STONEBRIDGE
ESTATE
BY **QUBE**

DESIGN GUIDELINES

WELCOME TO STONEBRIDGE ESTATE

Congratulations, you've taken the step towards enjoying a simpler life.

Stonebridge Estate offers you space to grow whilst being a stone's throw away from Busselton Town Centre and on the doorstep of the beautiful South Coast.

We can't wait for you to build your life at Stonebridge.

Your house design should be consistent with these guidelines. In return, your house will save you money, protect your investment and the quality of the Estate, giving you the lifestyle you deserve. Good design, construction and ongoing function of your home and garden will ensure sustainable living for the next generation.

Please note that should these Guidelines differ from the Restrictive Covenants or Local Development Plan (LDP), the Restrictive Covenants or LDP will prevail.

HOW DO I GET APPROVAL?

The diagram below shows the steps to obtaining approval to build your new home. Approval is required to ensure Stonebridge Estate continues to remain both sustainable and of a high standard.

These Guidelines have been prepared to reflect the Covenants attached to your sales contract.

Step 1
Orientation Analysis and Engaging a Builder

Undertake Orientation Analysis to determine opportunities for your property. Discuss and consider layout opportunities with Builder/Designer to ensure house design is integrated with the garden design.

Step 2
Prepare and Submit Plans (Scale 1:100)

An electronic copy of your site plan, floor plan, front elevation and side elevation are to be submitted to the Stonebridge Estate Architectural Committee for approval.

Step 3
Plan Assessed by the Stonebridge Estate Architectural Committee

The Stonebridge Estate Architectural Committee assesses your plans against the Restrictive Covenants, these Guidelines and relevant Local Development Plan (LDP).

Step 4
Submit Approved Plans to the City of Busselton

Upon receipt of the approved plans, you can then apply to the City of Busselton for a Building Permit. The City will assess your plans for compliance with statutory requirements. Compliance with the Local Development Plan (LDP) will also be required in all cases and will beoutlined in your sales contract.

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 must:

> Be appropriately proportioned in appearance and size;
> Face onto the primary street with windows and doors;
> Include a mix of materials;
> Give consideration in design to neighbours.

Restrictive Covenant Item 1 states:

For the purposes of enhancing the amenity of the Stonebridge Estate of which the Property is a part, the Buyer acknowledges that:

1.1 During the period of 10 years from the date of registration of the Deposited Plan at Landgate, the Buyer will not construct, erect or externally renovate any building or other building structure appendage or improvement of any kind (including, but not limited to outbuildings, car park areas, structures, landscaping, undercover and open storage areas, fences, walls and television radio and other antennae) on the Property without first obtaining the prior written approval of the Architectural Committee (which approval is not to be unreasonably withheld).

1.2 The Seller encourages the Buyer to use its best endeavours to construct a residence that adopts Energy Efficient, Water-wise and Quiet Home Design principles.

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.1 the plans and specifications have been approved by the Architectural Committee;

2.1.2 the plans and specifications have been approved by the relevant planning and local authorities.

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.3 the minimum living area (measured using the outside dimensions of the walls enclosing the dwelling) is 170m², exclusive of patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage or outbuilding, unless the Lot is a Multi Residential Lot;

2.1.4 it is a single residential dwelling (unless the Property is a Multi Residential Lot) and either single or double storey (or any alteration or addition to a dwelling) and uses wall materials which may compromise concrete, clay bricks, stone, limestone, rammed earth, finished or rendered masonry, weatherboard, painted composite fibre cement or other similar materials;

2.1.5 the residence is a non transportable residence;

HOUSE SIZE

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

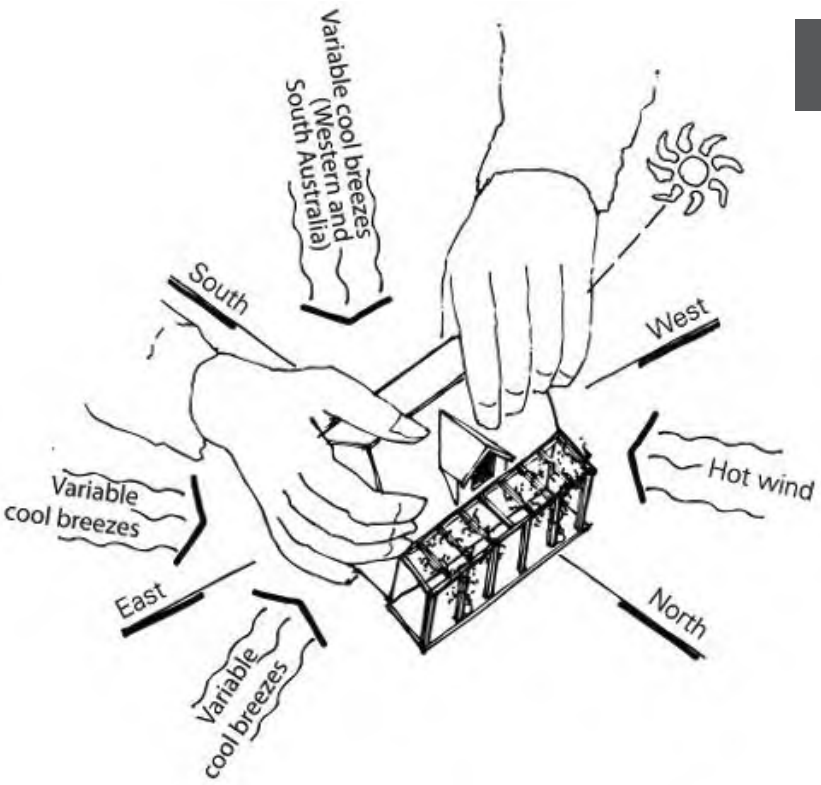
In creating a more sustainable development, we urge residents to consider the long term financial impact of energy costs in running a large house and whether it really suits your family's needs.

One and two storey houses can easily be accommodated in Stonebridge Estate. Depending on your lot size, you will also need to meet site coverage and house size requirements.

SETBACKS

Your setback is the distance between the front road reserve and your house and garage. Consistent setbacks promote safer streets by encouraging "eyes on the street" and also provide room for landscaping and improving the attractiveness of the area.

Refer to Annexure F - Local Development Plan (LDP) in your Contract for Sale for your lots setback requirement.



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 the prevailing breezes.
- Being neighbourly:

Please note additional lot layout considerations may be required, which are addressed in greater detail through Local Development Plans which, if applicable, will be attached to your Sales Contract.

FACADE AND MATERIALS

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 builder/designer, a strong character can be developed throughout the Estate, adding the benefit of "value" to every home.

The use of dark materials is not recommended as they do not reflect heat from your home.

- Strong colours are not prohibited, but their use should be balanced with a more dominant muted colour in order to provide definition to your home.

Restrictive Covenant Item 2.1 states:

2.1 the Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.7 the primary frontage comprises a minimum of one colour or one material (excluding windows) and any one of the following structures fronting the street.

2.1.7.1 a gable;
2.1.7.2 a gablet;
2.1.7.3 a bay window;
2.1.7.4 a balcony;
2.1.7.5 a porch;
2.1.7.6 a portico;
2.1.7.7 a blade wall;
2.1.7.8 a projecting corbel; or
2.1.7.9 a verandah;

DRIVEWAYS

Driveways are a key part of your street presence and a key element when guests visit your home and should be constructed of:

- Brick paving/block pave/feature concrete;
- Liquid limestone;
- Limestone;
- Asphalt/concrete; or
- Exposed aggregate concrete.

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.6 The residence has a driveway:

2.1.6.1 at least 4m wide;

2.1.6.2 constructed from limestone, liquid limestone, brick paving, asphalt, concrete, construction aggregate or exposed aggregate concrete;

2.1.6.3 that is completed before occupation of the residence;

ROOF DESIGN

Attention should be paid to the design and materials selected for your roof. Within Stonebridge Estate, 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.
- Zincalume roofs can contribute to glare and are not allowed.
- Roof design should also be considered to enable the installation of rain water tanks.

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.8 the roof:

2.1.8.1 has a minimum pitch of 24° to the main roof for a modulated roof form;

2.1.8.2 has a minimum pitch of 12° to the main roof for a singular roof form;

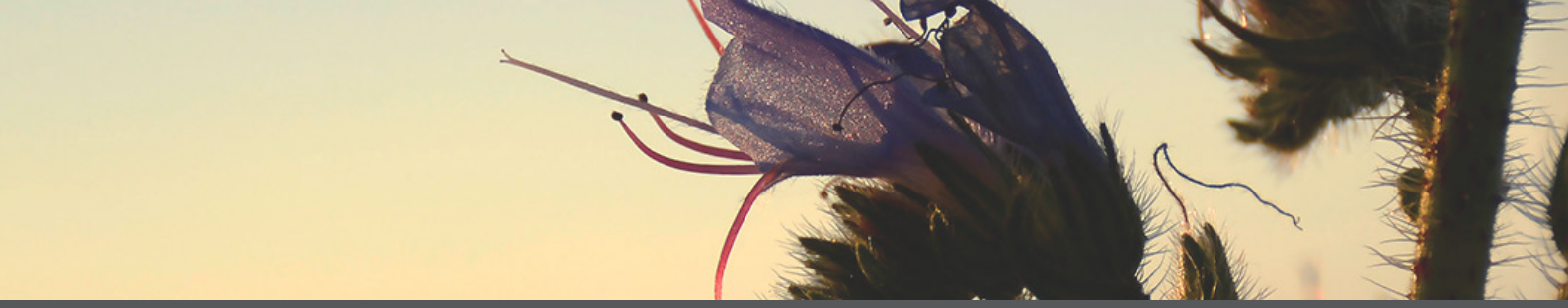
2.1.8.3 Is constructed of clay or concrete tiles or or non-reflective metal sheeting;

2.2 No residence shall be erected on the Property which:

2.2.4 has a roof made from Zincalume.

Restrictive Covenant Item 2.7 states:

2.7 The Buyer will not paint, alter or remove or in any way interfere with the structural integrity of any retaining wall erected on any boundary of the Property provided that this does not prevent the undertaking of any works or repairs to the retaining wall where necessary to maintain its structural integrity or its condition or where properly required by any relevant authority.



GENERAL REQUIREMENTS

SOLAR HOT WATER

Solar Hot Water 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:

- Where possible, positioned where they cannot be viewed from the street or public areas.

Restrictive Covenant Item 2.2 states:

2.2 No residence shall be erected on the Property which:

2.2.7 has a solar hot water unit, unless the solar hot water unit is integrated with and matches the roof profile and pitch of the residence and does not protrude above the ridge line;

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.

Restrictive Covenant Item 2.2 states:

2.2 No residence shall be erected on the Property which:

2.2.6 has air conditioning or cooling units, which protrude above ridge lines and gables, unless the air conditioning or cooling units are obscured from clear view from the public domain and are positioned to minimise noise impact on neighbouring residents.

RAISING OF ANIMALS

Restrictive Covenant Item 2.11 states:

2.11 The Buyer will not raise, breed or keep or permit to be raised, bred or kept any insects, reptiles, animals, livestock or poultry on the Property or any part thereof provided that this restriction shall not operate to prevent the Buyer from keeping up to four domestic pets on the Property.

BINS & RUBBISH

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

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

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.10 during construction of the residence, a large waste bin is placed on the Property, with all waste materials to be properly stored in the waste bin.

Restrictive Covenant Item 2.2 states:

2.2 No residence shall be erected on the Property which:

2.2.9 has bin storage areas unless they are screened from view from the public domain, except on collection days;

Restrictive Covenant Item 2.6 states:

2.6 The Buyer will not store rubbish on the Property, including but not limited to steel offcuts, car parts, car bodies and general household rubbish, unless it is invisible to public view.

LETTERBOXES

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

SHEDS AND OUTBUILDINGS

Restrictive Covenant Item 2.3 states:

2.3 The Buyer shall not construct or permit to be constructed or bring onto the Property any:

2.3.1 outbuilding over 100m² in floor area and over 5m in height;

2.3.2 outbuilding whose design, appearance, external colours and textures are not integrated with and complement the residence of the property;

2.3.3 outbuilding constructed of galvanised iron or fibrous cement, unless the galvanised iron or fibrous cement is painted.

2.3.4 outbuilding which is not fully enclosed;

2.3.5 outbuilding which resembles the look of a barn;

LOT LEVEL CHANGES

Restrictive Covenant Item 2.4 states:

2.2 The Buyer will not change the average finished ground level of the Property more than 750mm from the original median finished level of the Property without the consent of the Seller, provided that this does not include minor changes to parts of the Property for construction of swimming pools or spa baths, gardening and related landscaping purposes.

GENERAL APPEARANCE

Restrictive Covenant Item 2.5 states:

2.5 The Buyer will not store sea-containerson the Property.

Restrictive Covenant Item 2.14 states:

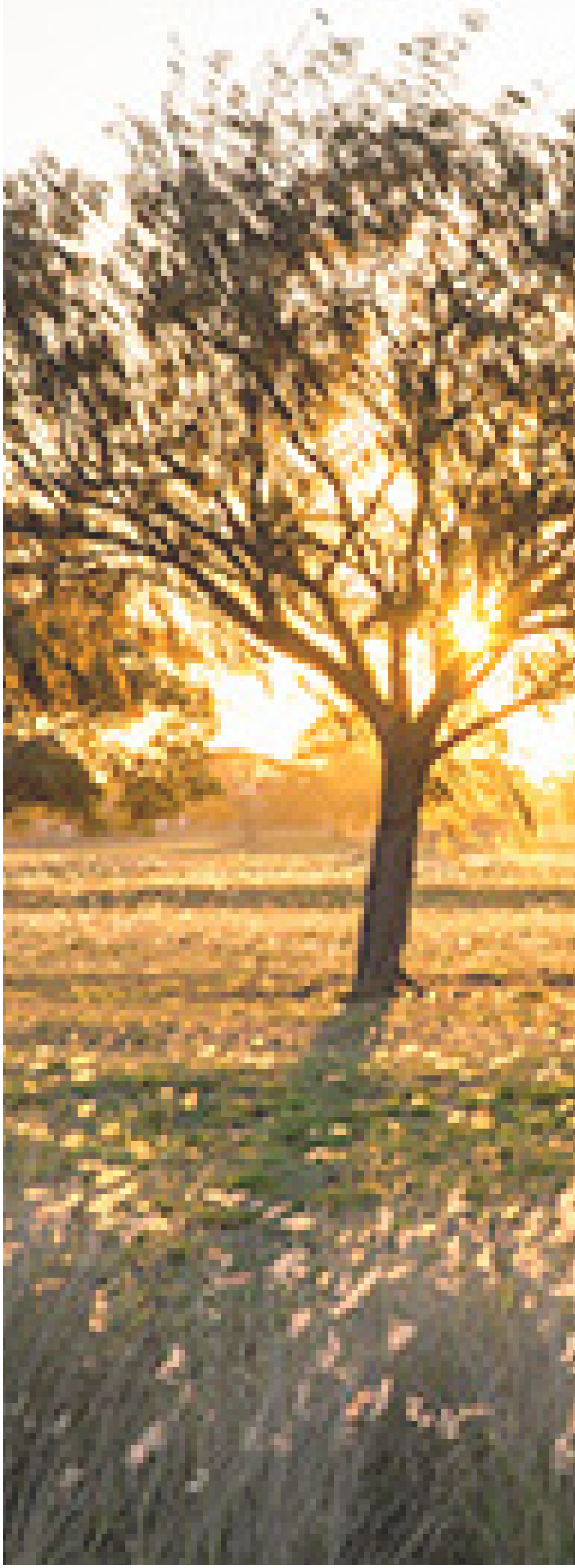
2.14 The Buyer will not park any commercial vehicle (which includes a truck, bus, tractor, panel van or utility), boat or caravan on the Property unless it is invisible to public view.

Restrictive Covenant Item 2.15 states:

2.15 The Buyer will not repair or restore or allow any repairs or restoration work to be carried out to any motor vehicle, boat, boat trailer, trailer, caravan, aircraft or any other vehicle or any other machine on the Property unless it is behind the builidng line of the residence and is invisible to public view.

Restrictive Covenant Item 2.16 states:

2.16 The Buyer will not use or open or allow to be used or opened, any residence erected upon the Property for display purposes without the consent of the Seller which will be granted at the Seller's absolute discretion.



FENCING & LANDSCAPING

Restrictive Covenant Item 2.2 states:

2.2 No residence shall be erected on the Property which:

2.2.5 has fencing, which extends forward of the front building line of the residence unless expressly permitted by the Seller. For the purposes of these covenants, the front building of the residence is:

2.2.5.1 the line of the front face of the bricks of the front wall of the residence;

2.2.5.2 where the front building line of any residence on a lot adjoining the Property is constructed behind the front building line of the residence, then the front building line of the residence is the same as the front building line of the residence on the lot adjoining the Property; or

2.2.5.3 any other front building line that the Seller in its absolute direction determines;

Restrictive Covenant Item 2.8 states:

2.8 In relation to a fence constructed by the Seller on a boundary of the Property the Buyer will not:

2.8.1 alter or remove the fence except as required to repair or replace the fence because of damage or wear and tear; or

2.8.2 repair or renew the fence with any materials which are not of the same nature, quality and standard as those originally used.

Restrictive Covenant Item 2.10 states:

2.8 In relation to a fence constructed by the Seller on a boundary of the Property the Buyer will not:

2.8.1 alter or remove the fence except as required to repair or replace the fence because of damage or wear and tear; or

2.8.2 repair or renew the fence with any materials which are not of the same nature, quality and standard as those originally used.

Restrictive Covenant Item 2.9 states:

2.9 In relation to a fence constructed on a corner lot facing any street or public open space, the Buyer will ensure that any fencing constructed is constructed of materials which both match and complement the boundary fencing installed by the Seller.

Restrictive Covenant Item 2.10 states:

2.10 The Buyer will not erect or display or permit to be erected or displayed on the Property any sign, hording or advertising of any description whatsoever without written approval by the Seller except:

2.10.1 a builder's sign during the period of construction of a residence on the Property;

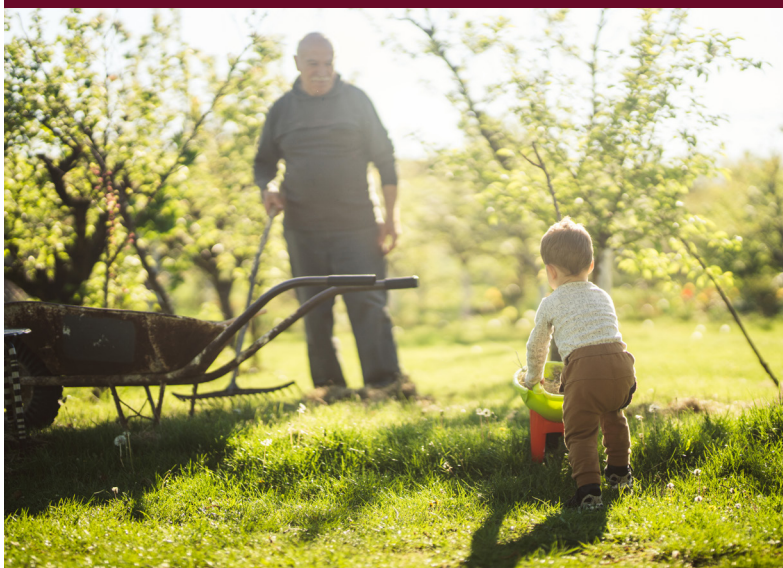
2.10.2 a "For Sale" sign after a residence capable of occupation has been completed on the Property.

Restrictive Covenant Item 2.12 states:

2.12 The Buyer will not plant or allow to be planted on the Property any species or variety of the plant better known as the "palm".

Restrictive Covenant Item 2.13 states:

2.13 The Buyer will not allow any plants, trees or shrubs planted by the Seller on the Property in compliance with the Revegetation Plan to be removed or become diseased requiring their removal.



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

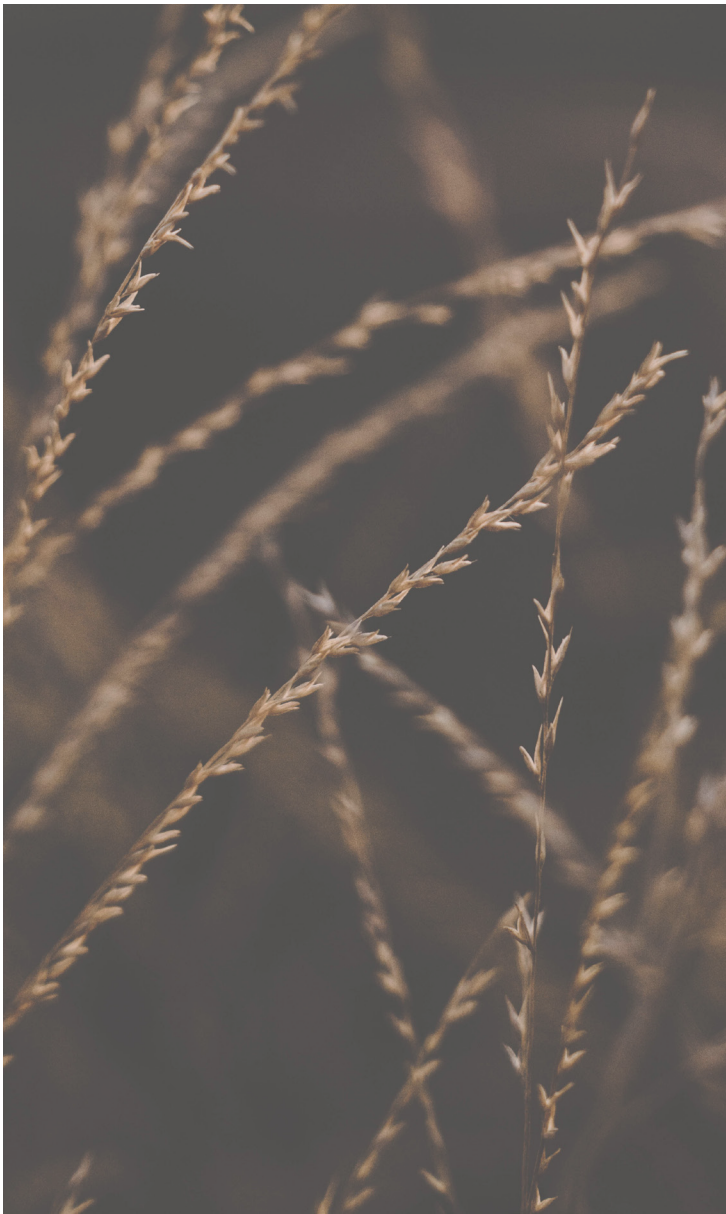
You may be eligible to qualify for rebates from the Water Corporation, State Government and/or Federal Government to buy appliances and technologies that reduce energy use, water consumption and Greenhouse gas emissions.

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 the 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

Built to be recommended.

As a proudly Western Australian company, we build more than land, apartment and commercial property developments. We're committed to building a brighter future.

We build long-term relationships.

Our business has been built on the strength of our relationships with customers, communities, industry partners and each other. We see handover as the beginning of a relationship, rather than the end, which influences what we make and how we sell it. We build relationships with our customers over a lifetime, well beyond the work we do today.

We build trust and respect.

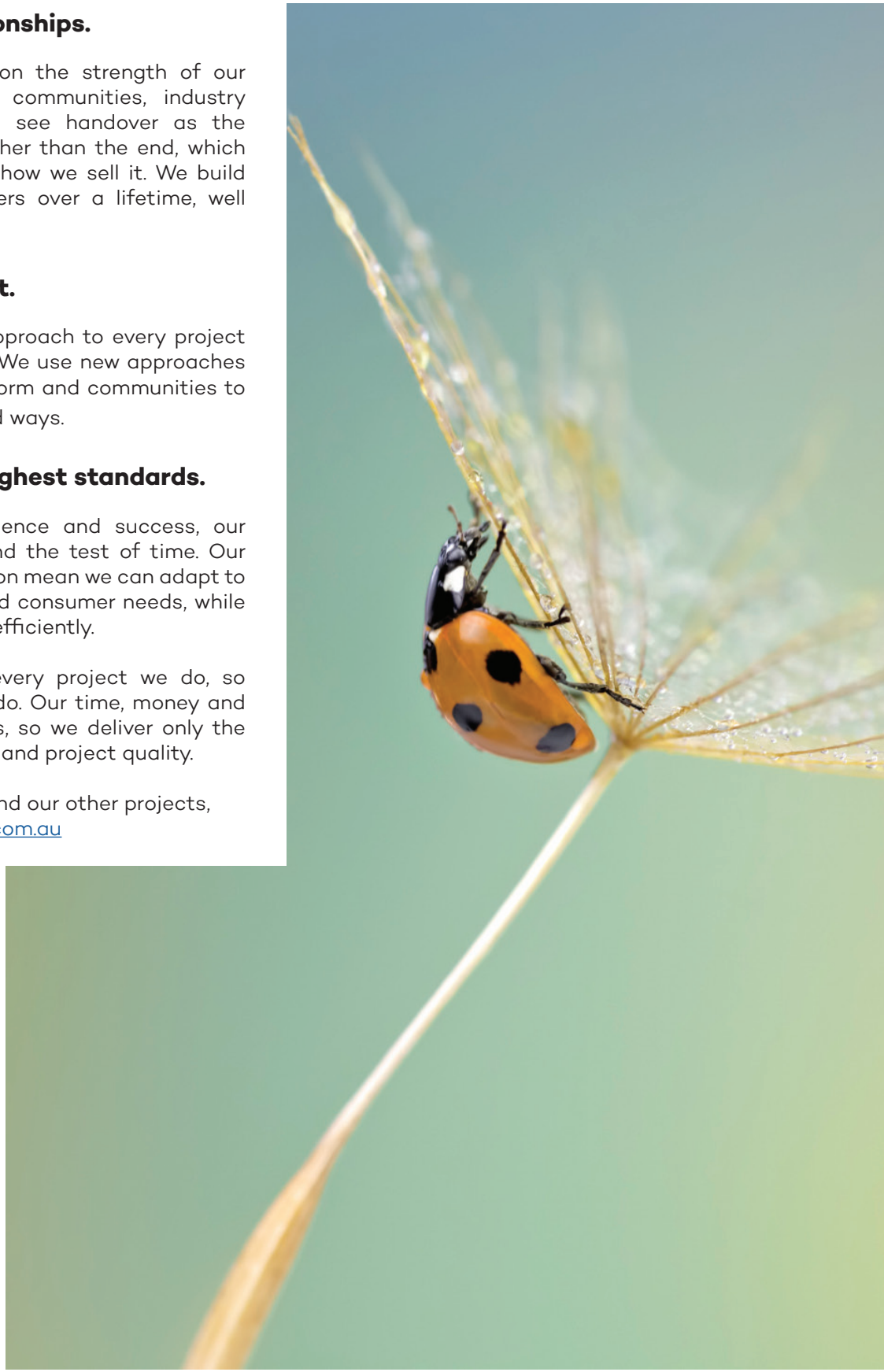
Our professional, considered approach to every project makes us easy to recommend. We use new approaches to finance, relationships, built form and communities to create inspiration in unexpected ways.

We build to achieve the highest standards.

Backed by decades of experience and success, our developments are built to stand the test of time. Our business size, structure and vision mean we can adapt to changing market conditions and consumer needs, while delivering large-scale projects efficiently.

We're personally invested in every project we do, so we really care about what we do. Our time, money and reputation are everything to us, so we deliver only the best service, attention to detail and project quality.

To find out more about QUBE and our other projects, please visit www.qubeproperty.com.au



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