

Annexure E – Design Guidelines

Lot 11592 Wyara Link, ELLENBROOK WA 6069

One of the key objectives for Ellenbrook is to facilitate the provision of an attractive range of commercial building styles for the Ellenbrook community.

Building Design Guidelines will apply to all buildings proposed in Malvern Springs.

The Building Design Guidelines offer peace of mind; you can invest in your development, secure in the knowledge that your neighbours are expected to meet similar guidelines, which protect both the built and landscaped environment.

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COMPLIANCE & APPROVAL

Purchasers Must Comply

'Building Guidelines' means the Special Conditions of Sale outlined in the Annexure 'E', as amended from time to time.

The Purchaser must comply with the Building Guidelines.

The Purchaser warrants and undertakes that any building and other improvements shall be constructed on the Property in accordance with:

- (a) The Building Guidelines; and
- (b) Plans and specifications firstly approved in writing by the Vendor; and the additional provisions in Annexure 'E'.

All Buyers must comply with the conditions set out in this Annexure 'E'.

Receipt

The Purchaser acknowledges that they are in receipt of a copy of the Building Guidelines.

1. APPROVAL PROCESS

1.1 EMPL Design Approval

A full set of plans and specifications must be submitted to Ellenbrook Management Pty Ltd (EMPL) for approval via email to buildingplans@lwpproperty.com.au. EMPL must first approve building plans before submission of plans and specifications to the City of Swan for building license approval.

The EMPL Design Approval process is as follows:

1. Submit plans to EMPL prior to submitting for a Development Application with the City of Swan.
2. Submit working drawings to EMPL prior to submitting for a building permit with the City of Swan.
3. Proceed to seek the relevant approval from the City of Swan.

EMPL does not warrant that the City of Swan will approve or refuse any particular design even if it satisfies the Design Guidelines for Coolamon.

There is no charge to obtain EMPL approval.

As new building products are continually being developed, EMPL reserves the right to approve or reject building materials or finishes which, in its opinion, may or may not comply with the spirit of the Building Guidelines.

2. DESIGN GUIDELINES

The mixed-use commercial precinct will be an integral part of the surrounding Malvern Springs.

Malvern Springs' is nestled between two wetlands retaining the natural environment which includes large, aged trees, a variety of flowering flora and low scrub attracting native wildlife into the area for homeowners to enjoy. Commercial buildings like the surrounding homes, strive to connect and take advantage of the natural surrounds by incorporating indoor/outdoor areas overlooking wetlands and public reserves. Colours and materials shall draw inspiration from the wetlands comprising of olive green leaves, warm grey paperbark trunks, muted ochre and earthy tones.

Developments should respond to the above theme.

2.1. Built Form Intent

- Innovative and contemporary design is encouraged. Direct historical reproductions and pastiche designs are not permitted.
- Ensure that new developments have facades which define and enhance the public domain and desired street character.
- Flexible building designs that may be adapted for different uses over time.

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2.2. Setbacks

Refer to the City of Swan.

2.3. Building Facades

- Ensure that building elements are integrated into the overall building form and façade design (e.g. air-conditioning, signage etc).
- Ensure indentations and projections are incorporated to provide visual relief and interest. Expanses of blank façade is not permitted.
- Building entries must be clearly defined and identifiable, well lit and safe.
- Sufficient glazing overlooking the street and POS must be provided. The window head height shall be a minimum of 2.7m.
- Reflective tinted glazing is not permitted to ground level.
- Roller shutters over windows which address the primary street frontages and POS at any level are not permitted.
- Elevations which consist entirely of service and wet area openings are not permitted.

2.4. Building Height

- Single storey development must have an accentuated façade ie; by providing architectural elements such as a increased height, awnings and verandah.
- Parapets must achieve a minimum height of 4.5m.
- Buildings shall have a minimum ceiling height of 3.0m.

2.5. Pedestrian Shelter

- Provision to incorporate a pedestrian shelter at entries with a minimum depth of 1.5m.
- Shelters such as verandahs, awnings or canopies must be designed into the main building and co-ordinate with light pole and street tree locations.
- Ensure awnings are within a height range of 3m minimum measured from the footpath.

2.6. Signage

- Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the façade, fascia, or awning.
- One, free standing or composite sign (only) per lot.
- Where multiple occupancy is proposed, the composite sign may have one panel per occupancy.
- Signage designs shall be submitted to EMPL for approval, prior to applying for the necessary approvals from the City of Swan.

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2.7. Driveways / Crossovers

- All driveways and crossovers shall be coloured to compliment the building.
- Brick paved driveways and crossovers are preferred.
- Crossovers are to be constructed in accordance with the City of Swan Crossover Specification.

2.8. Fencing

- Fencing to the front boundary is generally not encouraged, as the built form is to define the streetscape.
- In the event that front fencing is proposed, it shall be no higher than 1.2m and must be visually permeable above 900mm.
- High front walls are generally not accepted.
- Fencing to laneways shall be no greater than 1.8m high and be designed to compliment the main building ie; rendered masonry.
- Where proposed, fencing shall be consistent with the materials and design of the main building.
- Other materials and designs, which are deemed by EMPL to complement the building may be agreed at the sole discretion of EMPL.

2.9. Landscaping

All landscaped areas on the site within view of the public are to be landscaped to a standard of approval by EMPL prior to the building being opened to the public.

Landscaping shall be provided to the following minimum standards;

- One tree for every 4 parking bays, installed at a minimum size of 75L. Please note that trees shall compliment the surrounding street and POS.
- All areas, visible from the street, shall be landscaped and presented in an attractive manner.
- The majority of plant species shall be Australian natives, in keeping with the Malvern Springs landscaped theme.
- Grass shall be installed as roll-on turf only (stolonised grass will not be permitted.)
- Hedging shall be utilized to screen any service elements and to soften any fencing.

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2.10. Building Services

- Loading docks and service areas within development sites shall be screened visually and acoustically from residential development.
- Odour producing servicing elements (for example, waste compactors and storage) shall be suitably located or designed and treated in a manner that does not impose unacceptably on residential amenity. Bins should not be visible from the street and provide a clear method for refuse disposal.
- TV antennae, satellite dishes and radio masts shall be located discretely and set back from the building edge to reduce visibility from ground level or screened.
- Roof and wall mounted air conditioning units are not permitted unless fully concealed from view.
- Ensure that all utility meters are easily accessible.
- Provide space for cleaning and servicing equipment.
- A waste management and disposal plan should be prepared for all developments.

2.11. Retaining Walls

- Where retaining, feature walls or fencing has been constructed by the Seller on or adjacent to any boundary, the Purchaser will not alter in any way or remove such walls or permit them to be altered or removed without prior consent from EMPL.
- Any additional retaining shall compliment the dwelling or match existing Malvern Springs retaining. No panel and post retaining are permitted.

2.12. Colours & Materials

A composite of materials to external walls is required. The predominant finish shall be rendered and painted with a highlight material to be selected from the below:

- Weatherboard or weatherboard - look products
- Limestone
- Timber
- Render
- Facebrick
- Rammed earth

Warm “earthy” tones inspired by the surrounding wetland are required. A highlight colour may be incorporated, provided that it is not a “primary colour” or an overly bright shade.

2.13 Roof Form

The roof design shall be appropriate to the scale and detail for the Village Centre.

Pitched roofs will have a minimum pitch of 25 degrees.

Generally, skillion or curved roof forms will not be permitted.

2.13.1 Roof materials and colours

Only the following roofing materials are permitted:

- Corrugated metal (e.g “Colorbond” roofing materials.)

Terracotta, Red, Black and Blue coloured roofs are not permitted. No dark charcoal ie. Monument