

Design Guidelines



EQUIS
LAKE
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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 at Equis Lake.

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 Equis Lake.

LWP encourages innovation in built form and variety in architectural expression in the design of homes at Equis Lake. 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 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 that Equis Lake 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, permissible site coverage and bush fire requirements.

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

- Buyers 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

Equis Lake is a former equestrian estate that was used for the training and agistment of horses, the property contained numerous stables, trainers quarters and manor house. Central to the running of the property was the dam, which is now the lake and forms the centrepiece of the estate. Homes in Equis Lake should be designed in response to the history and rural setting, while taking advantage of their outlook.

Rural communities are influenced by natural surroundings and interaction between neighbours, therefore features such as traditional construction with wide front verandah's and balconies are encouraged. Homes shall strive to incorporate a 'contemporary rural' theme by including design elements such as gables, chimneys and window awnings. Character and individuality can be achieved through the use of materials such as face brick, render, rammed earth, natural stone and feature cladding materials. All homes shall be consistent with the principles of the character statement.

3.1 Streetscape

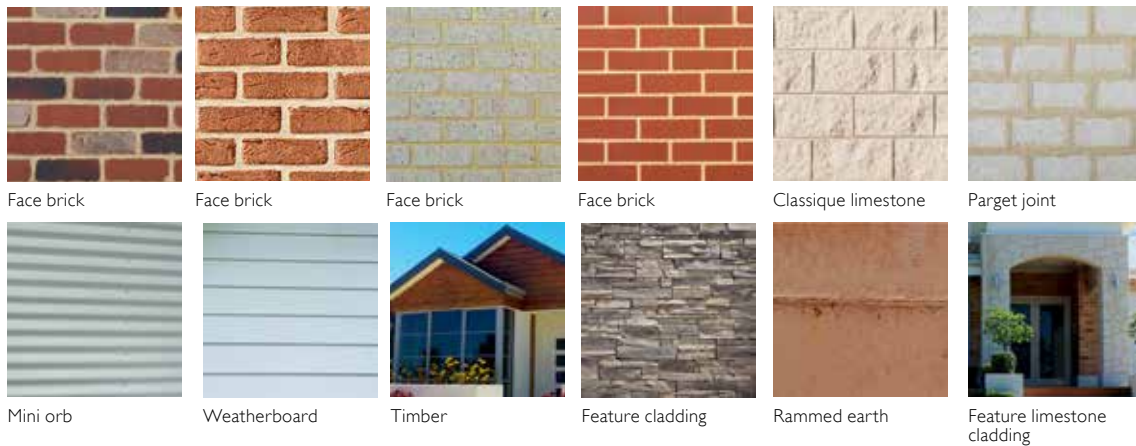
- Where more than two dwellings are adjacent and constructed by the same buyer, diversity in the front façade is required; in colour, material or texture. Substantial repetition of the same façade treatment will not be permitted.
- Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation.
- All elevations or portions of elevations visible from public view shall be finished in the same manner as 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.

3.2 Building Design

3.2.1 Primary / Front Elevation

1. Homes should have well articulated facades by providing at least one indentation or projection reflected in the floor plan which is mirrored in the roof plan. The projection or indentation should be at least 450mm deep (excludes garages);
2. A minimum of two (2) wall materials (excludes doors & windows). No one material may exceed 80% of the façade.

Choose from:



- 2c blocks are only acceptable to the front elevation if they are split face/Classique or used with a parget join (smooth 2c limestone blocks will not be accepted). Cream bricks, if used to majority of the front elevation must be tumbled or handmade.
- Render colours shall reflect the supplied palette which are contemporary shades of heritage colours. No brown tones will be accepted.

Equis Lake Colour Palette



3. All homes on lots less than 10m width shall have a minimum ground floor plate height of 31c (ie. 28c eaves) 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 (see 3.2.4).

4. To ensure the architectural character is incorporated into the design of homes, a minimum of 3 of the following character features shall be used in any primary elevation:
- A verandah or balcony which is a minimum 40% of the width of the façade (excluding garage or carport) x 1.5m deep with the longest portion parallel to the street.;
 - A substantial entrance feature to pronounce the main entry to the dwelling. Choose from: arched portico with gable end or character feature, arbor, gate house with gable roof or an open pergola.
 - A roof feature for example, but not limited to: gable-end wall; gambrel; pitch over 27° or dormer windows;
 - Increase wall plate height to at least 31c (ie. 28c eaves) for the majority of the façade (excluding the garage). **This is mandatory for lots 10m wide or less (see 3.2.4 Height for details).**
 - A chimney featured in the street elevation* in face brick, contrasting render or feature material (refer to colour and material palette for guidance).
 - Vertically proportioned windows in awning or sash style;
 - A minor decorative element for example but is not limited to: steel awning, planterbox, decorative screen, protruding wall, rendered or facebrick plinth or federation piers.
 - Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof (unless covering off the eaves line of the front façade).

* Any areas forward of boundary and/or return fencing where the full wall is visible from the street (including the secondary street on a corner lot).

Entrance feature



Chimney feature



Window awning



Gable end



3.2 Building Design

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 and/or where a projection or indentation in the floor plan permits a logical change.
- 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.
- 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.
- Secondary Elevations are not mandatory where a home abuts a laneway to the side boundary.



3.2.3 Roof

- Pitched roofs such as hipped or gable end roofs should be a minimum of 24 degrees pitch.
- Other roof styles are permitted if the overall design is reflective of the Architectural Character Statement.
- Sections of flat roof are permitted provided that the roof and gutter are concealed behind parapet walls.
- 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 eg awnings, verandahs etc).

- The following roofing materials are permitted:

I. Corrugated Metal deck (including zincalume)

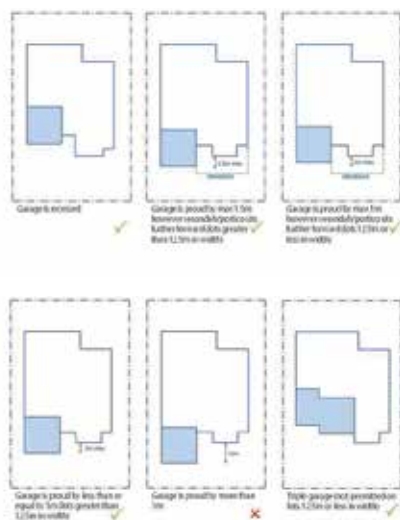
- Roofs should be consistent with the following recommended Colorbond colours; Zincalume, Surfmist, Paperbark, Sandbank, Evening Haze, Windspray, Bushland, Jasper, Woodland Grey, Iron Stone, Pale Eucalypt, Manor Red Terrain, Mangrove, Gully, Cove, Basalt and Wallaby.
- Consider adding dormer windows or skylights to add interest and increase access to light internally.
- Roof ventilators are also encouraged.

3.2.4 Height

- For single storey homes on lots with frontage **10m or less** a vertical emphasis is encouraged to offset the reduced width of the home. Internally through the use of shaped ceilings and skylights; and externally by utilizing additional parapet height or changes in the roof line.
- All homes must have an internal ceiling height of no less than 28c.
- NOTE: Minimum plate height of 31c (ie. 28c eaves) apply for single storey homes on lots **10m width or less** (see 3.2.1 Front Elevation).

3.2.5 Garages and Carports

- The roof and design features of garages and carports must be consistent with the main dwelling.
- 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.



- Unless varied by a Detailed Area Plan, the size and location of garages is as follows:
 1. Garages must be located for access from the rear laneway where one is provided.
 2. Single storey homes on lots sized less than 12.5m width and accessed from a street or mews must contain a garage not greater than 50% of the width of the lot (excluding truncation).
 3. Double garages are permitted on lots sized less than 12.5m width 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.

4. 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

5. 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.
 6. 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. (Note: the removal walls constructed by the seller to accommodate a triple driveway may not be permitted).
- 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).
 - Carports may be permitted, however shall be fitted with a remote controlled sectional door.

3.2.6 Driveways



Exposed aggregate



Limestone



Brick paving



Brick paving

- Driveways and crossovers 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 The City of Swan.
- A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by LWP.

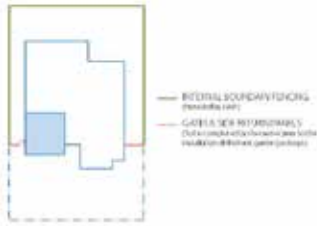
4.1 Ancillary Building Works

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.

4.1.1 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.

4.1.2 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.

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 1.8m and must be at least visually permeable above 700mm.
 2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.

4.1.4 Letterboxes

- Letterboxes installed by LWP 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 for 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.



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. 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 discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.

4.1.7 Outbuildings

- All outbuildings shall be constructed behind the front or secondary elevation building line.
- For lots under 1000m²
 1. Outbuildings less than 24m² shall be in materials and colours compatible with the main dwelling.
 2. Outbuildings greater than 24m² shall be constructed of the same materials, colours and finishes of the main dwelling.
- For lots over 1000m²
 1. Outbuildings less than 36m² shall be in materials and colours compatible with the main dwelling.
 2. Outbuildings greater than 36m² shall be constructed of the same materials, colours and finishes of the main dwelling.

4.1.8 Landscaping

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 be designed in consultation with a landscape architect who specializes in current landscape trends and low water usage Western Australian Plants. **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 (installed by owner).
- The driveway crossover is 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.



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.
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.
Parget Joins	Pronounced 'par-jay' is the building term for decorative roughcast for coating a wall (ie. smudged rough mortar joint).
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 50-150 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.

Restrictive Covenants

1. The Buyer acknowledges that the Seller has agreed to sell and transfer the Property to the Buyer on the condition that the Buyer enters into certain covenants relating to the use of the Property for the purpose of enhancing the amenity of all other lots within the Equis Lake development including lots on the Plan of Subdivision of which the Property forms part.
2. In these covenants, unless the contrary intention appears:
 - (a) **“Plan of Subdivision”** means the Plan of Subdivision or proposed Plan of Subdivision annexed to this Contract which is intended to be lodged for approval at the Land Titles Office;
 - (b) **“Land”** means the lot on the Plan of Subdivision which is sold by the Seller to the Buyer pursuant to this Contract;
 - (c) **“Transferor”** means the Seller;
 - (d) **“Transferee”** means the Buyer; and
 - (e) **“Design Guidelines”** means “The Equis Lake Design Guidelines” applicable to the development stage described in the Plan of Subdivision, as produced and developed by the Seller from time to time.
3. The Buyer hereby covenants and agrees with the Seller that the following covenants shall be included in the transfer of the Land to be prepared pursuant to this Contract and the Buyer hereby agrees to incorporate these covenants in the transfer of land to be prepared by the Buyer and submitted to the Seller as required by this.

Contract in the following form:

- (a) The Transferee HEREBY ACKNOWLEDGES that the Transferor has agreed to sell and transfer the Land hereby transferred to the Transferee on the condition that the Transferee enters into certain covenants relating to the use of the Land for the purpose of enhancing the amenity of all other lots on the Plan of Subdivision of which this Land forms part (“Plan of Subdivision”) and HEREBY COVENANTS and AGREES on behalf of itself, its successors in title, transferees and assigns, with the Transferor, its successors in title, transferees and assigns as follows:
 - (i) not to construct or erect or externally renovate any building or structure or appendage or improvement of any kind on the Land (including but not limited to outbuildings, car parking areas, structures, landscaping, spaces, undercover and open storage areas, fences, walls, air conditioning units, television, radio or other antennae on the Land without the prior written consent of the Transferor which consent shall not be unreasonably withheld;
 - (ii) not to erect or display any sign, boarding or advertisement of any description whatsoever on the Land without the prior written consent of the Transferor provided that such consent shall not be unreasonable withheld;
 - (iii) not to permit or authorise any part of a residence constructed on the Land to be used in any way directly or indirectly for any business, commercial, manufacturing, mercantile storage, vending or any non-residential purpose other than a business purpose which in the opinion of the Transferor is quiet and unobtrusive and which does not in any way detract from the general amenity of the Land;

- (iv) not to park, store or keep or permit to be parked, stored or kept on the Land any vehicle of a commercial type which is used in the ordinary course of any business other than in accordance with The Design Guidelines issued by the Transferor from time to time;
 - (v) not to conduct or permit to be conducted any repairs or restorations of any motor vehicle, boat, trailer, aircraft, or any other vehicle on the Land other than wholly within a garage on the Land;
 - (vi) not to raise, breed or keep, permit to be raised, bred or kept any insects, reptiles, animals, livestock or poultry on the Land provided that this restriction shall not operate to prevent the Transferee from keeping no more than two domestic pets on the Land;
 - (vii) not to accumulate or permit to accumulate any rubbish or garbage or other waste material on the Land or keep or permit the same to be kept on the Land except in containers located in areas of the Land which are not visible from any street adjoining the Land;
 - (viii) not to construct or erect or cause or allow to be constructed or erected on the Land any residential dwelling or any other building, improvement, erection or thing which does not comply with the Design Guidelines;
 - (ix) not to erect a dwelling house with a floor area of less than 160m² (exclusive of carports, garages, verandahs and other enclosed areas) on any lot which is not less than 500m²;
 - (x) for the purposes of sub-clause (ix) "lot" means any lot on which a residential dwelling may be erected including a proposed strata title lot and any lot created by the subdivision of the Land.
- (b) The land subject to the burden of these covenants is the Land hereby transferred.
- (c) The land having the benefit of these covenants are all the lots on the Plan of Subdivision of which the Land forms part.
- (d) The covenants and restrictions herein contained or implied shall run with and bind the Land and shall endure for the benefit of and be enforceable by each and every registered proprietor for the time being of any lot on the Plan of Subdivision.
- (e) The Restrictive Covenant shall expire and cease to have effect from and including the thirty first (31st) day of December 2020.

Information & Sales Centre

34 Main Street, Ellenbrook WA 6069

Open | Saturday: 10am – 5pm | Sunday and Public Holidays: 1pm – 5pm | Monday to Friday: 9am – 5pm



equislake.com.au