

This is the Annexure B referred to in the offer and acceptance dated _____

made between _____

as Buyers of one part and Housing Authority and Lowe Pty Ltd (ACN 009 354 143) as Seller of the other part to purchase

DESIGN GUIDELINES

INTRODUCTION

These Design Guidelines apply to the Oyster Harbour estate in Bayonet Head, Albany.

They specify design requirements for developments in this portion of the estate, and apply in addition to the City of Albany's Planning Scheme, policies, the WAPC Residential Design Codes and the Building Code of Australia, and are enforced through:

- The requirements of a restrictive covenant placed on the lot titles being created through the subdivision of the site.
- Requirements of landowners as part of the building licensing process administered by the City of Albany.

The objective of these Guidelines is to ensure a high standard of development consistent with the vision for the estate as a high quality residential suburb optimising the natural attractions of the area's topography and bushland, overlooking Oyster Harbour.

DESIGN PROVISIONS

The Residential Design Codes of WA (the R-Codes) specifies standards for residential development relating to:

1. Housing Density
2. Streetscape
3. Boundary Setbacks
4. Open Space
5. Access and Car Parking
6. Site Works
7. Building Height
8. Privacy
9. Design for Climate
10. Incidental Development

The standards applicable to an R20 Density Code apply to this portion of the estate.

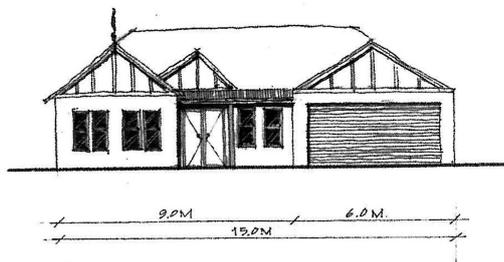
Initials _____

The following additional requirements apply:

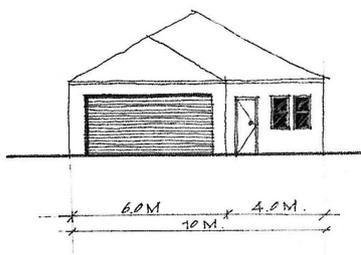
1. All developments must present an attractive appearance to the street, addressing the street in the traditional manner, providing an articulated façade, good passive surveillance, an open and welcoming aspect, and a range of complementary design features and finishes. These elements collectively contribute to a more pleasant, welcoming and safe streetscape, and a better neighbourhood. In order to ensure architectural interest and appeal, dwellings must include a minimum of two of the following elements:
 - a. A front verandah, substantial porch and / or balcony/ies;
 - b. Variation in materials (eg masonry, highlighted with contrasted elements weatherboard or custom orb features);
 - c. Articulation through use of massing, features and materials to 'break up' blank facades;
 - d. Extensive and expressive use of windows and window treatments such as awnings;
 - e. Use of contrasting colour.

No particular style or character is mandated however street appeal is required.

'Kit'/transportable homes will not be permitted.

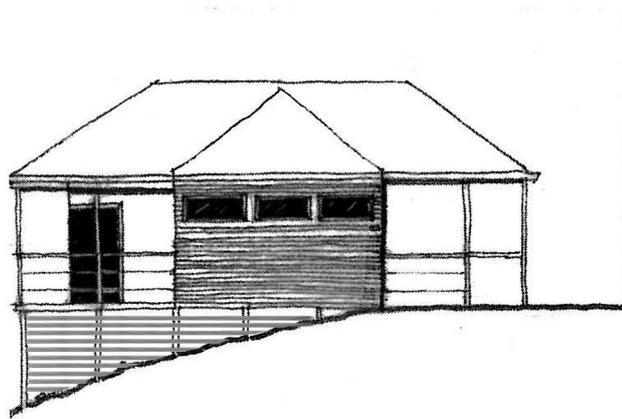


DESIRED BUILT FORM OUTCOME



UNDESIRABLE BUILT FORM OUTCOME

2. Garages may not represent more than 50% of the *building* frontage, and may not be located more than 3m in front of the building façade. It should preferably be located in line or behind the building façade. Variations to the maximum proportional width will only be considered where lot frontage and side setback requirements would otherwise preclude a non-tandem double parking space, and this is located in line or behind the building line.
3. All dwellings must be provided with a minimum of two on-site covered parking bays.
4. Use of brick, rammed earth and / or masonry build-up or pole construction is encouraged on sloping sites. However, in order to ensure these present an attractive appearance to the street, the front façade and first 6m of the side of buildings on poles or piers must have the underside of the building screened or enclosed with complimentary materials. Verandas may be excluded from this requirement where presenting an attractive and neat appearance to the street.



POLE CONSTRUCTION DESIRED FOR SLOPING SITES

5. Site levels may not be increased in any location by more than 500mm without the written approval of the Developer (or their nominated agent). Retention of natural levels where these have been retained is encouraged, and levelling of sloping sites will generally not be permitted.
6. Dwellings abutting Public Open Space should provide surveillance of it through the location of at least one major opening to a habitable room (preferably a living area). Use of open style fencing abutting the park is also encouraged. Notwithstanding this, any fencing installed by the Developer may not be altered without the written approval of the Developer (or their nominated agent).

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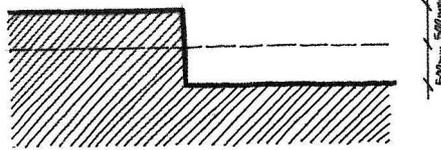
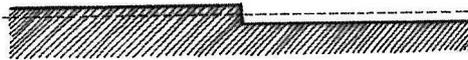
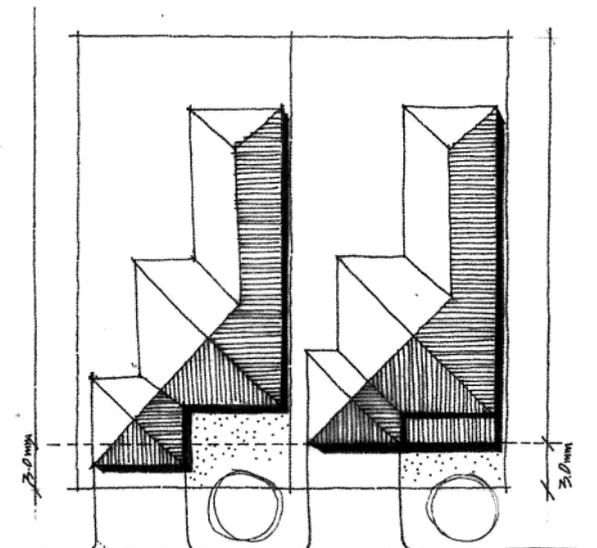


DIAGRAM SHOWING ALTERING OF SITE LEVELS BY MAXIMUM 500MM.

ALTERATIONS TO ORIGINAL SITE LEVEL 500mm

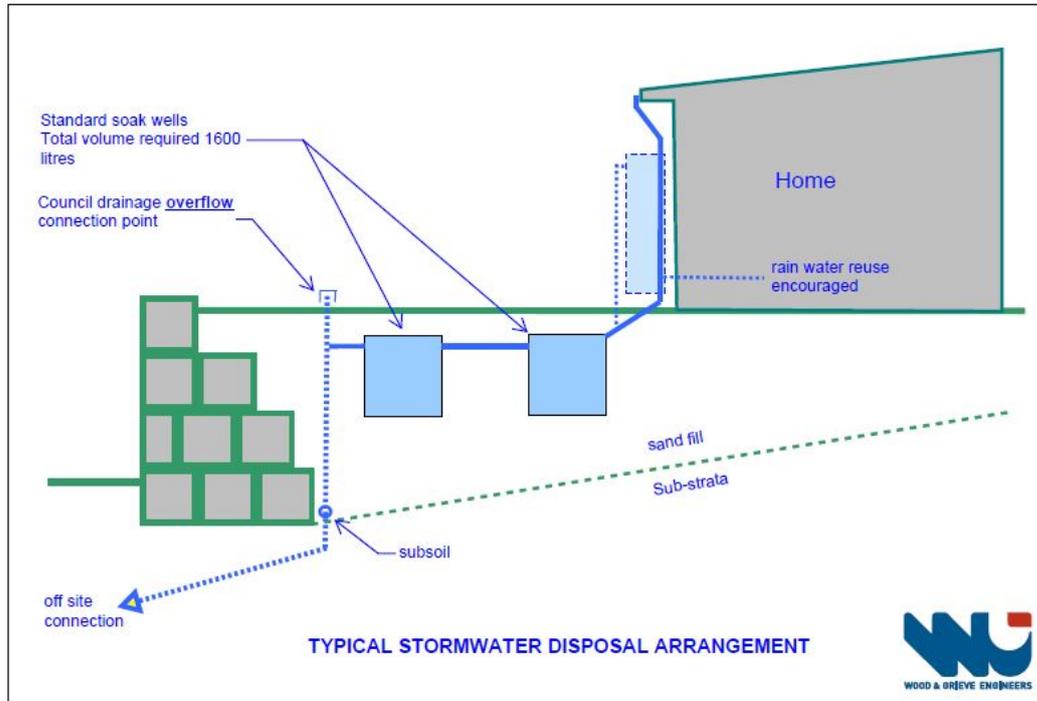


DESIRABLE GARAGE SETBACK SHOWN ON RIGHT

7. Front fencing is discouraged and no fencing above 1.2m in height is permitted within the front setback area.
8. Use of plant species endemic (native) to the area is strongly encouraged, to retain its natural character and environmental attributes.
9. Each residential lot is required to install 1.6m³ of soakwells, which may be distributed throughout the lot as appropriate. The Developer has provided a connection point to the drainage system to manage overflow where necessary.

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10. Although not a mandatory requirement of the water management strategy for the estate, landowners are encouraged to install a 2,000L plumbed-in rainwater tank to assist with on-site stormwater management and reduce reliance on the reticulated water supply.



APPLICATION

Prior to lodging a development / building application with the City of Albany, landowners are required under the provisions of the Restrictive Covenant placed on each land title to have this assessed by a design professional nominated by the Developer and certified for compliance with these Guidelines. This approval is required in addition to the City's with neither overriding the other, and any amendments to the endorsed plan will require re-certification prior to construction.

Proposals should be lodged with:

Paul Rumble Architect
9b Hammond Street, West Perth WA 6005
Mobile: 0417 926 874
E-mail: prumble@westnet.com.au

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