

Icaria

Design Guidelines

Annexure A

Approval Process

Before you lodge your new home plans with the Shire of Serpentine Jarrahdale, you are required to obtain Design Approval from LWP. The process to obtain Design Approval is as follows:

1

Ensure when designing your home you refer to the requirements outlined in this document, Contract of Sale, individual lot plan and Local Development Plan if applicable.

2

Upon completion of your design, submit in PDF format to the LWP Builders Portal BuildPro 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 "B").

Architectural character statement

Homes should respond to the 'naturally healthy' theme of the Icaria Village within The Glades by providing a contemporary home designed to live comfortably and maximise interactions with neighbours.

Design elements such as raised timber decks and verandahs overlooking the street are strongly encouraged. Natural and rustic materials of timber, stone, rammed earth, corten steel and corrugated iron shall be a contrast to the cool, contemporary colour palette. Face brick is discouraged, however is permitted provided it is not used as the dominant material of the primary elevation.



Streetscape requirements

1

Substantial repetition of the same façade treatment will not be permitted. Where multiple dwellings are constructed by the same builder adjacent or within the same street variation in elevations, architectural features and finishes are required.

2

No obscure glazing is permitted to the front elevation

3

All elevations or portions of elevations visible to the street shall be finished in the same colours and materials as the front elevation.

Primary / front elevation features

Articulation

Homes shall include a minimum of 1 indentation in the roof and floor plan.

Architectural Features

A minimum of 2 of the following architectural features are required to the Primary Elevation .

1

A substantial entrance feature to pronounce the main entry to the dwelling.



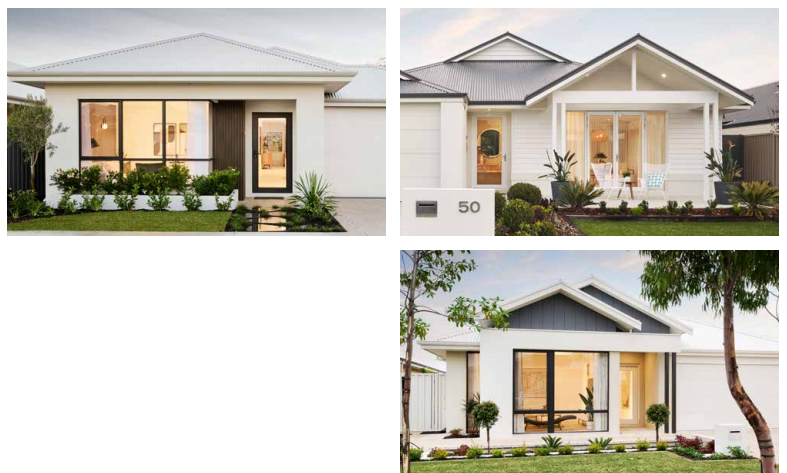
2

A verandah, timber deck or balcony to the front of the home, large enough to accommodate a seating area.



3

A living area (excluding bedrooms) providing direct views to the street or public reserve with ample glazing, bifold or sliding doors to create a seamless link between indoor & outdoor spaces.



4

Roof feature such as a raked ceiling/ skillion roof to verandah or entry, gable end, large/ wide contemporary blade wall,



5

A series of stacking and projecting elements to create articulation.



6

Inclusion of a Colorbond roof in lieu of roof tiles



Colours and materials

Front Elevations shall include a minimum of 2 wall materials or 2 render colours selected from the colours and materials palette.

- 1** Rammed Earth

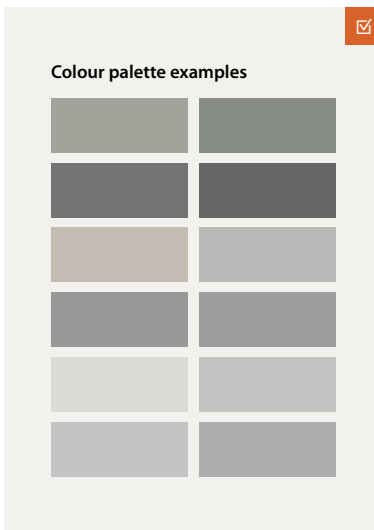
- 2** Rammed Earth

- 3** Stone Cladding

- 4** Stone Cladding

- 5** Timber

- 6** Mini Orb



Secondary elevations

1
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 including colours, materials and other building features. The treatment shall continue back from the corner of the home for at least 3m.

2
Where open fencing is proposed to a boundary, including side and rear boundaries, the entire elevation shall be addressed.



Roof

1

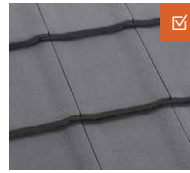
Roofs shall be a minimum of 24 degrees pitch.

2

Colorbond Roofs and flat profile/shingle tiled roofs are permitted.

3

All roof colours shall correspond with the following Colorbond colours: Surfmist, Evening Haze, Shale Grey, Windspray, Wallaby, Basalt, Ironstone, Dune, Cove, Gully, Woodland Grey, Monument.



Height

All homes on lot widths less than 10m shall have a minimum ground floor plate height of 30c (27c external eave height) to a majority of the front elevation.

Garages and carports

1

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

2

Carports are permitted with the inclusion of a garage door.

3

The height and scale of garages must not dominate the primary elevation.

Driveways and crossovers

1

Driveways and crossovers shall be constructed from clay/ concrete block paving, exposed aggregate or liquid limestone. Plain grey or coloured concrete, gravel or asphalt is not permitted.

2

Driveways and crossovers shall be constructed prior to occupancy and shall be coloured to compliment the dwelling.

Ancillary building 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. Retaining walls visible from the street shall match the Estate materials.
- Where a fence, entry statement or retaining wall has been constructed by LWP it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.
- Where street trees are provided, buyers shall not remove or relocate trees. As per Shire requirements trees shall be maintained by the homeowner.
- Where letterboxes are provided by LWP they must not be removed or altered in anyway.
- Where letterboxes are not provided by LWP it is the responsibility of the homeowner. Letterboxes constructed at the front of homes shall be consistent with the materials and colours of the front elevation.

Telecommunication services

- LWP has provided access to the National Broadband Network (NBN) for the purpose of telephone and internet connection. Please liaise with your builder regarding NBN requirements.

Plant and equipment

- All service elements such as hot water units (including solar), rain water tanks, clothes drying areas and downpipes should be hidden from public view. It is recommended that roof mounted items such as air conditioners are placed as far away as possible from the street front.
- Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element e.g. with rain heads.
- Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness.

Sheds

- Sheds should not be visible to the street. Where a shed is visible to the street, roof and wall materials shall match that of the front elevation.



For more information contact our
building and design team:

(08) 9297 9900
buildingplans@lwpproperty.com.au

 **The Glades Byford**

Schedule of External Materials

Annexure B

Lot no.

Owner's name(s):

Please fully complete the below information and submit together with building plans to www.lwpbuildpro.com.au

Design & materials information

Roof	Type:	Supplier:	Profile & Colour:
Gutter / Fascia	Type:	Supplier:	Colour:
Walls 1	Material:	Supplier:	Colour:
Walls 2	Material:	Supplier:	Colour:
Highlight Material 1	Material:	Supplier:	Colour:
Highlight Material 2	Material:	Supplier:	Colour:
Windows	Type:	Supplier:	Colour:
Garage Door	Type:	Supplier:	Profile & Colour:
Verandah/Porch Frame	Type:	Supplier:	Finish & Colour:
Other	Type:	Supplier:	Finish & Colour:
Paving <i>Including driveway</i>	Clay/Brick	Exposed Aggregate	Supplier:
	Concrete Paver	Other:	Colour:

In accordance with the conditions of the Contract of Sale and Covenant entered into with LWP Property Group Pty Ltd, I/we hereby agree to complete and lodge this Annexure "C" form to seek prior approval from LWP Property Group Pty Ltd for the design, type of materials and colour selection proposed to be used for the construction of the dwelling and outbuildings on the abovementioned Lot as set out above prior to the buyer lodging plans to the City of Gosnells for the issue of a building permit.

Fencing and Landscaping Terms and Conditions

Annexure C

Landscaping

- 1** The Seller shall provide the following **(Front Garden Landscaping)**:
 - (a) 'Wintergreen' roll on turf to the front and verge area forward of the building set back line (maximum 50% turf area to total landscape area) including a street tree, sustainable plants, shrubs and water saving mulch as selected by the Seller's nominated landscaping contractor; and
 - (b) an irrigation system limited to servicing the area forward of the building set back line only shall be installed by the Seller's Landscaper. The irrigation system shall consist of fixed below-ground pipe work, a six station controller fixed to the outside wall of the house adjacent to the Western Power meter box and sprinklers.
- 2** The Front Garden Landscaping is provided by the Seller subject to and conditional upon the Buyer:
 - (a) completing construction of the Buyer's Residence on the Property within two years of the Settlement Date;
 - (b) completing and providing to the Seller the Front Garden Landscaping application form at least ten (10) weeks prior to handover;
 - (c) removing all rubbish and rubble, levelled the area and completing all ground works prior to the commencement of the Front Garden Landscaping including clearing the area in front of the dwelling to approximately 40mm below the levels of concrete/ paving and kerb; and
 - (d) arranging for the installation of a 90mm diameter PVC storm water pipe across the driveway.
- 3** The Buyer acknowledges that:
 - (a) the Front Garden Landscaping is only in respect of the items stipulated in clause 1 and does not include rockeries, water features, retaining walls, artificial turf, any other type of landscaping treatments or any modification of the irrigation system for whatsoever purpose. Any additional costs incurred as a result of the Buyer's request (which request may be acceptable at the Seller's absolute discretion) to modify the Front Garden Landscaping shall be borne by the Buyer;
 - (b) there is a twelve (12) month warranty period for faulty workmanship of the manufactured goods only;
 - (c) The landscape package cannot be exchanged for a rebate.
- (d) Landscape packages will only be provided by the contractor nominated by the seller.
- (e) water for the reticulation is to be supplied from the mains water supply; and The Buyer acknowledges that any landscaping, retaining walls, entry statements and other structures established by the Seller in the estate of which the Property forms part may not be maintained by the Seller after the actual Settlement Date
- (f) If a landscaped street verge adjoining the Property has been provided by the Seller, the Buyer acknowledges that the irrigation for such street verge may be supplied from a temporary source which may be disconnected by the Seller in the Seller's absolute discretion. If connection pipes have been made available by the Seller then the Buyer will reconnect such irrigation to the water supply from the Property and will undertake ongoing maintenance and watering of the Property and landscaped verge.
- (g) Verges both front and side shall be landscaped as part of the front landscaping package (if not already completed). It is the responsibility of the property owner to then maintain both front and side verges.

Fencing

- 1** The Boundary Fencing is provided by the Seller subject to and conditional upon the Buyer:
 - (a) completing construction of the Buyer's Residence on the Property within two years of the Settlement Date;
 - (b) completing and providing to the Seller the Fencing application form at least ten (10) weeks prior to handover;
- 2** Fencing package cannot be exchanged for a rebate.
- 3** Fencing will only be provided by the contractor nominated and constructed from the colours and materials nominated by the seller.
- 4** Side and rear fencing as prescribed by the Seller will be installed by LWP to a maximum height of 1.8m.
- 5** Side dividing fencing will extend up to 1m behind the front building line.
- 6** 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
- 7** 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).
- 8** Rear fencing for lots on laneways as prescribed by the Seller will have a maximum height of 1.8m.
- 9** Where there is a neighbouring boundary wall, fencing will not be provided adjacent, the boundary wall will serve as the boundary fence.
- 10** All fences installed into limestone retaining walls will be installed in the centre of wall to maintain the structural integrity of the fence and wall.
- 11** Fencing must be installed with a small space under the completed fence as per the manufacturers recommendations of approximately 50mm. Buyers should expect that this gap may be up to 100mm depending on individual lot levels and conditions.
- 12** Any retaining walls or plinths required for installation of fencing due to level differences will not be provided. Any requirements for plinths and retaining will be at the buyers cost and discretion, noting buyers consultation with neighbours may be required.
- 13** The Buyer acknowledges and agrees that the Buyer is responsible for the repair, maintenance and replacement of the Boundary Fence after installation of the Boundary Fence by the
- 14** The benefit of the Front Garden Landscaping and the Boundary Fencing is exclusive to the Buyer and is not transferrable to any third party.