

Design Guidelines |



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Welcome to Brookleigh



Surrounded by vineyards and natural bushland, Brookleigh Estate East is the perfect setting for your family to grow and experience everything life has to offer in the Swan Valley.

Located on the corner of Suffolk Street and Arthur Street in Caversham, Brookleigh Estate East is 15km North-East of the Perth CBD and just minutes from Perth's renowned Swan Valley.

When you choose to live at Brookleigh Estate East, you're investing in a quality lifestyle. A future where a master

planned approach builds a strong foundation for a friendly and secure community.

Brookleigh Estate East has been designed as a sustainable and environmentally sensitive master-planned estate. These Guidelines have been developed to assist you in designing your new home and to help you reduce your energy consumption and water use.

These Guidelines show how together, we can help protect your investment, save money, help the environment and build a better community.

Welcome to Brookleigh



Welcome to Brookleigh



Guidelines

Your house design should be consistent with these guidelines. In return, your house will save you money and give you the lifestyle you deserve.

Good design, construction and ongoing function of your home and garden will ensure sustainable living for the next generation.

At Brookleigh Estate East, residents will value:

- A safe and friendly neighbourhood
- Contemporary designs and living
- Use of alternative and innovative materials
- The creation of a true community
- Collective environmental sustainability

Please note that should these Guidelines differ from the Restrictive Covenants, the Restrictive Covenants will prevail.

Welcome to Brookleigh



What is Sustainability?

At Brookleigh Estate East, sustainability is about creating a comfortable way of life for now and into the future that doesn't cost the Earth.

At Brookleigh Estate East, sustainability ranges from the design of the Estate to capture prevailing breezes and natural light through to waterwise irrigation of parks and streetscapes.

These initiatives will ensure a more sustainable community at Brookleigh Estate East.

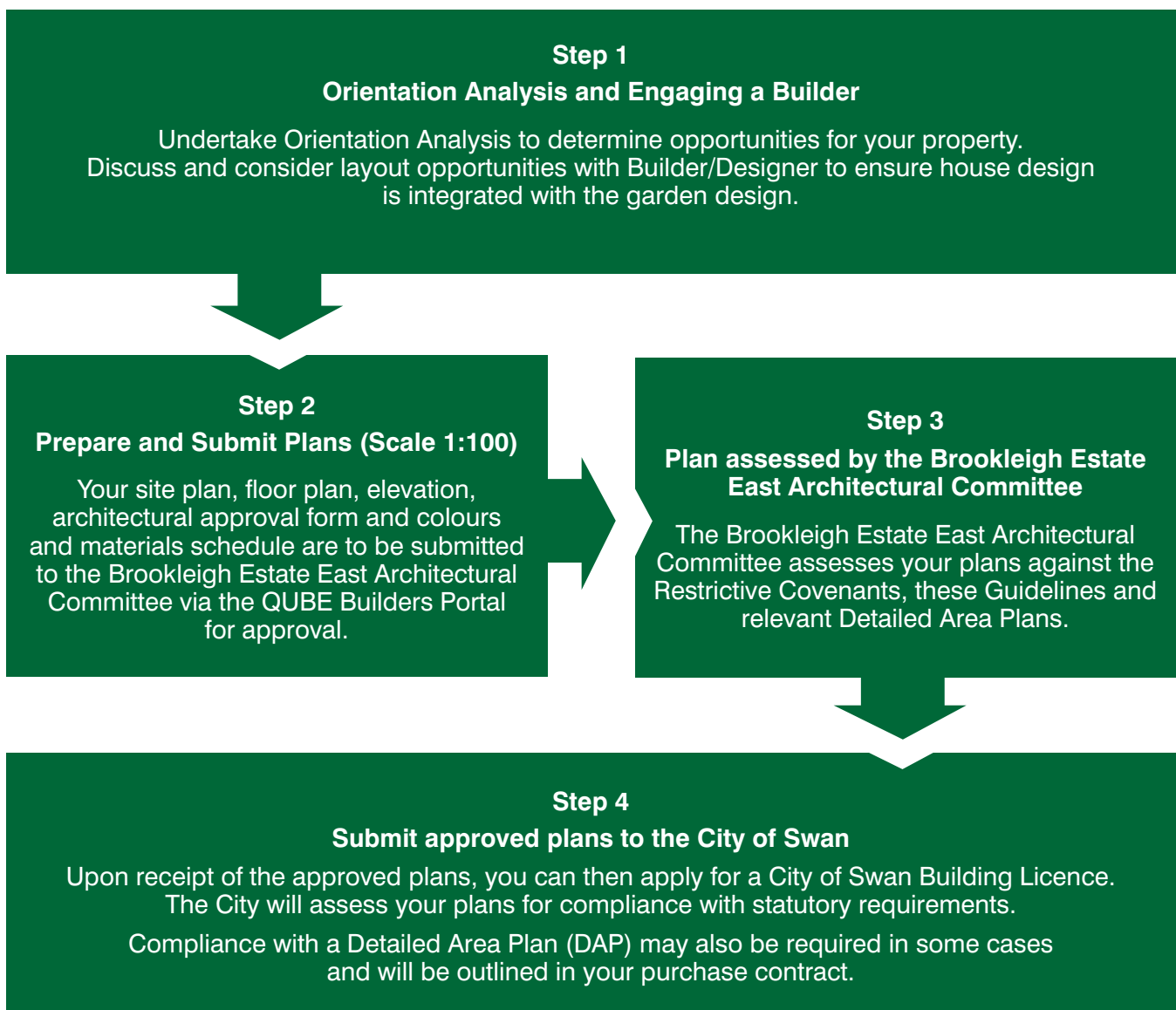
Welcome to Brookleigh

How do I get Approval?

The diagram below shows the steps to obtaining approval to build your new home.

Approval is required to ensure Brookleigh Estate East continues to remain both sustainable and of a high standard.

These Guidelines have been prepared to be read in conjunction with the Covenants attached to your purchase contract.



House Design



Introduction

The design of your home is important as it reflects both your family's needs and desires. The design of your home and your neighbour's home adds to the quality of the neighbourhood, improves the value of all residents' homes within the Estate and creates a friendly streetscape.

House designs should:

- be appropriate in appearance and size
- face onto the street with windows and doors
- include a mix of materials
- be friendly to neighbours

House Size

It's a fact that whilst Australian families have been getting smaller, house sizes have been getting larger over the past thirty years. At Brookleigh Estate East we're conscious of your need to build a comfortable home to suit your family's lifestyle.

In creating a more sustainable development we urge residents to consider the long term financial impact of energy costs in running a large house and whether it really suits your family's needs.

One and two storey houses can easily be accommodated in Brookleigh Estate East. Depending on your lot size, you will also need to meet site cover requirements as detailed on Detailed Area Plans(DAP's).

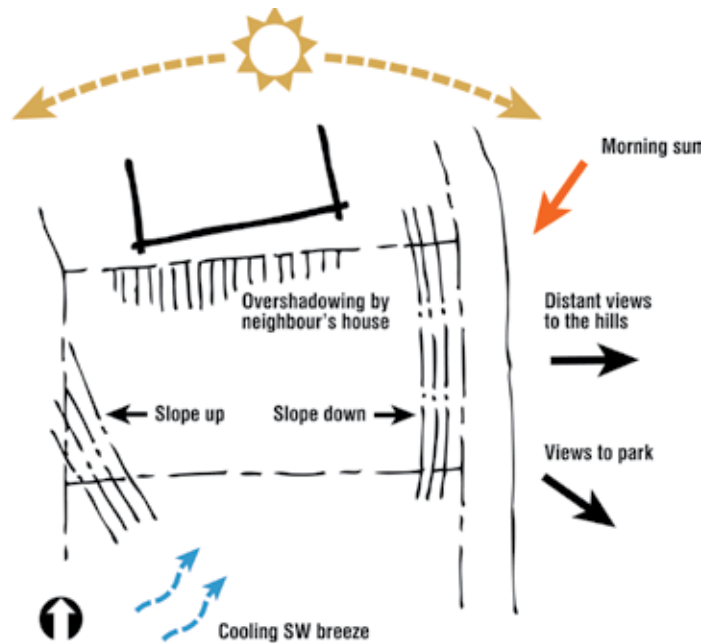
House Design

Orientation

To enhance both your lifestyle and investment, houses should be orientated and designed to maximise natural light, views and breezes. You can help keep your home cooler in summer and warmer in winter by:

- using the topography to your advantage by including design elements like garden terraces
- where possible locating your garage on the eastern or western frontage to block out harsh summer sun
- increasing the size of windows to take advantage of a park / tree lined aspect
- positioning backyards or courtyards to capture prevailing breezes
- being neighbourly:
 - ask where will my neighbours be placing their house?
 - will my house overshadow their outdoor activity areas?

Please note additional lot layout considerations may be required which are addressed in greater detail through Detailed Area Plans which if applicable will be attached to your purchase contract.



House Design

Corner Lots

House designs on corner lots should address main and secondary streets to create a safe, attractive and well landscaped streetscape, whilst also maintaining private open space.



House Design

Laneway Lots

For lots with rear laneways, the design of your home frontage will need to address:

- the main street or park frontage
- garage doors are not to overhang into the lane when opened or closed



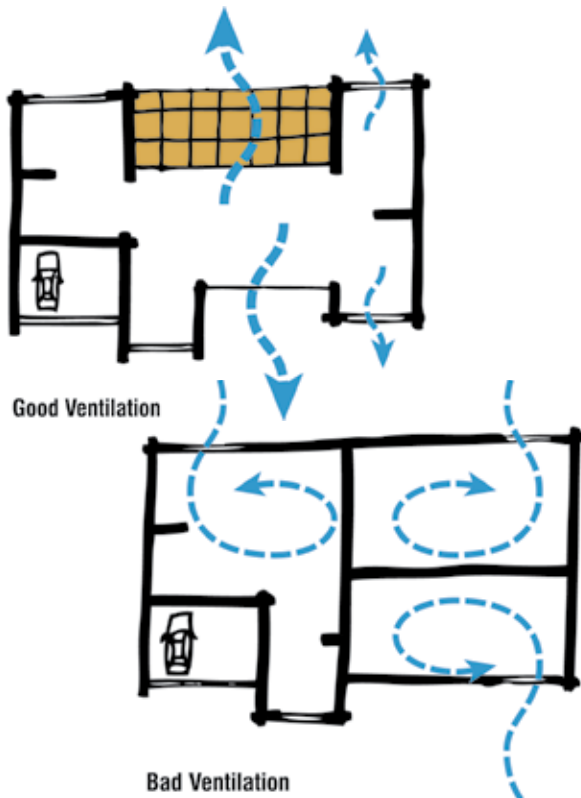
House Design

Energy Efficient Design

Your home should take full advantage of natural heating and cooling systems. The energy efficient design of your home will reduce heating and cooling costs, energy use and create a more comfortable environment.

For energy efficiency to be effective, the following principles should be followed:

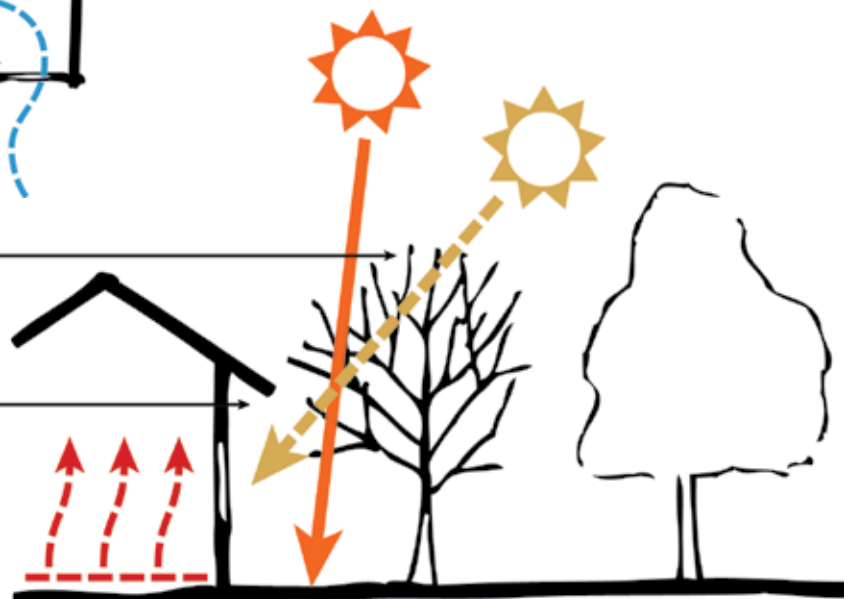
- orientate your home towards the north, with main living areas on the northern side of the lot
- laundries, bathrooms and some bedrooms should be located on the southern side of the lot, where access to northern light is less necessary



Deciduous trees allow for winter sunlight

Eaves protect from harsh summer sun

Thermal mass to collect and radiate winter solar energy



- north facing windows should be shaded through a combination of eaves, verandahs or awnings to block the summer sun but allow winter sun to warm your home
- allow for cross-ventilation by locating windows that open to capture prevailing breezes
- minimise windows that face the western summer sun and provide shading to these areas of the home
- all homes in Brookleigh Estate East should include eaves (to a minimum of 300mm) to maximise shading opportunities
- a concrete slab and brick walls or alternative similar materials help to provide 'thermal mass' and heat the home during winter
- ceiling insulation will enable the temperature inside your home to be moderated throughout the year
- ensure your home is fitted with energy efficient light fittings, appliances, plumbing and hot water services
- ensure weather seals are provided on all external doors to stop heated or chilled air from escaping

These energy efficient design principles will help to reduce your energy costs and assist to address the six tonnes of greenhouse gases produced by an average Western Australian household every year (SEDO, 2008).

House Design

Setbacks

Your setback is the distance between the front road reserve and your house and garage. Consistent setbacks throughout Brookleigh Estate East will help to tie the neighbourhood together. Consistent setbacks promote safer streets by encouraging 'eyes on the street' and also provide room for landscaping, improving the attractiveness of the area.

Setbacks throughout Brookleigh Estate East are generally defined by the 'Residential Design Codes' and enforced by the City of Swan.

The following general provisions apply:

- front setbacks for traditional lots are a minimum 3 metres and a maximum of 6 metres
- garages should be setback a minimum 4.5 metres from the front boundary ensuring they do not dominate the streetscape and must not protrude more than 2 metres beyond the main building line of your house
- the setback of your home to a northern boundary (except where it is to a street) should provide for adequate access to sunlight consistent with the Energy Efficient Design section outlined previously

Some setbacks may be altered through the 'Detailed Area Plans' relating to some lots.



Façade and Materials

At Brookleigh Estate East we encourage contemporary façade designs and materials that fit in with the street and promote a modern style of Australian architecture. By addressing the following pointers with your designer, a strong character can be developed throughout the Estate, adding the benefit of 'value' to every home:

- a proportional mix of at least two materials in the design of your home's main street façade including
 - complementary brick colours, glass, wood, stone and rendered cement
- windows addressing the street should be balanced with the front door and garage to create a friendly and welcoming building face
 - this can also improve safety and security of the street
- front facades should not contain large, blank or featureless walls
 - Use appropriate proportions to break up large walls with windows - the use of complementary materials, colours and/or alterations to the building setbacks
- the use of verandahs, porticos and porches will provide a welcome and protective entry to your front door whilst also providing an area to sit
- strong colours are not prohibited, but their use should be complemented with a more dominant muted colour in order to provide definition to your home

A range of materials is encouraged in the design of your home. Materials should be consistent with the modern Australian 'look' and be appropriate to our climate. Thought should be given to the use of new alternative materials, examples of which include:

- brick
- cement render
- glass
- timber panels.

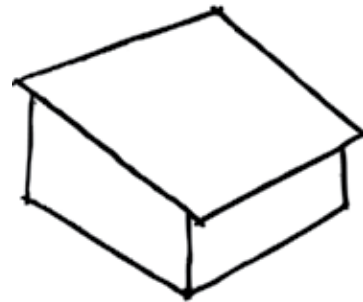
House Design

Roof Design

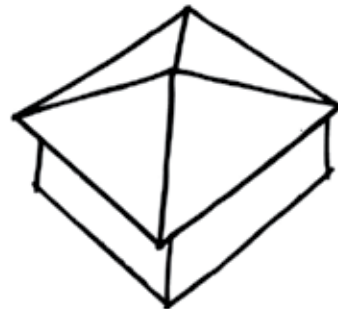
Attention should be paid to the design and materials selected for your roof. Within Brookleigh Estate East, it is recognised that roofing plays a significant part in the architectural interest and energy performance of your home.

The following requirements should be followed:

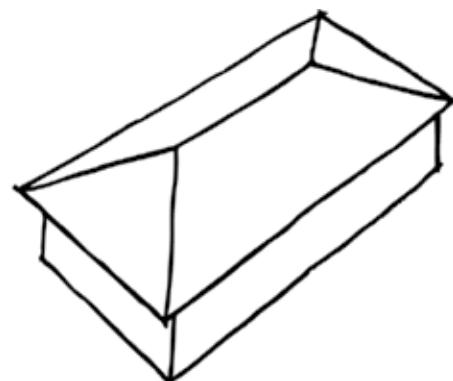
- roof design should be simple, light in colour and complement the style of your home
- corrugated iron, clay and certain concrete tiles are encouraged. Zincalume roofs can contribute to glare and are not allowed
- For a modulated roof form, the minimum pitch of the roof should be 24° . For a single roof form, the minimum pitch of the roof should be 12° . Contemporary curved skillion and flat roof types should also be considered
- eaves should be provided to all roofs, except where a boundary or parapet wall is proposed
 - minimum depth of 300mm is necessary to provide shading and architectural definition
- simplified guttering systems should also be considered to enable the installation of rain water tanks.



Skillion Roof



Pyramid Roof



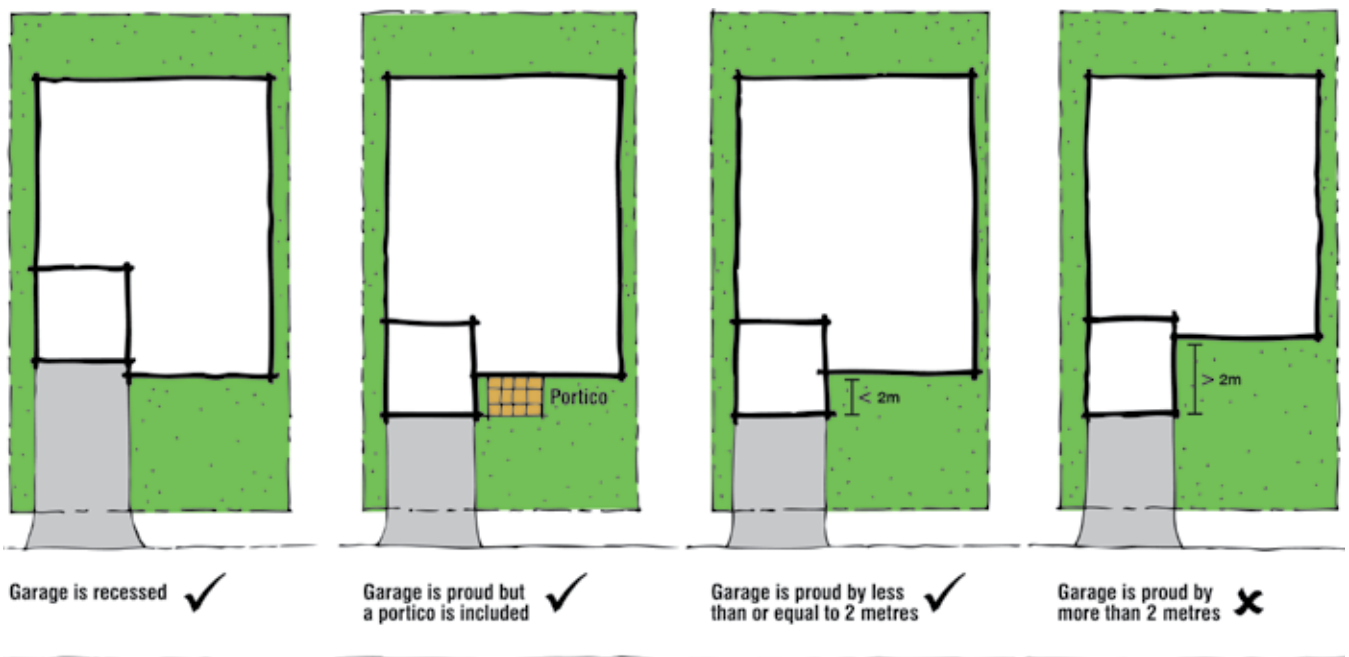
Hip Roof

Garages

To enhance the appearance of your home your garages should be designed to:

- integrate with the front building line of your home
- not take up no more than 50% of the frontage of the building
- ensure that they do not protrude more than 2 metres beyond the main building line of your house
- have a roof design that is similar to the roof of your home
- select a garage door that complements the colours and materials of your home

The above points will ensure the main façade of your home is a strong and welcoming element within the streetscape and not the garage.



House Design

Driveways

Driveways are a key part of your street presence and a key element when guests visit your home.

Driveways should be constructed of:

- brick paving
- liquid limestone
- block pave or feature concrete
- exposed feature aggregate

The use of standard grey, painted or insitu concrete is not permitted.



Fencing

To create an open and welcoming street environment, front fences are discouraged throughout Brookleigh Estate East.

Should your home front directly onto parkland, a well proportioned and designed fence that is visually permeable to allow for views will generally be provided by QUBE Property Group.

Rear and side fences will also generally be provided by QUBE Property Group, however the following guidelines should be followed:

- side and rear fences should be no higher than 1.8 metres
- fencing material should be of the same style and colour used throughout Brookleigh Estate East
- if a side gate is required, it should be a material that is consistent with your home and the boundary fence
- where wing walls are proposed between your home and the boundary fence, they are to be constructed of a material consistent with its architectural style, colour and material palette

Should your property adjoin any retaining wall or fence installed as part of Brookleigh Estate East, modifications to the wall or fence are not allowed other than for maintenance.



House Design

General Requirements

Air Conditioning

Roof mounted air conditioning or cooling units must not:

- protrude above the ridge lines or gables, unless the air conditioning or cooling units are obscured from clear view from the public domain

Split system compressor units should be:

- located towards the rear of the building away from streets and public view
- located with consideration to your neighbours

Solar Hot Water

Solar hot water unit panels and photo-voltaic cells are to be:

- integrated with and match the roof profile of your house

Traditional roof mounted solar hot water storage tank units are to be:

- positioned where they cannot be viewed from the street or public areas

Bins

During the construction of your home, a large waste bin needs to be placed on your property to ensure all waste materials are properly stored.

Once you've moved into your house, your rubbish and recycle bins must be screened from the public domain except on collection days.

Letterboxes

All homes in Brookleigh Estate East must have a letterbox adjacent to the driveway on the property. Letterboxes should be clearly numbered and complement the residence.

For laneway lots, letterboxes shall be located on the primary street frontage. Letterboxes are not permitted on laneway boundary's. For lots fronting parks which have rear laneways, letterboxes will generally be provided by QUBE Property Group and will be located on the frontage fronting the park.

Clothes Drying

Clothes lines and hangers are to be located away from the public domain to prevent view from the public domain.

Communications Equipment.

If a satellite dish is required it is to be located to protect the visual quality and amenity of the area. Where possible it should be:

- installed within the roof space
- located towards the rear of the building away from streets and public view
- located with consideration of adjoining neighbours
- avoid unnecessary extensions of heights

Streetscape Protection

No parking of any commercial vehicle is allowed unless it is for the purposes of temporarily providing services to the property.

No repair or restoration of any motor vehicle, boat, or any other vehicle or machine may be carried out unless it is behind the building line of the property and screened from public view.



Garden Design



Brookleigh Estate East's natural features and open spaces are designed to promote a recreational outdoor lifestyle that encourages social interaction. A visual integration from private gardens to public parklands is important and the quality of landscaping in verges and front gardens will be a contribution to the overall scenery of the Estate and add value for all residents of Brookleigh Estate East.

A consistent garden character throughout Brookleigh Estate East will help to provide for an integrated neighbourhood feel and appearance and tie all elements within the Estate together.



Garden Design



Landscaping Bonus

The 'Special Landscaping Bonus' has been provided to give you a garden which matches both your lifestyle and the functional needs of your home.

Prior to the installation of landscaping and irrigation, you will need to submit a 'Landscaping Application Form' to QUBE Property Group's nominated landscape contractor to confirm your entitlement to the Bonus and to schedule a consultation. The 'Landscaping Application Form' will be provided to you once your purchase contract has been approved.

The Special Landscaping Bonus is conditional upon the conditions detailed in 'Annexure C' of your purchase contract being met. You will have the choice of one of three pre-prepared landscape designs of which our nominated landscape contractor will help you select during your consultation.

Fencing Bonus

Brookleigh Estate East's Fencing Bonus has been provided to ensure fencing throughout the Estate is consistent and integrated with streetscapes.

Prior to the installation of fencing, you will need to submit a 'Fencing Application Form' to QUBE Property Group's nominated fencing contractor to confirm your entitlement to the Bonus and to organise a time for the fencing to be installed. The 'Fencing Application Form' will be provided to you once your purchase contract has been approved.

The Fencing Bonus is conditional upon the conditions detailed in 'Annexure C' of your purchase contract being met. The 'Fencing Application Form' should be completed and returned before your house has reached the lock-up stage of construction. When returning the form, please also attach a copy of your site plan which shows the location of your house on your Lot.



Garden Design

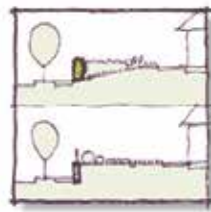
Garden Design Principles

To gain maximum benefit and enjoyment for years to come, the right garden design is very important. To maximise the effect of your landscaping, it is recommended you consider these helpful hints

before your consultation with our landscape designer. These simple landscape principles will help create a comfortable and manageable garden to suit your current and future outdoor living areas.



Integrate your garden with the streetscape character to visually 'borrow' landscape areas.



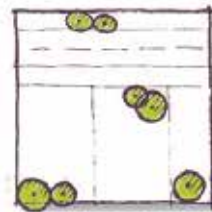
Use plants to frame or screen architectural features of your house.



Maintain views to the street for passive surveillance and neighbourhood security.



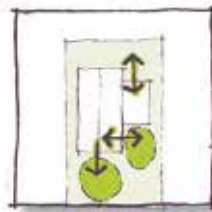
Use deciduous trees for summer shade and winter sun.



Retaining existing vegetation where possible.



Plant rear and side boundaries to assist with privacy and shade to your house.



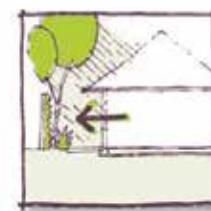
Mulch garden beds to suppress weeds.



Group plants with similar water requirements.



Consider sustainable and recycled materials (i.e. recycled brick paving).



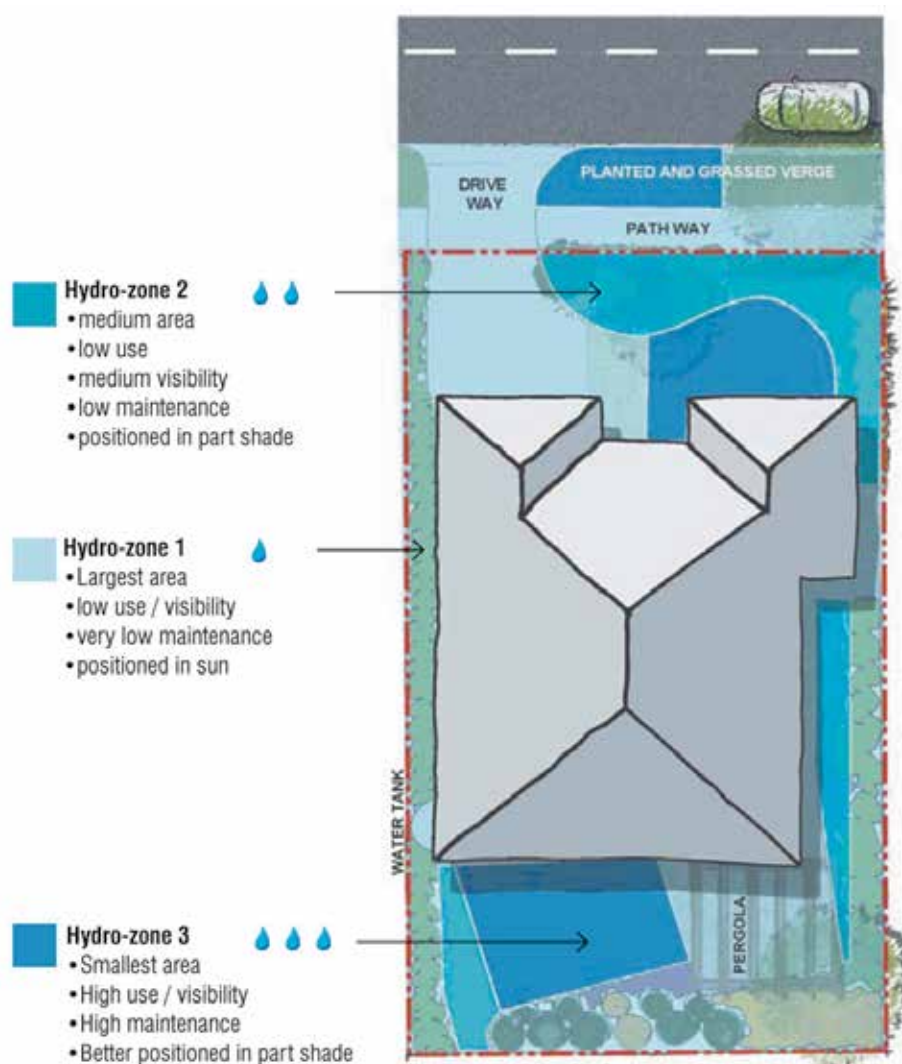
Choose plants that are compact and low maintenance.

Garden Design

Waterwise Gardens

Climate change and growing demand for water means water efficiency is becoming increasingly important. We recommend you consider the following helpful hints when planning your garden design to ensure your water consumption is reduced.

- The majority of plants should be compact local species.
- Use lawn only where it will be actively used.
- Avoid water features.
- Use electronically controlled irrigation systems.
- Use 'Hydro-zoning'
- (i.e. group plants with similar water requirements).
- Apply mulch to garden beds to reduce evaporation.
- Design paved areas to direct rainwater run-off to planted areas.
- Use groundcovers rather than paving in front of north facing openings to reduce heat load on your home.
- Use trees and shrubs to provide shelter from strong sun and winds to exposed sides of your home.
- The use of rainwater tanks and Grey Water Recycling Systems is encouraged.



Government rebates are available to new home owners employing waterwise initiatives, however please note rebate programs are subject to ongoing review with items intermittently added and removed. To find out more, please visit the Water Corporation's website at <http://www.watercorporation.com.au>

Garden Design















Australian Garden – Indicative Design & Ideas

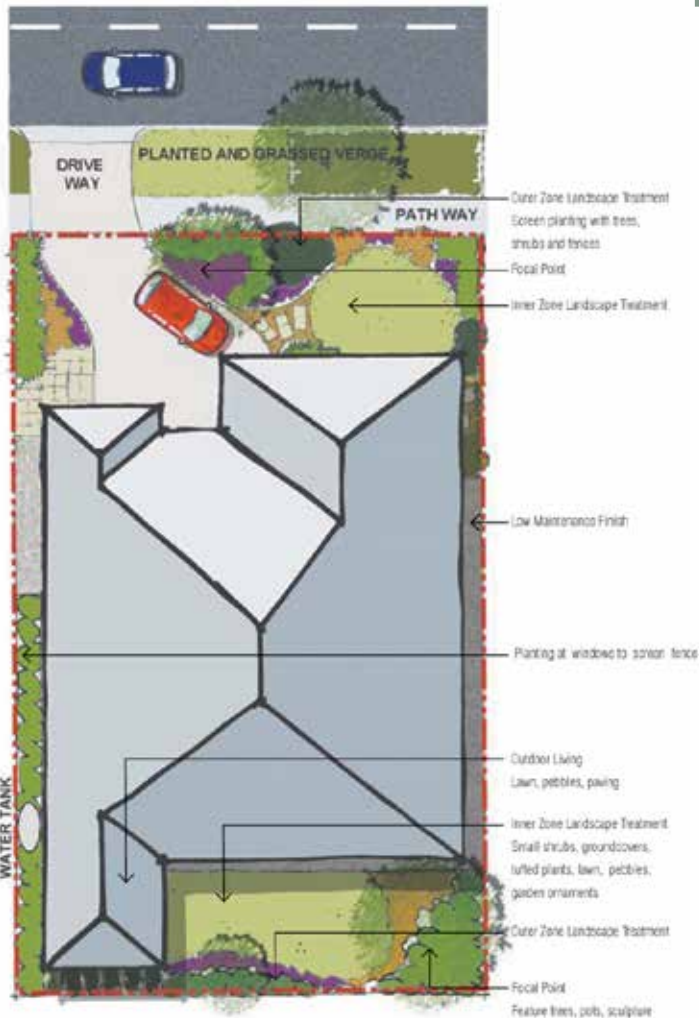
The Australian Garden has been designed to reflect the character shapes and features of typical Australian landscape.

Key design features of this garden are:

- Natural look of Australian landscape.
- Native / local plants (colours and smell).
- Mix of textures.
- Drought tolerant plants.
- Australian landscape shapes and sculptures.
- Use of native materials.
- Well defined view to and from the street.
- Well defined line between privacy and public space.

Suggested Plant Species

SPECIES	COMMON NAME	MATURE HEIGHT
Trees		
<i>Agonis flexuosa</i>	Peppermint	10m 
<i>Callistemon 'Kings Park Special'</i>	Bottlebrush	4m 
<i>Eucalyptus sideroxylon</i>	Red Ironbark	20m 
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	12m 
Shrubs & Groundcovers		
<i>Adenanthos sericeus</i>	Woolly Bush	2m 
<i>Calothamnus quadrifidus</i>	One-sided Bottlebrush	2m 
<i>Dianella 'Little Rev'</i>	Little Rev	0.5m 
<i>Eremophila glabra</i>	Tar Bush	0.5m 
<i>Eremophila nivea</i>	Silky Eremophila	1m 
<i>Hovea pungens</i>	Devils Pins	0.5m 
<i>Lomandra longifolia</i>	Spiny-head Mat-rush	1m 
<i>Pimelea rosea</i>	Rose Bangine	0.5m 
<i>Verticordia plumose</i>	Plumed Featherflower	0.5m 
<i>Xanthorrhoea preissii</i>	Grass Tree	3m 



This concept has been prepared to assist you when consulting with our nominated landscape contractor. Our landscape contractor will confirm what elements of this design are included in your 'Special Landscaping Bonus'.



Agonis flexuosa



Melaleuca quinquenervia



Calothamnus quadrifidus



Dianella 'Little Rev'



Hovea pungens



Xanthorrhoea preissii

 **Drop Zone One** Low water consumption plant.  **Drop Zone Two** Medium water consumption plant.  **Drop Zone Three** Higher water consumption plant.

Garden Design

Contemporary Garden – Indicative Design & Ideas

The Contemporary Garden has been designed to suit bigger lots where the character of asymmetrical shapes can be well presented.

Key design features of this garden are:

- Asymmetrical shapes and well defined lines.
- Building architecture is mirrored in the landscape.
- Clear definition between the uses of each area.
- Young and modern architectural look.
- Balance between hard and soft landscape.
- Well defined view to and from the street.
- Well defined line between privacy and public space.

Suggested Plant Species

SPECIES	COMMON NAME	MATURE HEIGHT	
Trees			
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15m	💧💧
<i>Dracaena draco</i>	Dragon Tree	8m	💧
<i>Eucalyptus tottiana</i>	Coastal Blackbutt	8m	💧
<i>Hymenosporum flavum</i>	Native Frangipani	10m	💧
Shrubs & Groundcovers			
<i>Agave attenuata</i>	Foxtail	1m	💧
<i>Conostylis candicans</i>	Grey Cottonheads	0.5m	💧
<i>Dichondra repens</i>	Kidney Weed	0.1m	💧
<i>Echeveria elegans</i>	Ice Plant	0.3m	💧
<i>Grevillea thelemanniana</i>	Spider Net Grevillea	0.5m	💧
<i>Leucophyta brownii</i>	Cushion Bush	1m	💧



Dracaena draco



Brachychiton acerifolia
[DECIDUOUS]



Agave attenuata



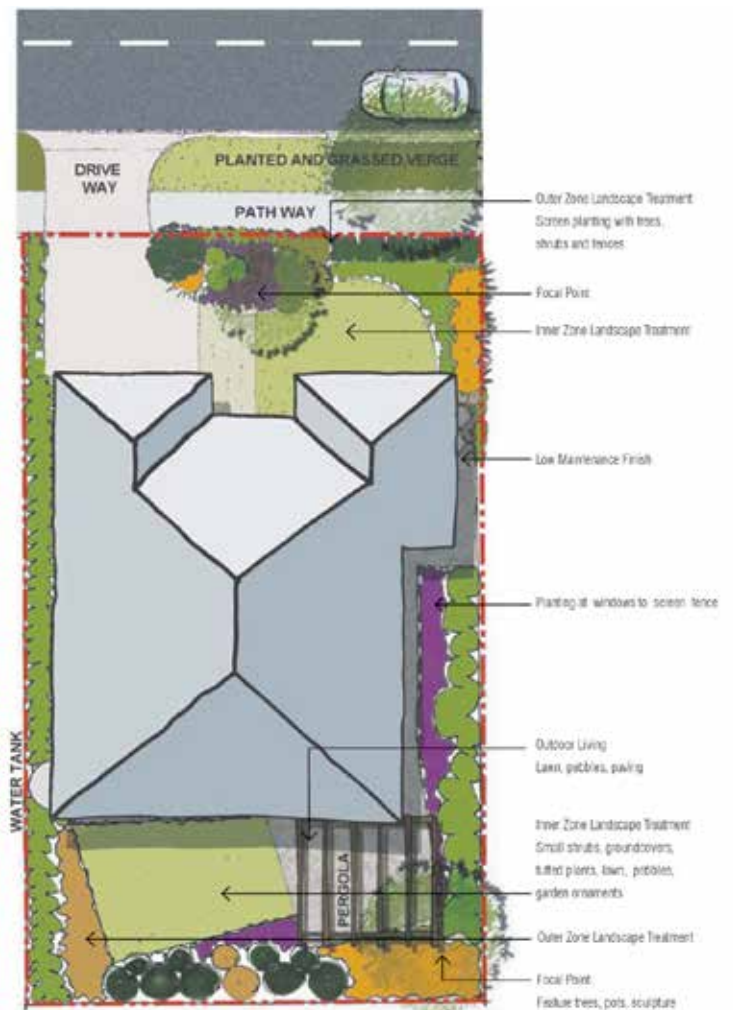
Conostylis candicans



Echeveria elegans



Leucophyta brownii



This concept has been prepared to assist you when consulting with our nominated landscape contractor. Our landscape contractor will confirm what elements of this design are included in your 'Special Landscaping Bonus'.

💧 **Drop Zone One** Low water consumption plant. 💧💧 **Drop Zone Two** Medium water consumption plant. 💧💧💧 **Drop Zone Three** Higher water consumption plant.

Garden Design

Cottage Garden – Indicative Design & Ideas

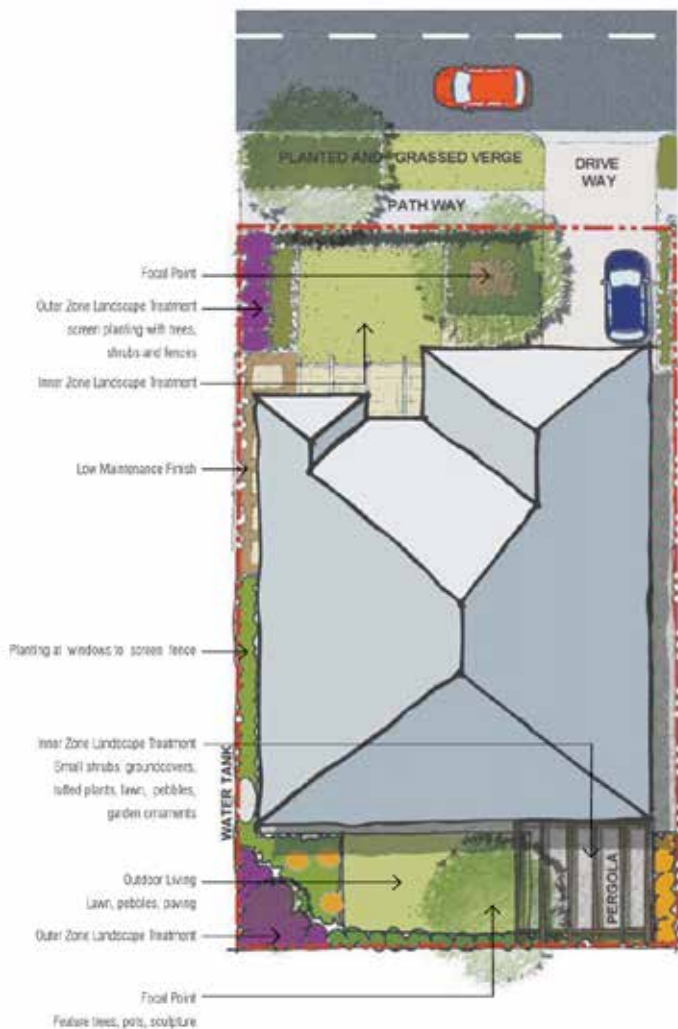
The Cottage Garden has been designed to suit small to medium lots where the character of the classic shapes can be well presented.

Key design features of this garden are:

- Symmetrical shapes.
- Classic, traditional architectural look.
- Front yard filled with informally planted flowers.
- Cultivation of flowers, vegetables, herbs and other small plants.
- Grouping of same like plants.
- Repetition of plants.
- Colours to create balance and harmony.
- Mixed textures.
- Mixed plants (native and non-native).
- Well defined view to and from the street.
- Well defined line between privacy and public space.

Suggested Plant Species

SPECIES	COMMON NAME	MATURE HEIGHT	
Trees			
<i>Citrus sinensis</i>	Orange	9m	💧💧
<i>Citrus limon</i>	Lemon	8m	💧💧
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	12m	💧💧
<i>Olea europaea</i>	Olive	10m	💧
Shrubs & Groundcovers			
<i>Dichondra repens</i>	Kidney Weed	0.1m	💧💧
<i>Eremophila glabra</i>	Tar Bush	0.5m	💧
<i>Lavandula dentata</i>	Lavender	1m	💧
<i>Rosmarinus officinalis</i>	Rosemary	1m	💧
<i>Thymus vulgaris</i>	Thyme	0.5m	💧
<i>Wisteria sinensis</i>	Chinese Wisteria	climber	💧💧



Fraxinus oxycarpa
'Raywood'



Olea europaea



Dichondra repens



Eremophila glabra



Lavandula dentata



Rosmarinus officinalis

This concept has been prepared to assist you when consulting with our nominated landscape contractor. Our landscape contractor will confirm what elements of this design are included in your 'Special Landscaping Bonus'.

💧 **Drop Zone One** Low water consumption plant. 💧💧 **Drop Zone Two** Medium water consumption plant. 💧💧💧 **Drop Zone Three** Higher water consumption plant.

Sustainable Living



Our Commitment to Sustainable Living

QUBE Property Group is committed to achieving high quality sustainable living in all of its developments. By putting people and the environment first, QUBE Property Group recognises the importance of developing a strong sense of community and the need to live in harmony with the environment.



Rebates, Incentives and Bonuses

You may be eligible to qualify for rebates from the Water Corporation, State Government and/or Federal Government to buy appliances and technologies that reduce energy use, water consumption and Greenhouse gas emissions.

It is important that you familiarise yourself with what is available and any impacts they may have on the design and construction of your home. Please note that rebate programs are subject to ongoing review with items intermittently added and removed.

To find out more about rebates and current incentives, please visit the following websites:

Water Corporation

<http://www.watercorporation.com.au>

Department of Water (Western Australia)

<http://www.water.wa.gov.au>

Department of the Environment, Water, Heritage and the Arts

<http://www.environment.gov.au>

The Developer

About QUBE

QUBE Property Group is a Western Australian development company committed to developing communities through residential land estates. To find out more about QUBE and other exciting projects currently being developed, please visit www.qubeproperty.com.au



FOR MORE INFORMATION PLEASE CONTACT

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SALES OFFICE

Brookleigh Estate East Sales & Information Centre
Suffolk Street (formerly Patricia Street)
Caversham

OPENING HOURS

Saturday and Sunday 1pm – 5pm or by appointment

www.brookleigestateeast.com.au

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