

Annexure A – WEDGEWOOD GROVE

Design Guidelines and Restrictive Covenants

Lot _____ THE VINES 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 Wedgewood Grove.

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 Wedgewood Grove

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Wedgewood Grove. 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 (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 Wedgewood Grove presents a high quality appearance in its 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 outdoor living area overlooking the public reserve. All homes at Wedgewood Grove which are nominated as "dual frontage" shall include colours/materials and architectural features from the primary elevation within the rear elevation and areas which are visible from the public reserve. 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

Architectural Character Statement

Wedgewood Grove is a boutique community located within The Vines and consists of only 23 homes nestled between Chardonnay Park and Sawpit Gully.

Traditional homes with simple forms and pitched roofs inspired by Hampton's style which is relaxed yet elegant and refined. Other elements such as vertically proportioned windows, soft muted tones and high ceilings will further enhance the theme and provide a neutral backdrop for manicured trees and lawns.

To further create an elegant look and feel, smooth finishes and light neutral tones are to be used for the majority of the facades. Feature materials include stained timber doors and windows, stone and weatherboard which are presented in a traditional way will ensure these style of homes are timeless

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, diversity in the front façade is required; in colour, material or texture. Substantial repetition of the same façade treatment will not be permitted. • All homes on lots greater than 450m² shall have a minimum living area of 180m², exclusive of garages, alfresco, verandahs, storerooms, eaves and other unenclosed areas.
<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 façades (primary and rear) 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). • Painted render or weatherboard in predominately soft, muted tones must constitute at least 65% of the primary façade (excluding the garage) and secondary or rear façades where visible. A minimum of two (2) different materials is required. • The following highlight materials are also permitted; face brick in smooth and light tones; reclaimed whitewash and painted bricks; stone and timber. Tile feature elements in matt, neutral tones may be considered if it does not constitute more than 10% of the façade (excluding the garage) • All single storey* homes must provide a minimum wall plate height of 31 courses to at least 50% of the primary and rear façades (excluding garages). *Also applies where the second storey is substantially setback from the primary or rear building line. • To ensure that the desired architectural character is incorporated into the primary elevation, a minimum of three (3) character features shall be chosen from the two lists below. NOTE: A minimum of one (1) of the 3 character features must be selected from the Primary Features list. <p>Primary Features:</p> <ol style="list-style-type: none"> 1. A front entry feature to pronounce the main entry to the dwelling. An entry feature may include but is not limited to; a portico, gate house, arbor or open pergola. 2. A verandah or balcony which is a minimum 30% of the width of the façade (excluding garages) x 1.8m deep located parallel to the street. 3. Large gable-end 4. Extended height with recessed feature. <p>Secondary Features:</p> <ol style="list-style-type: none"> 1. Gable, dormer window or increased roof pitch (27 degrees) 2. Moulding, corbelling or quoining to windows and doors. Rendered plinths and bands to the entire façade. 3. Traditional chimney visible from the street. 4. Window hoods and awnings 5. Double sidelight glazing to entry door. 6. Double timber posts, rendered masonry piers with corbels or federation piers supporting verandah 7. Other architectural elements which add character and are considered to be consistent with the theme may also be accepted.

	<ul style="list-style-type: none"> • For “Dual Frontage” homes, ensure that a minimum of 2 of the following architectural features are used within the public reserve or golf course elevation; <ol style="list-style-type: none"> 1. Verandah with separate roof line and supported by double timber posts or rendered masonry piers with corbells. 2. A balcony with a minimum dimension of 2m wide by 1.8m deep. 3. A sizeable gable-end, gambrel or dormer windows. 4. Decorative screens or window hoods. 5. Rendered plinths and bands to the entire façade or moulding, corbelling or quoining to windows and doors. • Bathrooms and water closets should not be located where visible from the primary street unless well disguised. • Parapet walls to side boundaries must not protrude forward of the building line.
	<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. • 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. • Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back as far from the corner as permitted by Western Power. • 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"> • Only traditional pitched roof types such as hip or gable roofs are permitted. Skillion or curved roofs are not permitted. Small areas of flat roofs concealed by a parapet may be considered. • The main roof shall have a minimum pitch of 24 degrees with a lower pitch permitted on verandahs and canopies. • Eaves to a minimum of 400mm depth on all visible areas. Exclusions permitted for minor windows 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"> 1. Corrugated Metal deck. 2. Low profile roof tiles e.g. shingle style or other low profile such as <i>Bristile Vienna</i>. • Roofs shall be consistent with the following Colorbond colours; Surfmist, Evening Haze, Shale Grey, Windspray, Wallaby, Basalt, Ironstone, Dune, Paperbark, Cove, Gully, Jasper, Woodland Grey. • Zinalume is not permitted. • Other low profile roof tiles may also 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"> All single storey* homes must provide a minimum wall plate height of 31 courses to at least 50% of the primary and rear façades (excluding garages). *Also applies where the second storey is substantially setback from the primary or rear building line.
	<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"> Garages must be located for access from the rear laneway where one is provided. Single storey homes on lots sized less than 12.5m wide and accessed from a street or mews must contain a garage not greater than 50% of the width of the lot (excluding truncation). Double garages are permitted on lots sized less than 12.5m 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. 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. 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. 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.
	<p>3.2.6 Driveways</p> <ul style="list-style-type: none"> All driveways and crossovers shall be constructed prior to occupancy and shall be exposed aggregate or paved in grey and/or charcoal tones 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 200mm. 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. Return panels or gates must be powder coated or a timber/metal combination. Colorbond, supersix, and timberlap materials are not permitted.
	<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 1.8m and must be at least visually permeable above 900mm. 2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	<p>4.1.4 Golf Course Fencing</p> <ul style="list-style-type: none"> • LWP will supply uniform fencing to a minimum height of 1.65 metres to those boundaries which directly abut the golf course. Gate facilities and openings within this fencing will not be permitted.
	<p>4.1.5 Letterboxes</p> <ul style="list-style-type: none"> • Letterboxes installed by LWP must not be removed or altered in anyway. • Where no front retaining wall is installed, freestanding letterboxes will be constructed by LWP at the front of homes. These shall be consistent with the existing letterboxes constructed by LWP in Wedgewood Grove.
	<p>4.1.6 Telecommunication and Entertainment Services</p> <ul style="list-style-type: none"> • LWP has provided underground telecommunications cable to your home for connection to NBN. • 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>4.1.7 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. Bracket mounted solar panels are not permitted on front or secondary street elevations. • 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>4.1.8 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>4.1.9 Landscaping</p> <p>Unless otherwise stipulated in the land sales contract, all garden areas in public view must be landscaped within three months of occupation of the home so that Wedgewood Grove takes on an established appearance. For dual frontage homes, this includes both the front and rear yards.</p> <p>Please refer to Annexure "F" entitled "Incentives – Landscaping" for further details regarding the landscape design requirements, rebate and application process.</p>

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.
Dual Frontage	A lot which is accessed from a street or mews which directly abuts a public reserve, parkland or golf course.
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 ⁰ -15 ⁰ 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.