

Annexure F

Design Guidelines (General)



Introduction

The Design Guidelines form Annexure F under the Contract. All buyers must comply with the conditions set out in this Annexure F.

The Design Guidelines define the criteria the Seller will use in order to assess and approve building plans (**Design Approval**).

The Restrictive Covenants (in Annexure B) place various restrictions on the use of the Property for the benefit of all landowners in Kara.

The Contract also provides that Practical Commencement of the construction of the Residence must be achieved within 2 years of the Settlement Date.

These Design Guidelines are in addition to existing statutory or other Local Authority requirements. The Seller does not warrant that the Local Authority will approve or refuse any house plan, even if it satisfies these Design Guidelines and/or received the Seller's Design Approval.

The Seller encourages innovation in built form and variety in architectural expression in the design of homes at Kara. The Seller 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 the Seller to be of merit.

LWP Group Pty Ltd (**Manager**) or any person appointed by the Manager may administer the Design Approval process for the seller.

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;
2. The Restrictive Covenants; and
3. Plans and Specifications firstly approved in writing by the Manager.

Design Approval Process

Before you lodge your new home plans with the Local Authority, you are required to obtain Design Approval from the Seller. 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, the Sales Plan annexed to this Contract, the individual lot plan and Local Development Plan if applicable.
2. Upon completion of your design, submit in PDF format to the LWP [builders](http://www.lwpbuilders.com.au) portal BuildPro at 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 G).
3. The Manager 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 the Manager, you may seek relevant approval from the Local Authority.

DESIGN GUIDELINES	
1. Objective	
The Seller's aim is to create a strategy for ensuring Kara presents a high quality appearance in its built form, landscaping and overall streetscape.	
2. Site Considerations	
2.1 Local Development Plans	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Unless varied by a Local Development 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 habitable rooms, an outdoor living area and architectural features to the rear elevation. 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 12m 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	
<u>Architectural Character Statement</u>	
Enclosed by natural bush, the former quarry site at Kara has 'wild' natural qualities and a rich agricultural history, botanical themes and WA inspired elements that will be features of Kara's design and place character.	
The suburb of Treeby is named after a family of settlers who settled in the Jandakot Agricultural Area. In 1901, Western Australia joined the Federation and the demand for fresh vegetables resulted in the former swampland transforming into a food bowl for the new colony. However, this land surrounding the former quarry has since returned to its natural state and is fringed by conservation areas incorporating a native Spider Orchid known as "Kara" in Noongar. This natural landscape will now form the backdrop to a thoroughly contemporary and intimate urban village.	
Kara will incorporate features of modern architecture such geometric forms in box or cube shapes that intersect to create visually exciting and dynamic homes. Large volume square or rectangle shapes with defined edges that utilize flat or skillion roofs will feature. The incorporation of horizontal cladding on horizontal shapes and vertical cladding on vertical shapes can further enhance these geometric surfaces. Colours and materials in neutral tones can be used to highlight projections and indentations in the floor plan as well as disguise utilitarian features such as garages. To offset the bold shapes, the use of materials such as timber and decorative brickwork will balance sharp edges by providing warmth and texture.	
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 builder, 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 will not be permitted within primary elevations. Consideration may be granted for secondary elevations where windows are minor, setback and are not obscurely glazed. • All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation.
<p>3.2 Building Design</p>	<p>3.2.1 Primary / Front Elevation</p> <ul style="list-style-type: none"> • 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). • A minimum of two (2) different wall materials is required (excludes doors & windows). Choose from: painted render, timber, stone, earthy coloured metal finishes, face brick or concrete * <i>Timber and light-weight cladding should be stained or weathered. Where painted, colours shall be in dark tones. Face brick to the front elevation must be of the single course variety. Please refer to the Kara Colour and Materials Palette for paint, material and face brick colours.</i> • Window frames, front doors, balustrades, gutters and fascias shall be consistent with the <i>Kara Colour and Materials Palette</i>. • To ensure that architectural character is incorporated into the design of homes, a minimum of three (3) of the following character features shall be used in the primary elevation: <ol style="list-style-type: none"> 1. A series of stacking, projecting and/or retracting geometric elements to create articulation such as large "picture frames" to windows; 2. A "floating" second storey overhanging the ground level with approximately 500mm projection forward of lower floor building line; 3. A traditional or asymmetrical gable-end roof element with well defined edges; 4. A well disguised garage door with parapet and/or matching colour or material to surrounding walls; 5. A skillion roof, flat roof or parapet element (to disguise a hipped roof) for a substantial portion of the roof structure; 6. Feature Porch which includes parapet, skillion or flat roof, feature beams such as I beams or other suitable features; 7. Inclusion of key character materials; natural stained timber cladding or decorative "hit and miss" brickwork applied to feature elements. Horizontal timber to horizontal elements and vertical timber battens to vertical elements is encouraged* <i>refer to Kara's Colour and Materials Palette for guidance;</i> 8. A living area with substantial glazing (i.e. full height to a minimum of 70% of the façade excluding garage) which overlooks the street or public reserve. Windows or doors shall be continuous and generally not broken into a number of smaller panels. Additional glazing panels above all doors/windows or increased height will also be accepted; 9. Other contemporary features which add character and that are considered to be consistent with the theme may also be accepted. • Parapet walls to side boundaries must not protrude forward of the fascia, or above the soffit line of the roof where an eave is proposed (i.e. shall be angled with the pitch of the roof). Consideration may be given to a parapet wall forward of the fascia and above the soffit where the wall abuts an existing or simultaneously constructed wall of similar dimensions or where the parapet wall forms part of a feature blade wall (minimum width dimension 290mm). Any part of a parapet wall which is visible from the street shall be finished in the same manner as the primary elevation colour/materials*. No spandrels are permitted to the front elevation.

	<ul style="list-style-type: none"> • 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.
	<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 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. • 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. • 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. • 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. • Garages and carports shall be located at the lot boundary opposite the corner truncation.
	<p>3.2.3 Roof</p> <ul style="list-style-type: none"> • Skillion roofs are encouraged and must have a minimum pitch of 5 degrees and a maximum of 15 degrees. • Sections of flat roof are encouraged where roof and gutter are concealed behind parapet walls. • Hipped roofs are not encouraged, however where provided should be a minimum of 24 degrees pitch. Designers should consider inclusion of a traditional or asymmetrical gable end or a parapet wall to disguise the roof where visible from the Primary Street or park. • A roof overhang in the form of eaves or a gable-end shall protrude by a minimum of 300mm. Alternatively, weather protection may be achieved via a balcony, verandah, entry recess, attached brickwork overhang or window awnings. • The following roofing materials are permitted: <ul style="list-style-type: none"> 1. Corrugated metal deck; • Roofs shall be consistent with the following Colorbond colours (or similar where an alternative supplier is used): Surfmist, Evening Haze, Paperbark, Shale Grey, Dune, Windspray.
	<p>3.2.4 Height</p> <ul style="list-style-type: none"> • For lots with a frontage of 10.5m or less a vertical emphasis is encouraged to offset the reduced width of the home. A minimum wall plate height of 31 courses must be achieved to the majority of the primary elevation. • For lots between 8.5m and 12.5m wide, should garages have an increased height, the remainder of the façade must sit above the garage to ensure it does not dominate the elevation.

	<p>3.2.5 Garages & Carports</p> <ul style="list-style-type: none"> • The roof and design features (including door colours) of garages and carports must be consistent with the main dwelling. • Unless varied by a Local Development Plan, the size and location of garages is as follows: <ol style="list-style-type: none"> 1. Garages must be located for access from the rear laneway where one is provided. <i>Note: the below requirements do not apply where a laneway is provided.</i> 2. Garages must not be forward of the main building line with the exception of corner and odd shaped lots. 3. For narrow frontage lots between 10.1m and 12m, where garages/carports exceed 50% of the primary frontage, the following must be complied with: <ul style="list-style-type: none"> • A clear indication of the dwelling entrance. • 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. • Garages are to be set back at least 0.5m behind the main building line. • The primary elevation must sit higher than the garage to reduce visual dominance. 4. For any single storey dwelling on a lot with a frontage of 10m or less where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted. 5. Double garages are permitted on lots with a frontage of 10m or less where dwellings are two storey and where major openings to habitable rooms are provided on the primary street frontage. 6. Triple garages are permitted, however may not exceed more than 50% of the lot frontage in width 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 of retaining walls constructed by the seller to accommodate a triple driveway may not be permitted.) • For front and rear loaded 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). • For front and rear loaded homes, carports may be permitted, however shall be fitted with a remote controlled sectional door.
	<p>3.2.6 Driveways, Crossovers & Footpaths</p> <ul style="list-style-type: none"> • Driveways and crossovers should be constructed from clay/concrete block paving, exposed aggregate or liquid limestone. Plain grey or coloured concrete, gravel or asphalt is not permitted. • Rear driveways are permitted to be constructed from coloured concrete in muted, earthy tones. • Driveways and crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling. <i>Black or very dark driveways that increase ambient air temperatures are not permitted.</i> • Footpaths should match driveways/crossovers in material and colour or compliment the landscape design. • All crossovers in verges that contain trees installed or retained by the Seller shall be constructed so that the trees are not damaged or removed unless approved in writing by the Seller or the Manager, or the Local Authority. • A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by the Seller or the Manager.

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 the Manager for approval prior to the commencement of any ancillary building works.

4.1 Ancillary Works	4.1.1 Developer Works <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 the Seller or the Manager.Retaining walls visible from the street shall match the Kara Estate materials palette.Where a fence, entry statement or retaining wall has been constructed by the Seller 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 <ul style="list-style-type: none">Side and rear fencing as prescribed by the Seller will be installed by the Seller to a maximum height of 1.8m.Side dividing fencing will extend up to 1m behind the main 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 and must complement the dwelling or Kara Estate materials palette.Please contact the Manager 6 weeks prior to the completion of your home to arrange an installation date for the side and rear fencing.
	4.1.3 Front Fencing <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">Front fencing within the primary street set back must be visually permeable above 900mm to a maximum height of 1.2m.Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	4.1.4 Letterboxes <ul style="list-style-type: none">Where letterboxes are provided by the Seller they must not be removed or altered in any way.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 <ul style="list-style-type: none">The Seller has provided allowance for underground fiber optic cable to your home. Refer to your building contract for specifications required by your builder.Where required, TV antennas should be located within the roof space or positioned so they are away from public view. Satellite dishes must be approved first in writing from the Seller.

	<p>4.1.6 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. 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 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 as they can create a negative visual aesthetic to the streetscape. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.
	<p>4.1.7 Outbuildings</p> <ul style="list-style-type: none"> • All outbuildings shall be constructed behind the front or secondary elevation building line. • For lots under 1,000m²: <ol style="list-style-type: none"> 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 1,000m²: <ol style="list-style-type: none"> 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.
	<p>4.1.8 Landscaping</p> <p>Unless otherwise stipulated in the Contract , all homes approved by the Seller and built in accordance with the approved plans, will receive front yard landscaping and irrigation installation at the cost of the Seller. 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 the Manager 6 weeks prior to the completion of your home to arrange an installation date.</p> <p>Landscaping will only be installed once:</p> <ul style="list-style-type: none"> • 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. <p>Please refer to the Kara Front Landscape Package Brochure for design styles and further information.</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 (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.