

Design Guidelines.



Table of Contents

The Vision	2
Design Guidelines & Restrictive Covenants	3
Approval Process	5
Design Guidelines	6
1. Objective	6
2. Site Considerations	6
2.1 Detailed Area Plans	6
2.2 Orientation	6
2.3 Site Classification	6
3. Streetscape and Building Design	7
3.1 Streetscape	7
3.2 Building Design	7
3.2.1 Primary/Front Elevation	7
3.2.2 Secondary Elevations	9
3.2.3 Roof	9
3.2.4 Height	9
3.2.5 Garages	10
3.2.6 Driveways	10
4. Ancillary Works	11
4.1 Developer Works	11
4.2 Side & Rear Fencing	11
4.3 Front Fencing	11
4.4 Golf Course Fencing	11
4.5 Letterboxes	12
4.6 Plant & Equipment	12
4.7 Outbuildings	12
4.8 Landscaping	12
5. Glossary Terms	13



Welcome to The Reserve

Only 35 minutes from the Perth CBD, located in the prestigious suburb of The Vines, The Reserve Private Estate offers some of the most exclusive and unique land in Western Australia.

Overlooking parts of the Vines Championship Golf Course, land at The Reserve maintains a focus on the beauty of the surrounding natural bush and the nearby Darling Ranges.

It is peaceful and tranquil, yet within easy driving distance of a major shopping precinct and the multitude of food, wine, art and other offerings of the Swan Valley. The Reserve truly offers the best of both worlds.



The Vision

The Reserve presents an opportunity to realise a private lifestyle development in The Vines.

The theme for homes is a timeless, elegant architectural style within a colour palette of muted, earthy tones. All homes shall reflect this theme by incorporating pitched roofs, deep eaves and rendered finishes.

A combination of exceptional urban design and timeless home styles will build on the quality image of The Vines and at the same time, help to create an exclusive precinct at The Reserve. Coordinated landscaping will ensure a visually appealing streetscape on main boulevards and verges throughout The Reserve.

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 The Reserve.

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 The Reserve.

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





Examples of homes that express the theme for The Reserve



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 The Reserve 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 outdoor living area overlooking the public reserve.
- Homes nominated as "Dual Frontage" will provide primary elevation requirements to both street and public reserve elevations. **This applies to all homes which directly abut the golf course as ascribed in 3.2.1.**
 - 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.



Architectural Character Statement

Homes at 'The Reserve' are ideally located in an exclusive pocket surrounded by the manicured links of The Vines Country Club. To provide a cohesive neighbourhood, homes should aim to create a timeless, elegant architectural style inclusive of elements such as high ceilings, pitched roofs with eaves and painted render walls in muted earthy tones and smokey greys. Highlight materials such as stone or timber are recommended to emphasise architectural elements such as entries, porticos or verandahs. All homes should be consistent with the principles outlined in the character statement.

3. Streetscape and Building Design

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 or texture. Substantial repetition of the same façade treatment will not be permitted.
- All homes on lots greater than 500m² shall have a minimum living area of 180m², exclusive of garages, alfresco, verandahs, storerooms, eaves and other unenclosed areas.
- All homes on **Lots 1108-1141 Portmarnock Drive** shall be two storey and include at least one habitable room on the second level.

3.2 Building Design

3.2.1 Primary/Front Elevation

- Homes should have well articulated façades 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).
- A minimum of two (2) wall materials or colours (excludes doors & windows). Choose from: face brick, stone, rammed earth/limestone, timber, painted render or weatherboard in predominately muted earthy tones or smokey greys.
- Painted render must constitute at least 75% of the front façade (or rear/golf course façade where a lot is nominated as "Dual Frontage").
- To ensure the architectural character is incorporated into the design of homes, a minimum of 3 of the following character features must be used in the primary elevation:
 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, open pergola, extended pillars or blade wall.
 2. A verandah, balcony or porch which is a minimum 30% of the width of the façade (excluding garage) x 1.8m deep located parallel to the street, public reserve or golf course.





Feature Timber



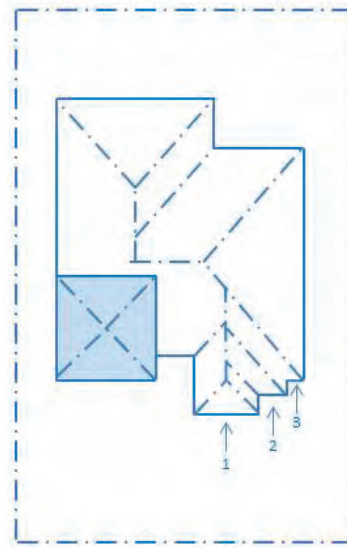
Rammed Earth



Highlight Stone



Weatherboard



3. Three or more indentations or projections in the floor plan which are mirrored in the roof plan (excludes garages).

4. A roof feature for example, but is not limited to: a gable, gambrel, extended height with recessed feature, pitch over 27 degree, dormer windows or a separate roof line or gable to a porch, verandah or balcony. This may be mandatory for some homes on Portmarnock Drive (**see 3.2.3 Roof for details**).

5. A minor decorative element for example, but is not limited to: steel awning, planterbox, decorative screen, "blade" wall (exclusive of an entry feature).

6. Increase walls (plate height) to at least 31c for the majority of the façade (excluding the garage). This may be mandatory for some homes on Portmarnock Drive (**see 3.2.4 Height for details**).

- For **"Dual Frontage"** homes, ensure that a minimum of **2** of the above character features are used in the Public Reserve or Golf Course elevation.
- Parapet walls to side boundaries must not protrude forward of the main building line.



Gate House



Verandah



Portico

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 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 street 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.



3.2.3 Roof

- 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 shallower pitch permitted on verandahs and canopies.
- For homes on **Portmarnock Drive (excluding Lots 1108-1141)**, the main roof shall have a minimum pitch of **27 degrees** with a shallower pitch permitted on verandahs and canopies.
- Eaves 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 (e.g. awnings, verandahs etc).
- The following roofing materials are permitted:
 1. Corrugated metal deck
 2. Low profile roof tiles (e.g. shingle style or other low profile such as Bristle Vienna).
- In keeping with the overall theme, additional colours of Terracotta/Red, Dark Charcoal or Black are not permitted for tiles or metal deck.
- 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.

3.2.4 Height

- For all homes on **Lots 1108-1141 Portmarnock Drive**, a two storey home must be constructed, please refer to **3.1 Streetscape** for details.
- For all other homes on Portmarnock Drive (excluding Lots 1108-1141), a minimum ground floor plate (brick courses) height of 31c is constructed for the majority of the front façade. Homes on corner lots should extend the minimum height for walls for at least 3m and/or where a projection or indentation in the floor plan permits a logical change in wall height.

3.2.5 Garages

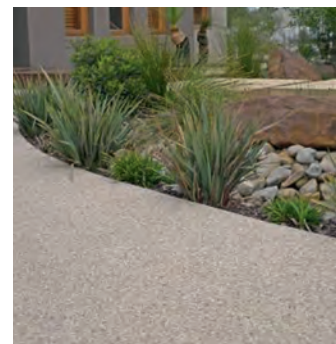
- The roof and design features of garages must be consistent with the main dwelling.
- Unless varied by a Detailed Area Plan**, the size and location of garages is as follows:
 - Garages must be located for access from the rear laneway where one is provided.
 - Single storey homes on lots sized **less 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.

3.2.6 Driveways

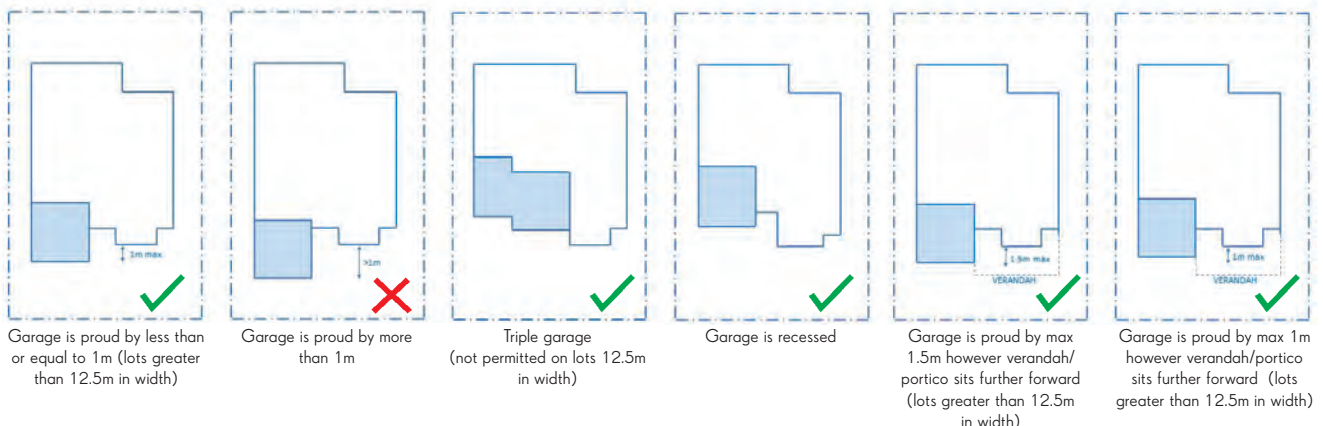
- Driveways and crossovers may not be constructed of plain grey concrete, gravel or asphalt.
- Driveways and crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling. In keeping with the overall palette, **red or terracotta colour driveways are not permitted.**
- Driveways and crossovers on **Portmarnock Drive** shall be completed in smokey tones such as grey or charcoal.
- 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.



Paving



Exposed Aggregate



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.

4. Ancillary Works

4.1 Developer Works

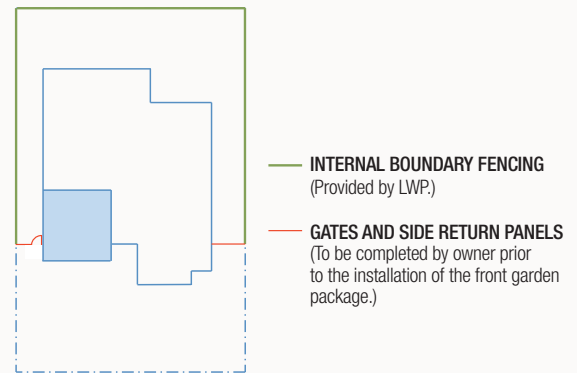
- Existing site levels shall not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of LWP.
- Where a fence, entry statement or retaining wall has been constructed by LWP it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.

4.2 Side and Rear Fencing

- 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.

4.3 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 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.



4.4 Golf Course Fencing

- 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.

4.5 Letterboxes

- 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 The Reserve.



4.6 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. 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 maximise 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.

4.7 Outbuildings

- All outbuildings shall be constructed behind the front or secondary elevation building line.
- For lots under 1000m²:
 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:
 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.

4.8 Landscaping

- 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 The Reserve takes on an established appearance. For dual frontage homes, this includes both the front and rear yards.
- Please refer to Annexure "F" entitled "Incentives – Landscaping" for further details regarding the landscape design requirements, rebate and application process.



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.
Façade	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 e.g. 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, toilets, stairs, storage 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. Living Areas do not include bedrooms or non habitable rooms.
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 - 15 degree pitch.
Verandah	A covered shelter at the front of the home which may or may not have its own separate roof and is supported by pillars, posts or piers.





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