

HAMMOND GROVE

BY **QUBE**

BUILDING RESOURCES

DESIGN GUIDELINES & DEVELOPMENT PLANS



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INTRODUCTION

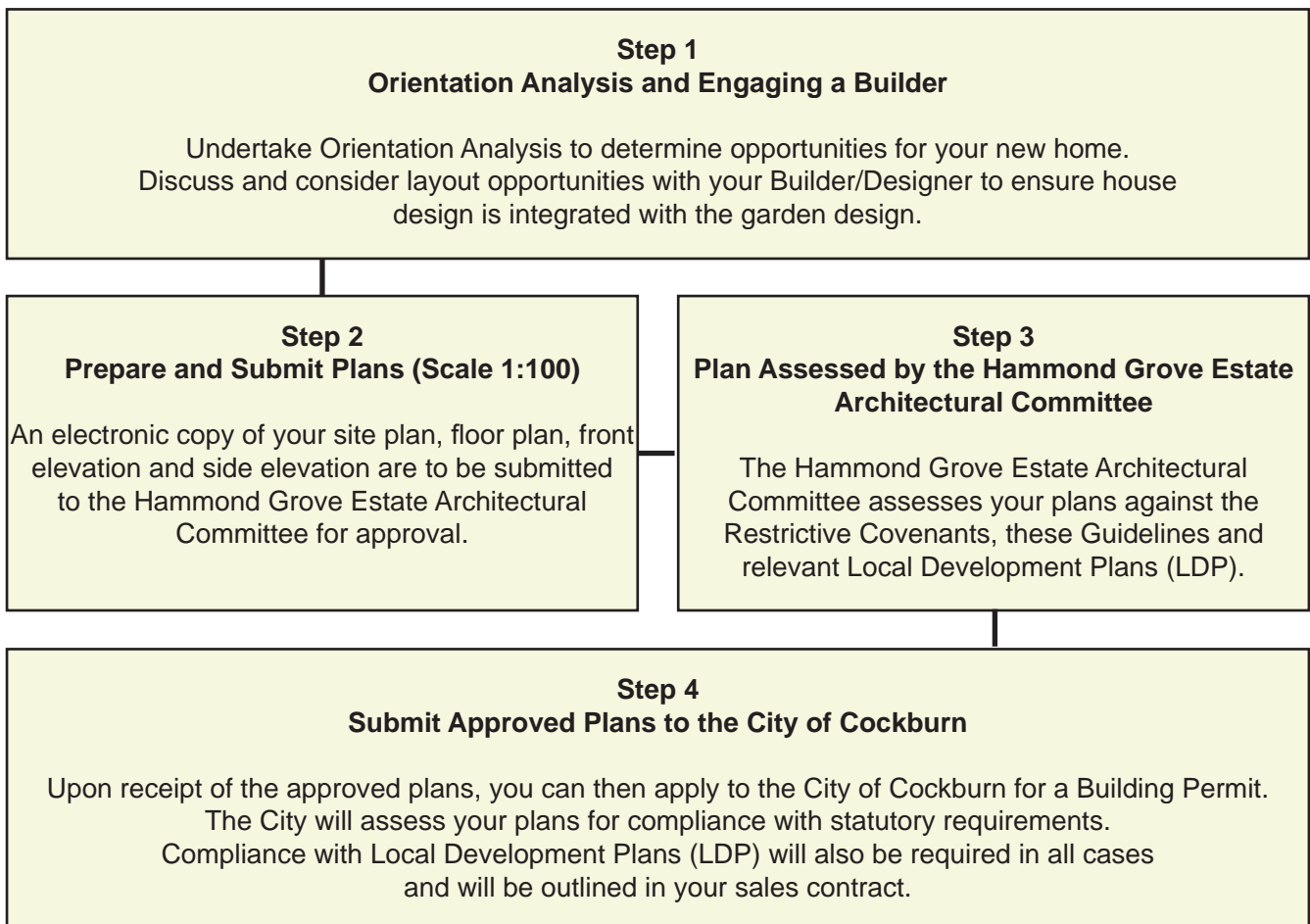
These guidelines are provided to assist in creating an attractive, cohesive and intelligently designed community, in addition to encouraging energy efficient and water-wise homes.

Building plans and specifications should be submitted to the Hammond Grove Estate Architectural Committee (Architectural Committee) for approval, via the QUBE Builders Portal (qubeland.com.au/buildersportal), before commencing construction onsite.

Should these guidelines differ from Restrictive Covenants and/or Local Development Plans (LDP), the Restrictive Covenants and LDP will prevail. These Design Guidelines apply in conjunction with and not in lieu of, statutory requirements.

Approval from the City of Cockburn will be required in addition to any approval issued by the Architectural Committee.

APPROVAL PROCESS



DESIGN GUIDELINES

GENERAL RESIDENCE	<p>Your house can be either single or double storey, with a minimum living area of 150m² for lots 450sqm or greater, and a minimum living area of 90m² for lots less than 450sqm.</p> <p>Please note that living area' excludes patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage or outbuilding.</p> <p>We encourage the use of wall materials which are predominantly concrete, clay bricks, stone or other similar materials, as approved by the Architectural Committee.</p> <p>Lightweight cladding materials such as fibre cement, corrugated metal, timber panels or weatherboards will also be considered by the Architectural Committee on a case by case basis.</p>
DRIVEWAYS & LETTERBOXES	<p>Your driveway needs to meet the following criteria:</p> <ul style="list-style-type: none"> • be 4 metres wide; • constructed from brick paving, liquid limestone or exposed aggregate concrete; • not constructed of grey, painted or in-situ concrete. <p>Letterboxes are recommended to be located adjacent to the driveway and should both match and complement the main residence.</p>
FRONTAGE / FACADE	<p>The front façade of your home needs to include a minimum of two colours or two materials, consisting of a primary and secondary colour/material, with the secondary colour/material being featured on at least 20% of the façade.</p> <p>The primary street frontage of your home needs to also include one of the following elements fronting the street:</p> <ul style="list-style-type: none"> • a gable; • a gablet; • an upper storey; • a portico with separate roof; • a verandah with a minimum length of 3 metres; • a blade wall; • a projecting feature wall.
ROOF	<p>Roofs require a minimum pitch of 24° to the main roof, for a modulated roof form; and a minimum pitch of 12° to the main roof for a singular roof form;</p> <p>Suggested materials for roof construction include clay or concrete tiles and metal sheeting.</p>
FENCING	<p>To ensure consistency throughout the Estate, fencing should be constructed of Bluescope Lysaght Neetascreen" (Colorbond colour Basalt) material or similar, or a rendered masonry wall, and be at least 1.8m high;</p> <p>In the case of a wall or fence from the residence to the boundary of an adjoining lot, that wall or fence should be 1.8m high and constructed from materials consistent with the rear and side boundary fencing, and set back at least 1m from the corner of the residence.</p>



CORNER LOTS	<p>Residences should have at least one major opening facing the direction of the secondary street.</p> <p>Secondary street elevations should match the primary street elevation in colours, materials, openings and/or roof form for a minimum distance of 4m from the truncation of the corner of the lot.</p> <p>Side boundary fencing should finish at least 4m from the predominant truncation (excluding laneway truncations) of the corner of the lot.</p> <p>It is recommended that fencing not extend forward of the front building line of the residence.</p>
OUTBUILDINGS / SHEDS	<p>Outbuildings should be under 10m² and no more than 2m in height.</p> <p>Construction materials should integrate and match with the main residence.</p> <p>Outbuildings that are constructed of galvanised iron or painted fibrous cement walls should not be visible from any road or other public area.</p>
GARAGE	<p>Residences should comprise a double garage sufficient for housing at least two motor vehicles and should be incorporated under the main roof area.</p>
OTHER	<p>It is advised that all air conditioners, cooling units, TV antennas, radio masts and solar hot water systems not protrude above the ridge lines and/or gables, unless obscured from the public domain.</p> <p>Additionally, rainwater tanks, satellite dishes and bins should all be screened from public view.</p>

DEFINITIONS

Architectural Committee

The Hammond Grove Estate Architectural Committee refers to QUBE's consultant architect and/or QUBE Property Group who will assess your plans to ensure compliance. Plans can be submitted to the Architectural Committee for approval via QUBE's online portal, which is accessible via qubeland.com.au/buildersportal

Blade Wall

A wall that protrudes forward of the front building line and extends above the gutters.

Corner Lot

A corner lot is defined as being situated at the junction of two streets, or adjacent to a street and a public reserve.

Gable

The triangular upper part of a wall at the end of a ridged roof.

Gablet

A small ornamental gable.

Major Opening

A window, door or other opening in the exterior wall of a habitable room that provides external means of light or view and must have a minimum sill height of less than 1.6m.

Outbuilding

Refers to any building not incorporated under the main roof form.

Portico

A type of porch or walkway with a roof supported by columns and located at the entrance of the residence.

Primary Street

The sole or primary public road that provides access to the major entry to the dwelling.

Projecting Feature Wall

A wall that differs in design from other walls on the front facade and also projects forward of the primary facade.

Verandah

A roofed open platform along the outside of the house, level with the ground floor.



LANDSCAPE DESIGN

Introduction

The landscape design for private and public spaces within Hammond Grove Estate should reflect a character that is Mediterranean in style but with an Australian flavour.

This garden style is typically informal rather than overly manicured. With the right species selection, combined with fruiting trees and edible herbs, this style of garden provides the opportunity for a rewarding family setting.

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

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 after settlement.

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 two pre-prepared landscape designs of which our nominated landscape contractor will help you select during your consultation.

Fencing Bonus

Hammond Grove Estate’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 after settlement.

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 Principles

To gain maximum benefit, enjoyment and the effect of your landscaping, it is recommended you consider these helpful hints before your consultation with our landscape designer.

The below 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.
- Maintain views to the street for passive surveillance and neighbourhood security.
- Mulch garden beds to suppress weeds.
- Consider sustainable and recycled materials (i.e. recycled brick paving).
- Use plants to frame or screen architectural features of your house.
- Use deciduous trees for summer shade and winter sun.
- Plant rear and side boundaries to assist with privacy and shade to your house.
- Group plants with similar water requirements.
- Choose plants that are compact and low maintenance.

Water Wise Design

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 ground covers 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 water-wise 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 website.



Landscape Package Themes – Mediterranean & Australian

The climate of the Perth region and the close proximity of Hammond Grove to the coast provide a Mediterranean climate with warm winters and dry summers. So as the style of the landscape around the Estate appears consistent, we have provided the following guidance on two styles of garden that we believe will work well for home gardens.

Edible plants are a key component in any Mediterranean or Australian garden and the terraces of Hammond Grove provide the perfect shelter and full sun that will allow fruiting varieties to thrive. From citrus through to figs and stone fruits, from sage and parsley through to grape vines, all these species find a place in these garden styles.

Take hints from the Mediterranean style of dry stone walls, gravel paths and fruiting trees but also take the opportunity to explore the use of a wide range of Western Australian native plants. The limestone soils of the area suit all Western Australian coastal species such as those listed.

The following list is just the start of a wide selection of species that are ideal for this style of garden. To achieve an informal look, avoid planting in straight lines or defined patterns. Experiment with a variety of native species that offer different colours, textures and forms and aim for four seasons of colour.

By mixing and matching colours, leaf textures and growth, an easy to maintain and waterwise garden can be established that will thrive in our local climate. Try planting in groups of 3 or 5 of a single species to provide added impact. Remember that every plant does not need to be a feature plant. Concentrate on providing a strong backdrop for your planting and selecting just a few feature specimens. Incorporate low maintenance herbs such as rosemary, sage and thyme and include waterwise succulents and coastal species that will tolerate dry periods.

Our landscaping contractor will assist you with achieving the above during the design phase of your front garden.



Suggested Plant Species Palette

Groundcovers and Small Shrubs

- Acacia Lasiocarpa Glow Wattle (low form)
- Beaufortia 'Summer Flame' Summer Flame
- Conospermum Cressinervium Summer Smoke Bush
- Conostylis Candicans Grey Cotton Heads
- Dampiera Errocephala
- Eremophila Nivea Silky Emu Bush
- Grevillea Saccata 'Starburst' Starburst Grevillea
- Hemiantra Pungens Snake Bush
- Isopogen Latifolius Stirling Range Cone Flower
- Orthrosanthus Multiflorus Morning Iris
- Thryptomene Baeckeacea Kalbarri Cascade
- Verticordia Nitens Morrison
- Verticordia Monadelpha Pink Woolly Featherflower

Large Shrubs

- Anigozanthus Manglesii Red & Green Kangaroo Paw
- Beaufortia Squarrosa Sand Bottlebrush
- Hakea Bucculenta Red Pokers
- Leucophyta Brownii Cushion Bush
- Westringia Fruticosa Coastal Rosemary

Small Trees

- Lagerstroemia Indica - Crepe Myrtle
- Olea Europaea - Olive
- Citrus Species - Lemons, Oranges, Mandarins
- Prunus Blireana - Flowering Plum
- Pyrus Species - Ornamental Pear
- Eucalyptus 'Summer Beauty' Flowering Gum
- Melaleuca Mesophila Showy Honey Myrtle

Herbs

- Lavandula Angustifolia Lavender
- Rosmarinus Officinalis Rosemary
- Salvia Officinalis Sage
- Thymus Vulgaris Thyme



“Australian” Style

This garden style is typically informal and rustic. It should utilise a planting palette of native Western Australian plants, especially those that are endemic to the Hammond Grove region.

The garden should incorporate curved, flowing planting beds and gravel paths. Choose native plant species of contrasting height, form, texture and colour and explore mass planting of similar species. Choosing to have minimal turf will help to keep your garden low maintenance and water-wise.

Suggested Plant Species palette

Groundcovers and Small Shrubs:

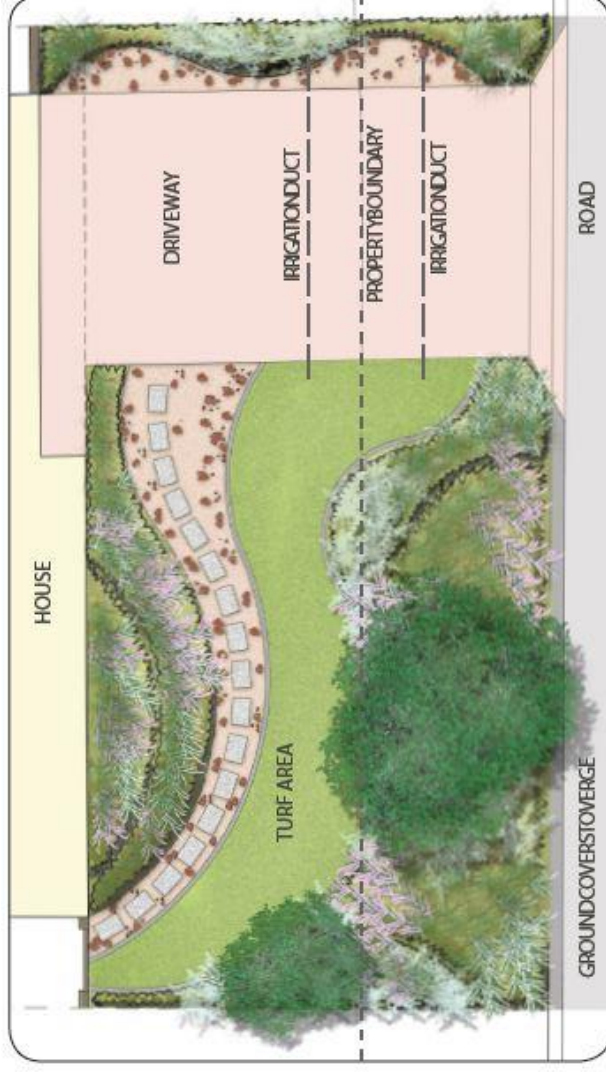
Banksia menziesii dwarf	Summer Flame
Beaufortia ‘Summer Flame’	Summer Smoke Bush
Conospermum cressinervium	Grey Cotton Head
Conostylis candidans	
Darwinia oldfieldii	Silky Emu bush
Eremophila nivea	Starburst Grevillea
Grevillea saccata ‘Starburst’	Sea Spray grevillea
Grevillea ‘Sea Spray’	
Kunzea pulchella (grey leaf form)	Morning Iris
Orthrosanthus multiflorus	Thyptomene baeckeacea
Thyptomene baeckeacea	Kalbarri Cascade

Large Shrubs:

Beaufortia squarrosa
Hakea bucculenta
Leucophyta brownii
Westringia fruticosa

Small Trees:

Eucalyptus erthrocorys	Red Capped Gum
Eucalyptus ‘Summer Beauty’	Flowering Gum
Eucalyptus preissiana	Bell Fruited Mallee
Hakea laurina	Pin-cushion Hakea
Grevillea olivacea	Olive Grevillea
Melaleuca nesophila	Showy Honey Myrtle
Xanthorrhoea preissii	Grass tree



Garden style ideas

“Cottage/ Edible” Style

This style of garden is colourful and fun as well as personal and embracing, perfect for smaller lots. To achieve an informal look, avoid planting in straight lines or defined patterns. Usually defined by the use of traditional materials, dense planting, and a mixture of ornamental and edible plants.

Experiment with a variety of native species that offer different colours, textures and forms and aim for 4 seasons of colour. If you choose to also use non native species, make sure they are climate appropriate. Selecting plants of contrasting shape and size will give you a multi-layered tapestry of foliage.

Suggested Plant Species palette

Groundcovers and Small Shrubs:

Acacia lasiocarpa
Glow Wattle (low form)
Beaufortia 'Summer Flame'
Summer Flame
Conospermum cressinervium
Summer Smoke Bush
Conostylis candidans
Grey Cotton Heads
Dampiera errocephala
Silky Emu bush
Eremophila nivea
Starburst Grevillea
Grevillea saccata 'Starburst'
Snake Bush
Hemilandra pungens
Stirling range Cone Flower
Isopogen latifolius
Statice
Limonium sinuatum
Morning Iris
Orthrosanthus multiflorus
Thyptomene baeckeacea
Kalbarri Cascade
Verticordia nitens
Morrison
Verticordia monadelpha
Pink Woolly Featherflower

Large Shrubs:

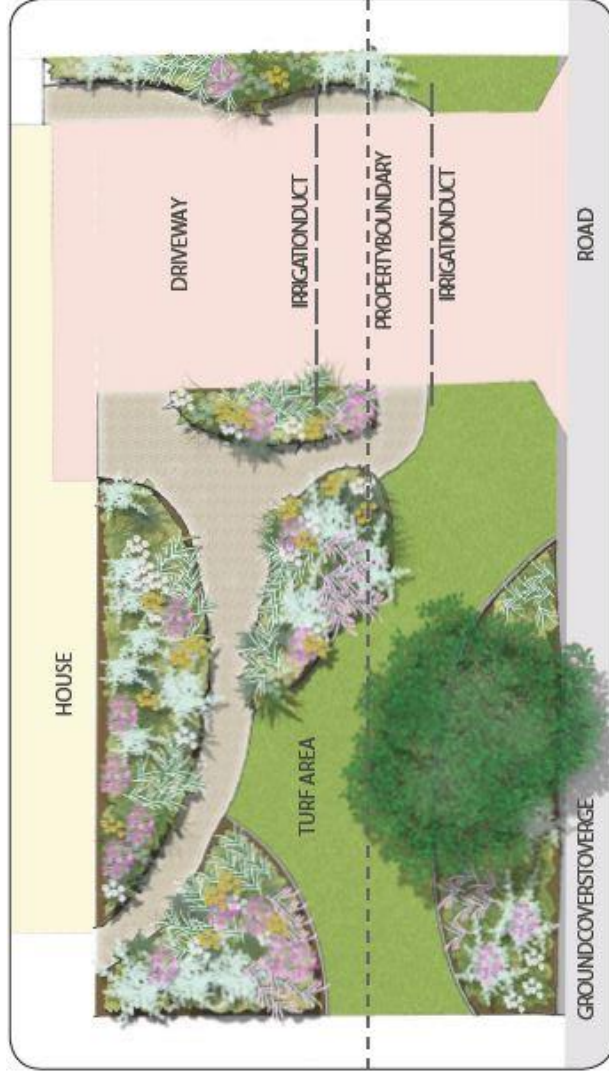
Anigozanthus manglesii
Red and Green kangaroo paw
Beaufortia squarrosa
Sand Bottlebrush
Hakea bucculenta
Red Pokers
Leucophyta brownii
Cushion Bush
Westringia fruticosa
Coastal Rosemary

Small Trees:

Eucalyptus erthrocorys
Red Capped Gum
Eucalyptus 'Summer Beauty'
Flowering Gum
Eucalyptus preissiana
Bell Fruited Mallee
Olea europaea
Olive
Citrus limon
Lemon

Herbs:

Lavandula angustifolia
Lavendar
Rosmarinus officinalis
Rosemary
Salvia officinalis
Sage
Thymus vulgaris
Thyme



Garden style ideas

“Contemporary” Style

The concept behind this garden is simplicity, incorporating strong bold geometric shapes with a minimal planting palette for a dramatic effect.

Choose bold sculptural plants and succulents such as Agave, Dracaena and Yuccas. These can be used to highlight architectural elements of your home and define entries and spaces. Explore planting feature species in pots. Explore using spreading groundcovers and shrubs next to feature paving for a range of colour and texture. These will also complement feature species when planted together.

Native grasses are great for adding colour and texture along driveways or fences.

Suggested Plant Species palette

Groundcovers and Small Shrubs:

Adenanthos cuneatus Coral Carpet
 Conospermum cressinervium Summer Smoke Bush
 Conostylis candicans Grey Cotton Head
 Grevillea ‘Gin Gin Gem’ Gin Gin Gem Grevillea
 Orthrosanthus multiflorus Morning Iris

Large Shrubs:

Anigozanthus manglesii Red and Green kangaroo paw
 Macropidia fuliginosa Black Velvet Kangaroo paw
 Leucophyta brownii Cushion Bush

Strappy plants:

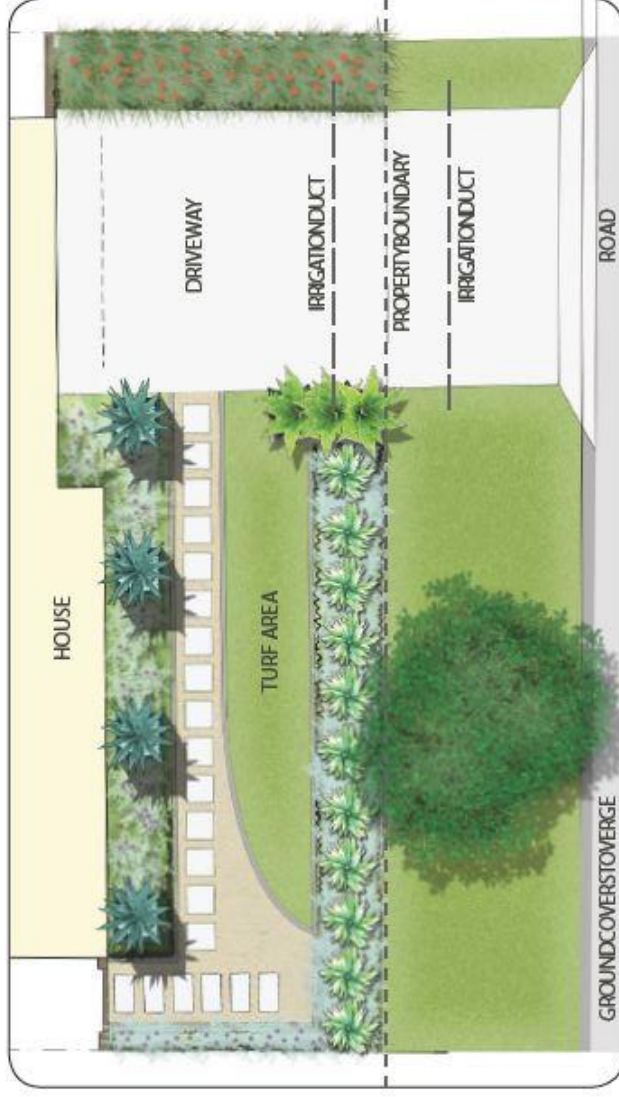
Lomandra ordii
 Ficinia nodosa

Feature Plants

Agave attenuata
 Dianella prunina
 Dracaena
 Dracaena
 Leucophyta brownii
 Yucca
 Huntington Blue
 “rainbow twist”
 Colorama Rainbow tree
 Tri-colour Rainbow tree
 Golden Dragon
 Cushion Bush
 Lemon Drop

Small Trees:

Eucalyptus erthrocorys Red Capped Gum
 Eucalyptus ‘Summer Beauty’ Flowering Gum
 Eucalyptus preissiana Bell Fruited Mallee
 Melaleuca nesophila Showy Honey Myrtle
 Plumeria rubra Frangipani



Garden style ideas

Ó.B.E

BY QUBE



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

APPROVAL CHECKLIST

For queries, contact QUBE Property Group on 9386 8080.

This Architectural Approval Checklist is required to be filled in and submitted with your house plans. Please ensure the information set out below is included.

Purchaser Name(s): _____

Telephone: _____ Email Address: _____

Lot No: _____ Builder: _____

Builder Phone No: _____ Builder Contact: _____

Minimum Living Area	<input type="checkbox"/>	At least 150m2, or 90m2 for lots less than 450m2	Living Area _____ sqm
Wall Materials	<input type="checkbox"/>	Clay brick, stone, concrete or similar materials in face work/render	
Non-transportable Residence	<input type="checkbox"/>		
Garage	<input type="checkbox"/>	Double garage with operable door unless < 10 metres wide lot	
	<input type="checkbox"/>	Under main roof line	
	<input type="checkbox"/>	Setback at least 4.5 metres from front boundary unless otherwise approved in LDP	
Driveway	<input type="checkbox"/>	At least 4 metres wide and constructed from brick, liquid limestone or exposed aggregate concrete	
	<input type="checkbox"/>	Not constructed of grey painted or in-situ concrete	
	<input type="checkbox"/>	Not obstructing pram ramps or stormwater Side Entry Pits (SEPs)	
Primary Frontage	<input type="checkbox"/>	Minimum two colours or two materials (excluding windows)	
		One or more of the following features:	
	<input type="checkbox"/>	Gable	
	<input type="checkbox"/>	Gablet	
	<input type="checkbox"/>	Upper Storey / Balcony	
	<input type="checkbox"/>	Portico with Separate Roof	
	<input type="checkbox"/>	Verandah with minimum length of 3 metres	
	<input type="checkbox"/>	Blade Wall	
	<input type="checkbox"/>	Projecting Feature Wall	
Roof	<input type="checkbox"/>	Minimum pitch 24 degrees for Modulated Roof	
	<input type="checkbox"/>	Minimum pitch 12 degrees for Singular Roof form	
	<input type="checkbox"/>	Constructed from clay or concrete tiles or customer orb metal deck sheeting	
Fencing	<input type="checkbox"/>	No front fencing	
Letterbox	<input type="checkbox"/>	Adjacent to the driveway	
Air Conditioning	<input type="checkbox"/>	Not viewable from street	
Solar Hot Water	<input type="checkbox"/>	Do not protrude above the ridge line and are integrated with the roof profile	
Photo Voltaics	<input type="checkbox"/>	Not viewable from the street	
External Finishes	<input type="checkbox"/>	External finishes schedule attached	



HAMMOND GROVE

BY QUBE

- Corner Lot (if applicable) ☐ Secondary street elevation matches the primary street elevation in colours, materials, openings and/or roof form for a minimum distance of 4 metres from the truncation of the corner of the Lot
- ☐ Side boundary fencing finishes at least 4 metres from truncation of the corner of the Lot
- Local Development Plan ☐ Complies with any Local Development Plans (LDP)
- Plans and Elevations ☐ To scale

Please note: This Approval Checklist does not form a complete list of all Covenants relating to Hammond Grove Estate. Refer to the Restrictive Covenants for your Lot, part of the Contract of Sale, for a full list of restrictions applying to the site.



EXTERNAL FINISHES AND MATERIALS SCHEDULE

Purchaser Name(s): _____

Telephone: _____ Email Address: _____

Lot No: _____ Builder: _____

Builder Phone No: _____ Builder Contact: _____

	MATERIAL	SUPPLIER	COLOUR
EXTERNAL WALLS			
WINDOW FRAMES			
FASCIA			
GUTTER			
DOWNPIPES			
ROOF			
RENDER			
CONTRAST RENDER			
FRONT DOOR ENTRY			
GARAGE DOOR			
PAVING			
DRIVEWAY			



Fencing Form

Treacy Fencing has been appointed by QUBE Property Group Pty Ltd to provide boundary fencing to each of the Lots in Hammond Grove Estate. This form should be completed and returned to Treacy Fencing around the time your house has reached the lock up stage of construction which we suggest should be some six to eight weeks prior to completion and hand over by your Builder. Please note, however, that works will not be commenced until your house has been completed and handed over from your Builder.

Please complete this form, attach your site plan and fax, email or post to:

ATTENTION: Treacy Fencing
34 Luisini Road
WANGARA WA 6065

Phone: (08) 9409 9022
Fax: (08) 9409 9024
Email: reception@treacyfencing.com.au

Current Contact Details:

Landowner/s Full Name: _____

Current Address: _____

Telephone: _____ **Mobile:** _____ **Other:** _____

New Home Details:

Lot #: _____ **Street #:** _____ **Street Name:** _____

Date Lot Settled: _____ **Anticipated Date of House Occupancy:** _____

Occupiers Name (if tenanted): _____

Requirements for Fencing:

The Landowner is required to:

- ü Ensure that the site is clean, free of rubbish/rubble and graded to final levels
- ü Provide a site plan of the dwelling on the land drawn to scale at 1:200 scale
- ü Ensure the Boundary Survey Pegs are present and correctly located

The Landowner acknowledges that the terms of this package require the home to be completed within 18 months of the Settlement Date.

The Seller's fencing contractor shall make all efforts to commence work within 45 days of receipt of valid notification by the Buyer of completion of the dwelling and confirmation of the Landowner/s requirement for fencing.

Landowners Signature: _____ **Date:** _____

Landscaping and Irrigation Form

Total Eden has been appointed by QUBE Property Group Pty Ltd to provide front landscaping to each of the Lots in Hammond Grove Estate. Installation of landscaping and irrigation will not commence until this form has been completed and returned to Total Eden. Please note, however, that works will not be commenced until your house has been completed and handed over from your Builder. Once this form and your site plan have been received, Total Eden will contact you to organise a design consultation.

Please complete this form and fax, email or post to:

ATTENTION: Total Eden Residential
Margaret Campbell
1 Altona Street
BIBRA LAKE WA 6163

Phone: (08) 9434 7518
Fax: (08) 9434 7501
Email: Residential@totaleden.com.au

Current Contact Details:

Landowner/s Full Name: _____

Current Address: _____

Telephone: _____ Mobile: _____ Other: _____

New Home Details:

Lot #: _____ Street #: _____ Street Name: _____

Date Lot Settled: _____ Anticipated Date of House Occupancy: _____

Occupiers Name (if tenanted): _____

Requirements for Landscaping:

The Landowner is required to:

- ü Remove all rubbish from site
- ü Level area being landscaped to 30mm to 40mm below kerb/paving level
- ü Ensure the Building has provided a 90mm PVC stormwater conduit under the driveway
- ü Provide a copy of the Building Site Plan to the Landscapers
- ü If paving already exists directly under the meter box, a 20mm conduit pipe (with draw wire/ string) must be installed, running to the closest garden bed or turf area, and is clearly marked and visible.

The Landowner acknowledges that the terms of this package require the home to be completed within 18 months of the Settlement Date.

The Seller's Landscaping contractor shall make all efforts to commence work within 45 days of receipt of valid notification by the Buyer of completion of the dwelling and confirmation of the Landowner/s requirement for landscaping.

Landowners Signature: _____ Date: _____