

Design Guidelines and Restrictive Covenants

Introduction

The Design Guidelines and Restrictive Covenants form Annexure '2' under the contract of sale. All Buyers must comply with the conditions set out in this Annexure.

The Design Guidelines define the criteria the Seller will use to assess building plans for design approval.

The "Restrictive Covenants" are the various restrictions placed on the title for the benefit of all landowners in Trinity.

These Design Guidelines are in addition to existing statutory or other local authority requirements. Satterley does not warrant that the Shire will approve or refuse any house plan, even if it satisfies these Design Guidelines for Trinity.

Satterley encourages innovation in built form and variety in architectural expression in the design of homes at Trinity. Satterley reserves the right to approve designs which do not strictly comply with these guidelines but are of merit. Satterley also reserves the right to refuse designs which meet the minimum requirements of the guidelines, however, are deemed inconsistent with the Architectural Character Statement.

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 Satterley Property Group Pty Ltd; and
3. The additional provisions in this Annexure '2'

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 Wanneroo, you are required to obtain Design Approval from Satterley. 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 (LDP) if applicable.
2. Upon completion of your design, submit in PDF format to the Satterley Online Approval Portal BuildPro at www.satterleybuildpro.com.au;
 - One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.
3. Satterley 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 Satterley, seek relevant approval from The City of Wanneroo.

DESIGN GUIDELINES	
1. Objective	
Satterley's aim is to create a strategy for ensuring Trinity Atelier presents a high quality appearance in it's 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"> 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 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 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	
<u>Architectural Character Statement</u>	
<p>Trinity's second village is a place of discovery, interest and vitality inspired by the eclectic soul of Fremantle and the Arts. Homes at Atelier will reflect the predominant architectural style of homes within Fremantle by incorporating design elements such as hipped gable-end roofs, wide verandahs with separate roofs, ornate parapet walls, arched windows and entrances as well as decorative features including fretwork, quoining and metal awnings.</p> <p>The use of Fremantle's iconic building material, limestone is strongly encouraged to be used as a highlight material and should have a rough profile, left natural or parged, complimented by face brick, weatherboard, metal cladding such as Mini Orb or rendered, recycled or painted brick. Building materials are to be kept in their honest state ie; natural or weathered and paint colours are to be predominantly light punctuated by highlight colours such as mint, watermelon, lemon, teal and lavender. All design elements are able to be interpreted in a traditional or contemporary manner.</p> <p>Home owners shall strive to design façades which express individual style and reinforce the eclectic character of Fremantle. Designs which do not support this Character Statement may not be accepted by Satterley.</p>	

<p>3.1 Streetscape</p>	<ul style="list-style-type: none"> • Where more than two dwellings are adjacent and constructed by the same purchaser/builder, 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.
<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 facades; <ol style="list-style-type: none"> 1. provide 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); OR 2. provide a verandah roof which is separated from the main roof by a minimum of 1 brick course. • Wall materials shall be selected from the following: parged or natural limestone, lime washed, painted or rendered brickwork, weatherboard, mini orb, recycled brick or face brick in red tones (cream bricks will be permitted if handmade, tumbled or used in conjunction with a quoining feature). • All homes on lots 10m wide or less shall have a minimum ground floor plate height (brick courses) of 31c (ie; 28c eaves) for the majority of the primary façade. <i>(See 3.2.4 - Height for further details)</i> • To ensure the architectural character is incorporated into the design of homes, a minimum of 4 of the following character features must be used in the primary elevation: <ol style="list-style-type: none"> 1. inclusion of two (2) different wall materials (ie; 2 render colours will not be accepted). No one material may exceed 70% of the façade; 2. verandah or balcony which is a minimum 30% of the width of the façade (excluding garage or carport) x 1.5m deep located parallel to the primary frontage. 3. roof feature including a gable-end wall, gambrel, pitch over 27⁰, dormer windows or a gable/gambrel to a verandah or balcony; 4. minimum plate height of 31c (ie. 28c eaves) to the majority of the façade <i>(mandatory for lots 10m wide or less)</i>; 5. ornate parapet wall which sits above and behind a verandah and runs parallel to the primary frontage; 6. metal awning or window hood providing cover to windows and entrances; 7. decorative feature such as: brick or stone quoining, entrance door painted in feature colour <i>(colour to be selected from applicable colour palette)</i>, balustrade to verandah, arched windows or doors, exposed eaves, fretwork, corbels, motifs, ornate gable infill, decorative window grills, plinths, moulding or other features consistent with the overall character. 8. vertically proportioned windows in awning/sash style or with glazing bars; 9. metal deck roof material such as Colorbond in the recommended colours outlined in Section 3.2.3.

	<ul style="list-style-type: none"> Standard parapet walls on side boundaries must not protrude above the gutter line and are only acceptable forward of the main building line where covering off eaves, however this may not apply should the parapet be ornate. Single posts supporting verandahs or entrance features are not permitted, double posts or brick piers will be required. This does not apply to wider verandah's which consist of 3 or more separate posts. Round columns are not permitted within façades.
<p>3.2 Building Design cont...</p>	<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. 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 materials. Secondary Elevations are not mandatory where a home abuts a laneway to the side boundary.
	<p>3.2.3 Roof</p> <ul style="list-style-type: none"> Pitched roofs such as hipped or gable-end roofs shall have a minimum 24 degree pitch. <i>Skillion and curved roofs are not permitted</i> with the exception of verandah roofs which may have a skillion and bullnose profile. Sections of flat roof are permitted provided the roof and gutter are concealed behind parapet walls. Eaves are required to a minimum of 400mm in depth on all publicly visible areas. Exclusions permitted for terrace homes, zero lot walls, non habitable rooms, elevations facing true south, walls with no windows, gable-end walls or where alternative shading is provided eg awnings, verandahs etc. Exposed eaves are strongly encouraged. The following roofing materials are permitted: <ol style="list-style-type: none"> Corrugated metal deck. Low profile roof tiles e.g. shingle style or other low profile such as <i>Bristile Vienna</i>. In keeping with the overall theme, metal deck roof colours must be selected from: Surfmist, Evening Haze, Shale Grey, Dune, Windspray, Paperbark, Bushland, Basalt, Cove, Wallaby, Gully and Woodland Grey. Tile colours must be similar to the above. Zincalume is permitted and encouraged.
	<p>3.2.4 Height</p> <ul style="list-style-type: none"> Single storey homes on lots with a frontage of 10m or less shall have a minimum ground floor plate height of 31c (ie. 28c eaves). Homes on corner lots should extend the minimum height for walls back from the corner of the home (nearest the secondary street/park/PAW) for at least 3m or where a projection or indentation in the floor plan permits a logical change in wall height.

	<ul style="list-style-type: none"> Single storey homes on lots with a frontage of 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.
	<p>3.2.5 Garages & Carports</p> <ul style="list-style-type: none"> The roof and design features of garages must be consistent with the main dwelling. Front loaded lots are encouraged to consider garage door profiles and materials to enhance the streetscape and complement the character of their home. 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. Carports may be permitted, however shall be fitted with a remote controlled sectional door. Unless varied by a Local development 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. Garages shall be located as close as possible to the lot boundary opposite the corner truncation. 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, subject to statutory requirements. 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. verandah or gable-end portico 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. verandah or gable-end portico 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"> Driveways and crossovers may not be constructed of plain or grey concrete, gravel or asphalt, 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 Satterley shall be constructed so that the trees are not damaged or removed unless approved by The City of Wanneroo. A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by Satterley.

	<ul style="list-style-type: none"> Depending on where the driveway is located in relation to the telecommunications pit, a conduit from the telecommunications pit to the area near the meter box must be provided (including drawstring). Please refer to the Opticomm Cable Entry guide for further details.
<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 Satterley 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 Satterley. Where a fence, entry statement or retaining wall has been constructed by Satterley 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. If a building is positioned where a retaining wall may be compromised, a report will be required from a structural engineer confirming that the structural integrity of the wall will be maintained. For further information, please contact the City of Wanneroo Approvals Services Unit (9405 5444).
	<p>4.1.2 Side and Rear Fencing</p> <ul style="list-style-type: none"> Side and rear fencing will be supplied and installed by the Seller as per Annexure "3" of this contract package.
	<p>4.1.3 Front Fencing</p> <ul style="list-style-type: none"> Front fencing as viewed from the primary street or public reserve shall be a maximum height of 1.5m and must be at least 40% visually permeable above 700mm. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes. Where fencing and walls have been provided by developer, they must not be altered without written developer's approval. Permeability is to be maintained, no additional screening to visible areas is permitted.
	<p>4.1.4 Letterboxes</p> <ul style="list-style-type: none"> Letterboxes installed by Satterley 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.
	<p>4.1.5 Telecommunication and Entertainment Services</p> <ul style="list-style-type: none"> Satterley has provided underground telecommunications cable to your home, eliminating the need for TV antennas and satellite dishes. 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 Satterley.

	<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. Satterley 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. • 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>4.1.7 Landscaping</p> <ul style="list-style-type: none"> • Front Landscaping will be supplied and installed by the Seller as per Annexure "3" of this contract package.

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.
Corbel	A structural or decorative bracket typically made from masonry, timber or moulded materials.
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.
Fretwork	Decorative fixtures typically used on verandah's and gables.
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.
Parapet	A concealing wall along the edge of a raised structure such as a roof. Parapets may be adjacent to a side boundary, parallel to the street or sit on a zero lot line.
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.