

# Annexure A - Sonoma Private Estate

## Design Guidelines and Restrictive Covenants

Lot \_\_\_\_\_ Dayton WA 6055

### 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 to assess building plans for the design approval.

The "Restrictive Covenants" (Annexure A) are the various restrictions placed on the title for the benefit of all landowners in Sonoma Private Estate.

These Design Guidelines are in addition to existing statutory or other local authority requirements. Cuttone Property Group (CPG) does not warrant that the City of Swan will approve or refuse any house plan, even if it satisfies these Design Guidelines for Sonoma Private Estate.

CPG encourages innovation in built form and variety in architectural expression in the design of homes at Sonoma Private Estate. CPG 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 CPG 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
2. Plans and Specification firstly approved in writing by CPG; 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 plans with the City of Swan, you are required to obtain Design Approval from CGP. 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 (DAP) if applicable.
2. Upon completion of your design, submit in PDF format to CPG;
  - One A3 set of plans of the site plan, floor plan and elevations including setbacks, levels, key dimensions, roof pitches and materials;
  - A completed Schedule of External Materials (Annexure "C")
3. CPG will issue a design approval where plans appropriately comply or provide comments where a design may not comply.
4. Upon receipt of an approval from CPG, seek relevant approval from the City of Swan.

## Design Guidelines

### 1. Objective

CPG's aim is to create an acceptable minimum standard of homes proposed within Sonoma that represent a quality appearance including landscaping and improving the overall streetscape.

### 2. Site Considerations

#### 2.1. Local Development Plans

- Designs should refer to the applicable Local Development Plan 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 the Local Development Plan, the nominated primary elevations for homes directly abutting a public reserve is as follows:
  - Laneway lots: The public reserve is considered as the primary elevation
- Unless varied by a Local Development Plan, homes are encouraged to provide at least one main living area with access to the north / north east or eastern sun.

#### 2.3. Site Classification

- Buyers are advised to consult their builder to obtain an accurate geotechnical assessment of the lot;
- Geotechnical classification testing cannot be performed until the civil works are completed;

### 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.
- 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.

#### 3.2. Building Design

##### Primary / Front Elevation

- Homes shall 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 and carports)
- Homes shall have a minimum of two (2) wall materials (excludes doors, windows, sills or 2c bands) Choose from: stone, cladding, rammed earth/limestone, face brick, painted render, weatherboard / timber cladding or mini orb in predominantly warm earthy colours.
- To ensure the architectural character is incorporated into the design of homes, a minimum of 2 of the following character features shall be used in any primary elevation:
  1. A substantial front entry feature to pronounce the main entry to the dwelling.
  2. A verandah, balcony or porch which is a minimum 30% of the width of the façade (excluding garage or carport)
  3. Three or more indentations of projections in the floor plan which are mirrored in the roof plan (excludes garages)
  4. A roof feature for example, but not limited to gable, gambrel, extended height with recessed feature, pitch over 27°, dormer windows or a separate roof line or gable to a porch, verandah or balcony.
  5. A protruding wall (such as a blade wall or a wall which extends above the gutter line) in a feature material or colour.

## Secondary Elevations

- Homes located on a corner or with side boundary adjacent to a street, park or public access way shall provide a secondary elevation. Secondary elevations shall be an extension of the primary elevation building feature (ie colours, materials and other building design features). The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street) for at least 3 metres;
- 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 of to all areas visible from public view;
- Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back from the corner of the house at least 2 metres;
- Secondary elevations are not mandatory where a home abuts a laneway to the side boundary;

## Roof

- Pitched roofs such as hipped or gable ends should be a minimum of 24 degrees pitch;
- Skillion roofs to have a minimum pitch of 5 degrees, maximum pitch of 15 degrees;
- Sections of flat roofs are permitted provided that the roof and gutter are concealed behind parapet walls;
- The following roofing material is permitted:
  - Corrugated metal deck including zincalume;
  - Low profile roof tiles eg. Shingle style or other profile such as *Bristle Marseille*;
- The following Colorbond roof colours are recommended: Bushland, Classic Cream, Dune, Ironstone, Jasper, Pale Eucalypt, Paperbark, Sandbank, Shale Grey, Surfmist, Windspray, Woodland Grey. Tile colours should correspond to the recommended roof Colorbond colour palette to complement the home;
- Roof colours such as Blue, Red or Black are not permitted;
- Other low profile roof tiles may also be considered.

## Height

- All homes on lot widths of 10 metres or less shall have a minimum ground floor plate height of 30 brick courses or minimum 2.58 metres.

## Garages and Carports

- The roof and design features 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:
  1. Garages must be located for access from the rear laneway where one is provided
  2. Single storey homes on lots less than 12.5 metres wide and accessed from the street must contain a garage not greater than 50% of the width of the lot (excluding truncation)
  3. For front access lots 12.5 metres or less, garages may not protrude forward of the main building line by more than 1m. This may be extended up to 1.5 metres for homes on corner lots, where an element is located forward of the garage eg. Portico, verandah etc.
- Carports may be permitted, however shall be fitted with a remote controlled sectional door.

## Driveways

- Driveways and crossovers may not be constructed of plain grey concrete or asphalt;
- Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to compliment the dwelling;
- A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by CPG.

#### 4. Ancillary 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 requirement set out below and Buyers must submit plans to CPG for approval prior to the commencement of any ancillary building works.

##### 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 the Seller or its Agents;
- 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.

##### Side and Rear Fencing

- All side, rear and secondary street fencing as prescribed by the Seller will be installed by the Seller to a minimum height of 1.8 metres;
- Side and dividing fencing will extend up to the front building line. Secondary street fencing will be located up to the extent of the secondary elevation (ie. At least 3 metres from the corner truncation). The Buyer 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 the front yard landscaping package by the Buyer.

##### 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 or public reserve shall be a maximum of 1.8 metres and at least visually permeable above 900mm;
  2. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.

##### Stormwater Disposal

- A stormwater connection point for drainage from your house downpipes has been supplied by the Seller. This will negate the need for soakwells. Please refer to your contract and / or the City of Swan for drainage pit locations. Soakwells are not permitted.

##### Outbuildings

- All outbuildings shall be constructed behind the front or secondary elevation building line;
- Outbuildings less than 24sqm shall be in materials and colours compatible with the main dwelling;
- Outbuildings greater than 24sqm shall be constructed of the same materials, colours and finishes of the main dwelling.

##### Landscaping

- Unless otherwise stipulated in the land sales contract all homes approved by the Seller or its agent CPG 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 the landscape contractor nominated by CPG. **Please contact CPG 6 weeks prior to the completion of your home to arrange an installation date.**

Landscaping will only be installed subject to the Seller carrying out and ensuring that the following has been carried out and completed:

- Side fencing panels and/or gate are installed;
- The driveway crossover is completed;
- All excess soil and 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;
- A weather proof power point installed and provided next to the meter box. This is required for installation of the reticulation automatic timer.