirements have been met.
	4.1.3 Front Fencing • Front fencing is generally not encouraged, however if a front fence is installed, the following conditions apply: 1. Front fencing as viewed from the primary street or public reserve shall be a maximum of 1m in height. 2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	4.1.4 Letterboxes • Where letterboxes are provided by LWP they must not be removed or altered in anyway. • Freestanding letterboxes constructed at the front of homes shall be consistent with the materials and colours of the primary elevation.
	4.1.5 Telecommunication and Entertainment Services • LWP has provided access to the National Broadband Network (NBN) for the purpose of telephone and internet connection. Please refer to your contract for specifications required by your builder.

4.1.6 Plant and Equipment

- All service elements such as hot water units (including solar), rain water tanks, clothes drying areas and downpipes should be hidden from public view. It is recommended that roof mounted items such as air conditioners are placed as far away as possible 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 must be integrated with and match the roof profile of the home.
- Air conditioning units must match the colour of the roof.
- Meter boxes must match the wall colour.
- The installation of security shutters is discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

4.1.7 Stormwater Disposal

- All stormwater shall be disposed of in accordance with the City of Armadale requirements.

4.1.8 Outbuildings

- All outbuildings shall be constructed in materials that match, compliment or are consistent with the colours of the residence.

4.1.9 Landscaping

Unless otherwise stipulated in the Contract of Sale, 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.

Landscaping will be provided in accordance with water-wise development. Your front garden will be designed in consultation with a landscape architect in accordance with the design principles for The Nursery.

All landscaping will include the provision of a street tree, the location and species of which will be at the discretion of LWP and shall not be removed.

Please contact LWP 6 weeks prior to the completion of your home to arrange an installation date.

Landscaping will only be installed once:

- Side fencing panels and/or side gates are installed by the owner;
- The driveway, crossover and any paths are 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.
- Landscaping shall be provided subject to the condition that it is requested within 2 years of settlement and all relevant requirements have been met.

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 (main building line) and 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 oriented towards the primary street. The façade shows the building's 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 pitched roof meet. Gables can be in the wall material or another feature material i.e. 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 classed as the forward most habitable room(s) in the primary façade (this excludes features such as porches, porticos and verandahs).
Mews	A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.
Porch	A covered shelter at the front of the home located adjacent the entry.
Portico	A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.
Primary Elevation	The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.
Public View	An area in view from common spaces such as public reserves or streets.
Public Reserve	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
Secondary Elevation	The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.
Skillion Roof	A mono pitch roof of gentle slope generally between 5^0-15^0 pitch.
Verandah	A covered shelter at the front of the home which usually has its own separate roof and is supported by pillars, posts or piers. Verandahs shall be designed to facilitate outdoor seating and not be entirely obstructed i.e. by the entry way.