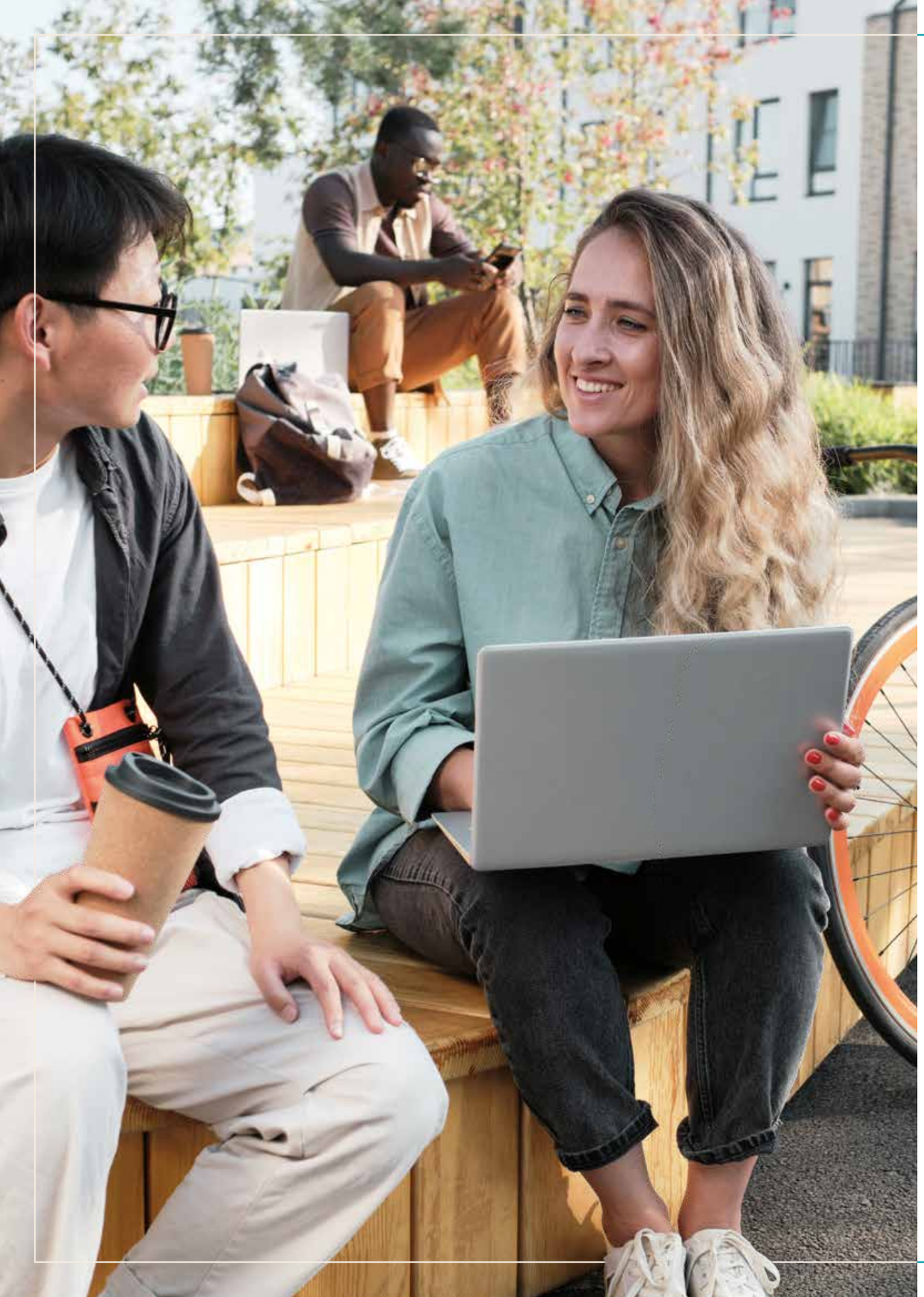
BRABHAM
VANTAGE

Home Design GUIDELINES

DevelopmentWA PEET



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1. Our Vision

Brabham's ambition is to set a new standard for connected communities that will enhance the wellbeing of its residents as well as maintain the natural vibrancy of the region.

We want to ensure that Brabham can continue to deliver the lifestyle we know our residents are seeking. To do this, our vision rests on eight key pillars.

1. INNOVATION & SUSTAINABILITY

Product development and investment in market-leading housing options including integrated water solutions and solar panels for homes.

2. CONNECTIVITY

Walking and cycling made easy with an integrated network of future 'green streets' that safely link to parks and the Town Centre, and a short drive to Perth Airport and Swan Valley.
The brand new Whiteman Park Train Station offers a convenient 25-minute train journey to the Perth CBD.

3. COMMUNITY DEVELOPMENT

We welcome the input of individuals and families at community events and workshops to help shape the future of Brabham.

4. AFFORDABILITY & DIVERSITY

Unique and affordable housing choices ranging from lower maintenance options through to large family sized blocks for growing families.

5. ECONOMIC DEVELOPMENT

Supporting the community with local employment and business opportunities, with free wireless network access in public spaces and NBN network access for all residents.

6. ENVIRONMENTAL SUSTAINABILITY

Embracing and promoting sustainability at the individual, local and global scale. Each homesite will be provided with Brabham's Better Life Bonus. In addition, side and rear fencing and front landscaping will be included to complete your home.

7. HERITAGE & HISTORY

Embracing the aviation and car racing history in the theming of street names, name of infrastructure and retention of existing buildings for future community engagement.

8. CULTURAL HISTORY

The Whadjuk Noongar people are the traditional custodians of the land, having inhabited the Swan Coastal Plain for more than 40,000 years. The Noongar people continue to have a strong connection to the land, waters, flora and fauna. We pay respects to Elders, past and present.

2. Introduction

These Design Guidelines have been prepared to help you decide on the best possible designs for your home. Our aim is to ensure the overarching vision for Brabham is reflected in the design of every home. Inside these guidelines, you'll find tips to help you and your home reflect our commitment to delivering sustainable outcomes. This document should be read in conjunction with the Live Lighter and Brighter at Brabham booklet, where you'll find design tips to help reduce running costs within your home through the consideration of orientation, cross ventilation and the use of environmentally sustainable energy sources.

A copy of these Design Guidelines will be provided to all purchasers at Brabham.

Where a Local Development Plan (LDP) has been prepared as part of the estate's planning approvals, compliance with the requirements of the LDP must be adhered to. To ensure you have the latest version of any LDP that may be applicable to your lot, please refer to the Brabham website www.brabhamestate.com.au, or alternatively contact the Brabham Sales Team.

We suggest you forward a copy of these Design Guidelines to your builder and/or architect, to help your new home get started.

3. Approval Process Overview

3.1 Role of Design Guidelines and Design Assessment Coordinator

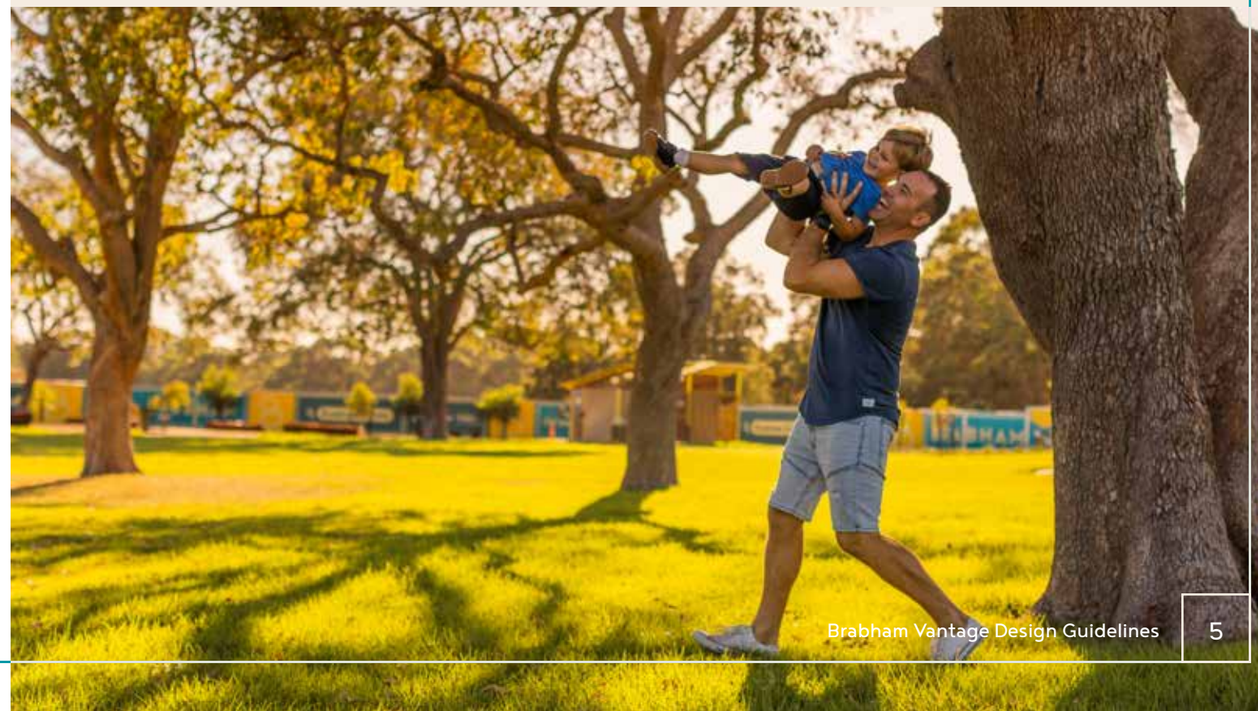
The role of the Design Guidelines is to ensure that every building in the Brabham community fit within, and uphold, the overarching Brabham design principles.

These Design Guidelines provide direction in design excellence and sustainable outcomes as well as ensuring consistency in theming and maintaining a coordinated outcome for the community. By identifying a number of signature design elements which contribute to the character of the development, these guidelines protect your investment by ensuring design quality is delivered for all homes within Brabham.

The Design Guidelines Coordinator, an optional service provided to all purchasers at Brabham, is a professional appointed by Peet to assist you through the design and approval process. Our Design Guidelines Coordinator is ultimately responsible for assessing compliance with the Design Guidelines, and providing guidance where necessary.

3.2 Purchaser Responsibility

It's your responsibility as a new purchaser to ensure that your home in Brabham complies with the the Design Guidelines. This ensures consistency in theming and delivers a coordinated outcome for the community.



3.3 Approval Process

All new homes in the Brabham community are subject to approval by the Design Assessment Coordinator, prior to submission of plans to the City of Swan for approval.

Note that the design approval process does not replace the need for a building approval from a certified building assessor and/or the City of Swan.

STEP 1
Design Your Home

An *optional* pre-design meeting, facilitated by your Design Assessment Coordinator to help ensure that your home design meets Brabham design standards.

STEP 2
Submit Design Package

Lodge the plans for your home and all other documents required as per the Design Guidelines for approval at julie@julieharroldarchitect.com

Note all documentation is required before the review process will commence.

STEP 3
Design Review

The plans for your home will be assessed for compliance with the Design Guidelines, ensuring design standards have been maintained.

If approved, proceed to Step 4. If not, resubmit your Design Package for review.

STEP 4
Building Permit

Make an application to the City of Swan for your building permit approval.

STEP 5
Construction

After receiving a building license, and any other approvals necessary from the City of Swan, you can proceed with the construction of your new home.

4. Submission Requirements

To ensure your build goes as smoothly as possible, please ensure that your Brabham design approval package includes the following information. All drawings submitted should be versions of the plans you intend to lodge with Council for a building license.

Applications should be forwarded to julie@julieharroldarchitect.com

Site Plan

The Site Plan shall include the following as a minimum:

- Footprint of your home including the location and dimensions of the Outdoor Living Area (OLA);
- Setback dimensions to all boundaries (where required);
- Build to Boundary (zero setbacks) if applicable;
- Driveway location and width - refer to LDP if one applies;
- Site coverage calculations (sqm and %) is to be noted for the ground floor and the OLA and;
- Corner lots or lots with a secondary frontage should show truncations.

Floor Plan

- Floor Plan shall include the porch or verandah dimensions and depth of covered area where proposed.

Elevations

- Elevations to all sides of the proposed home.
- Roof Pitch, Type and Colour.
- External wall material and feature colours must be clearly identified where applicable (this applies to all front facades and secondary facades and elevations that are visible from streets, lanes and parks).
- Mortar colours to be lighter and complementary to the brick type chosen.

Tapware

- A list demonstrating compliance with the water efficient tapware requirements, see Section 6.1 for further information.

Fencing and Letterboxes

- Fencing and letterbox design shall integrate with, and complement the façade of your home.
- The use of similar or complementary materials is required.

Additional Information

- Please include any swimming pools, air conditioning and heating units, satellite dishes, TV aerials, hot water systems, retaining walls, sheds, meter boxes, water tanks and/or clotheslines.
- If utilising unique colours or materials, the Design Assessment Coordinator will require an indicative sample (i.e. not just the specification name).
- Your home may be subject to further design controls depending on its location, outlined in Section 8. Please also refer to the Landmark Lot Plan (Page 19) which highlights these lots.
- All ground mounted services must not be visible from the street or any public spaces. These items include but are not limited to, heating and cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rainwater tanks, clotheslines and sheds.
- A dedicated bin storage area is required behind the front building line of the home and behind the side fence return for traditional lots, and behind the rear fence or within the garage for terrace lots accessed by a laneway.

5. Design Variation

We understand that you might have a vision for your home that does not keep with the requirements of The Design Guidelines, yet still achieves the desired character of Brabham. In such cases the Design Assessment Coordinator may approve homes on an individual basis.

Engaging with the Design Guidelines Coordinator as early as possible will avoid delays and additional costs to you or your builder/architect.

Peet reserves the right to approve or decline any non-conforming design at its discretion.

^Assumes solar PV is installed to all eligible lots (average of 2-3kW/dwelling).

6. Sustainable Design Principles

In recognition of our commitments, Brabham has been awarded a 6-star 'Green-Star' accreditation by the Green Building Council of Australia which is an internationally-recognised sustainability rating system. This means that the community at Brabham will deliver a balance of livability, economic prosperity, environment and innovation outcomes underpinned by governance objectives.

On completion of the Project, Brabham's carbon footprint is anticipated to be 40%^ lower than a typical land estate. To achieve this we encourage all our Brabham homes to consider a climate-responsive design. For further guidance please refer to the Live Lighter and Brighter at Brabham booklet, which is available at www.brabhamestate.com.au, or speak to our Sales Team for a copy.

6.1 WELS Tapware Requirements

There are lots of little things that we can all do to help save water in our homes, all year round.

Water-efficient tapware is usually comparable in cost to standard types and is an easy and efficient way to reduce household water use.

As such, all homes in Brabham must meet the following Water Efficiency Labelling Scheme (WELS) ratings in accordance with the national Water Efficiency Labelling and Standards Act 2005.

- 5* WELS tapware to the Kitchen, Laundry and Bathrooms
- 4* WELS toilets to all WCs
- 4* WELS rated shower rose

7. Character Guidelines

The purpose of the Brabham Character Guidelines is to define a character that is “inspired by nature” as well as both the Indigenous and Post Colonial heritage of the site.

The aim of this document is to support the creation of a “responsive” and local Built Form Character for Brabham.

The “Signature Design Elements” contributing to the Character outcome for our residents, are defined in this guide. Similar colours, patterns and materials will be considered subject to approval by Peet.

7.1 Signature Design Element 1: COLOUR

The Colour Palette for Brabham celebrates the warmth and optimism of “Birak”, the early Summer season of the Nyungar calendar. The core reference colour for your home is described as a ‘touch of warmth’, with a range of other accent colours that provide a point of reference and character, and reflect our natural surroundings. An example of colours that can be used is provided adjacent.

7.1.1 Core Colours

Primary wall colours should comprise warm whites (not cool white), soft beiges/sand, and mushroom/taupe-based neutrals. These colours should be used across key elements of the home, including walls, roofing, window frames, and trim. This palette pairs well with natural and textural materials such as face brick, timber, limestone, and masonry elements.

GREY REFLECTION
BEIGE ROYAL
BYGONE
CELTIC SKY
HIGHGATE
GHOSTING
GLENELG
SNOWY MOUNTAINS
MOUNT BULLER
MURRAY VALLEY
NAROOMA
PALE GREEN TEA
STEPNEY
MILLER MOOD
MISSOURI MUD
PAVING STONE
POZIERES
WHITE DUCK
WHITSUNDAY ISLAND
WINNIPEG FOG
SOFT BEIGE
OHAI
ROTTNEST ISLAND
TERRACE WHITE

7.1.2 Accent Colours

Accent Colours are centred around rich, warm, nature-based tones - earthy reds, burnt browns, warm neutrals, and complemented by deeper grey tones.

Accent colours are to be incorporated across secondary elements of the home to create contrast and definition.

MOROCCAN LEATHER
BELL GORGE
BRACKEN GREEN
WINDJANA GORGE
BLACK CAVIAR
MERIMBULA
GREY EAGLE
BUNYIP RIVER
RUSTY
PENCARROW
TEAHOUSE
TINKER
YARRA RIVER
BALTIC
CHARCOAL FUSION
WOODLAND GREY
CHARCOAL
TERRACOTTA
TIMBER TONE

7.2 Signature Design Element 2: MATERIALS

Preferred materials include rendered finishes, feature masonry, timber or timber-look elements, and cladding.

Timber tones should generally reflect mid to darker natural finishes, avoiding overly light or yellow-toned timbers.

Darker materials may be used for contrast, however they should be applied selectively and not dominate the streetscape.

7.2.1 Brick

Brick elements “or similar” which reference the resource materials sourced from the nearby Swan Valley shall be traditional in appearance and delivered in a fresh and contemporary manner. This could include the type of configuration of the bricks/blocks (i.e stacked bond) for a fresh urban outcome.

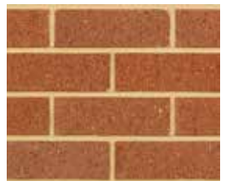
The interpretation, adaptation and re-use of these materials in a quirky, Modern Vintage style is encouraged. This may include a window lintel, a focal panel of brick pattern, or a window box, etc.

Recycled bricks are encouraged, as well as rendered or bagged/painted brickwork, rammed earth, along with other cladding materials (as long as they are delivered in the signature Brabham colours).

Taller course/etched faced, close textured masonry block work may also be used to provide diversity and interest or be used as a substitute for natural stone.

Dark coloured bricks & other similar materials should not be the predominant element in the facade or streetscape and alternatives to this approach will only be considered in conjunction with other ancillary treatments (e.g. Verandah cover in light/Lime wash colours; Box Frame projection in white; etc). The delivery of predominantly dark colours to the façade or streetscape will be subject to approval from Peet.

BREMER BAY


CHURCHLAND BLENDS

CLASSIC RED

IVORY

NEDLANDS GREY

NOUVEAU GREY

7.3 Signature Design Element 3:
DESIGN FEATURES

Elevation Features (Primary street)

- Portico;
- Eaves on Windows;
- Veranda (min Depth 1.5m);
- Blade wall;
- Feature piers (hardwood/brick/cladding);
- Other feature walls;
- Any other architectural element acceptable to the Developer.

8. Design Character Requirements

This section describes the **mandatory** requirements that will ensure the dwelling reflects the local built form character desired at Brabham.

8.1 Primary Street Elevation

In order to maintain and enhance the streetscapes your home will incorporate the following elements on the primary street elevation.

- **At least two Signature Design Elements as defined in Section 7, excluding accent colours.**
- If face brick is chosen, the bricks are to be similar in colour, shape and style to those shown in the Brabham Brick Palette, (page 14).
- Florentine limestone bricks are not permitted to extend more than 20% of the façade.
- 2c high bricks and blocks are permitted however they do not count as Signature Design Elements.

8.2 Roof Design

Roof materials should be corrugated (i.e Colorbond) or roof tiles in colour tones that match approved colour palette. Black, very dark or plain zincalume roof cover is not permitted.

Eave overhangs are required on street fronting elevations (garages excluded).

15 DEGREE ROOF AND ABOVE

LESS THAN 15 DEGREES

Colours shown are indicative only. Please refer to the manufacturer's product samples prior to selecting for an accurate colour representation. Alternative roof colours are permitted (subject to approval) if contributing to the Brabham Character Guidelines.

8.3 Landmark Lots

All homes in key locations within the neighbourhood require particular care and design consideration. These are generally located on corner lots, and prominent locations around parks or in entries into the neighbourhood.

The Primary Street Elevation on these lots must incorporate all three of the Signature Design Elements as defined in Section 7, being Colour, Materials and Design Features.

Furthermore, homes on corner lots shall address both street frontages, and include at least one major opening from a habitable room, with a clear view of the secondary street and must not be obscured by fencing.

In order to improve the secondary street streetscape presentation and minimise blank facades, any feature material which is on the primary frontage of the home (i.e. face brick/render/cladding) must continue to the secondary street frontage where visible from the street (i.e. in front of the side fence).

Fencing on corner lots must finish (and return to the building where required) to the point at which the primary street frontage feature extends to the secondary street.

This could include one of the Brabham Signature Design Elements, including but not limited to, patterned, laser cut panels or similar.

If no feature is extended to the secondary street, a side fence on a secondary street is not permitted within 6.5m of the primary street boundary of that lot.

The location of meter boxes and other service infrastructure should be located on the side elevation of corner lots and not on the secondary street elevation. Zero lot walls are exempt from this requirement.

9. Miscellaneous

9.1 Car Parking

To maintain the Brabham community signature look and feel, the on-site parking of caravans, campers, camp trailers, boats or commercial vehicles must be screened from the street or public space behind the front building line.

Any on-street car parking provided by the developer is intended for visitors only.

The long term parking of residents' vehicles is not permitted in the on-street parking. This includes the parking of recreational vehicles, caravans, campers, camp trailers, boats or commercial vehicle.

9.2 Outbuildings

- Unfinished metal sheds of any size are not permitted.

9.3 Developer Works

- Where the developer has constructed an entry statement, retaining wall or fence, it is to be maintained by the owner to the standard to which it was constructed by the developer.
- All fencing which abuts the fencing provided by the developer must taper for the final 3 metres to meet the height of the developer fencing.
- The development will be part of the NBN fibre network. Please ensure the house designs accommodate this service, with appropriate consideration given to the location of the NBN box within your home.

9.4 Fencing to Front & Secondary Streets

Any front fencing or fencing on the secondary street is considered to be part of the frontage of your home and must match the materials and style of the home.

9.4.1 Front Fencing

- If you are intending on constructing a front fence, it will need to be displayed on your site plan at the time of plan submission.
- Only low height fencing elements are permitted forward of the building line.

9.4.2 Dividing Fences

- Colorbond fencing will be Woodland Grey to a maximum height of 1.8m.

9.5 Retaining Walls

Any modifications to existing retaining walls must be approved by the Developer and must be constructed in the same materials and colours of existing walls.

Pre-cast concrete "panel and post" retaining walls are not permitted.

9.6 Streetscapes and Verges

- Residents are required to maintain any verge that is adjacent to their lot. This includes the verge on the primary street as well as the secondary street interface for corner lots.
- Where a footpath is located at the front or side of your lot, the verge between the footpath and the road is included in your maintenance responsibilities.

9.7 Letterbox

- Letterbox materials should match or complement the materials used on the front façade of the home.
- The removal of a letterbox provided to your lot as part of the estate is not permitted.
- Letterboxes on single poles are not permitted.

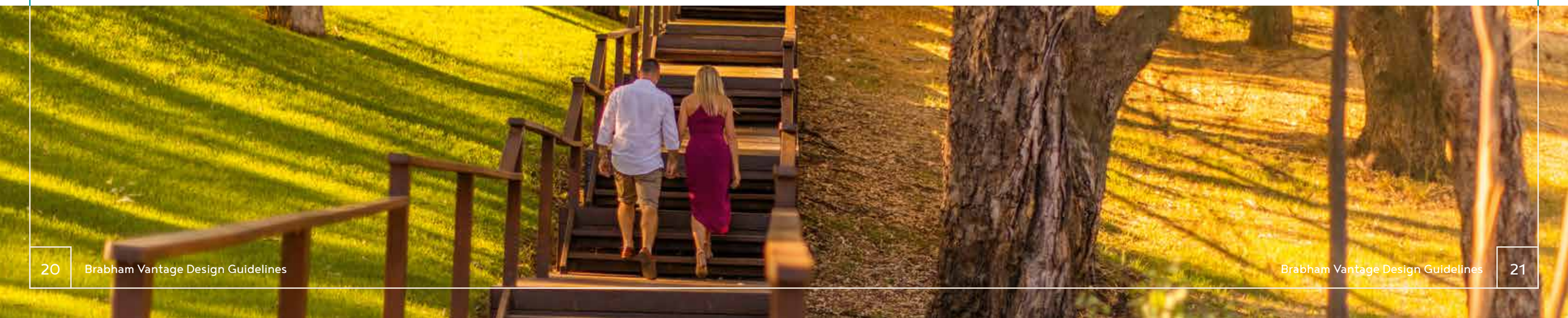
9.8 Safety and Surveillance

In order to maintain an appropriate level of natural safety and surveillance at Brabham, the following must be achieved:

- The front door of your home must be visible from the street, or park (where relevant);
- A habitable room must be located at the front of the home to encourage passive surveillance of the street or park (where relevant) and;
- Diamond security screens are not permitted on areas of the home visible to the street.
- Roller Shutters are not permitted.

9.9 Service and Ancillary Structures (non-ground and ground)

- All roof mounted items must not be visible from the street or any public spaces. These items include, but are not limited to, air conditioning units, heating units, satellite dishes, TV aerials and hot water systems.
- Photo-voltaic panels shall not be obtrusive when viewed from the street and are to be located to protect the visual amenity of surrounding properties.
- All ground mounted services must not be visible from the street or any public spaces. These items include, but are not limited to, heating and cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rainwater tanks, clotheslines and sheds.
- A dedicated bin storage area is required behind the front building line of the home and behind the side fence return for traditional lots, and behind rear fence or within the garage for terrace lots accessed by a lane way.



10. Landscaping

Brabham aspires to deliver a community with shady streets and cool urban parklands that are resilient to the warming climate. We acknowledge that urban greenery is key in creating a cool urban realm and facilitating beautiful and enjoyable spaces for the community to enjoy and connect to.

10.1 Landscape Palette

The Landscaping Palette (for front landscaping) is also reflective of the Brabham Core and Accent colours and materials, which are to be considered in the context of the building selections.

The streetscape and verge plant species should be utilised for the verge portion of the front landscaping, with the plant species also being encouraged within the lot boundary.

Alternate species with similar characteristics will be considered, and subject to approval by Peet.

Irrigated turf is also permissible within both the lot boundary and verge areas.

Artificial turf is not permitted on primary or secondary street frontages.

DRIVEWAYS & PAVING

HOLCIM 'WANDOO' EXPOSED AGGREGATE

URBAN STONE 'RIVERE TOPAZ' UNIT PAVERS

HOLCIM 'WATTLE' EXPOSED AGGREGATE

CONCRETE WITH CCS OXIDE 'CANVAS'

FRONT YARD HARD TREATMENTS

FREEFORM SLAB PAVERS IN GRAVELS

TIMBER SLEEPERS IN GRAVELS

GRAVELS WITH MIX OF PEA AND LIMESTONE

SUMMERSTONE FINES GRAVEL

CONCRETE BANDING IN GRAVELS

MILLBOARD COMPOSITE DECKING 'WEATHERED OAK DRIFTWOOD'

MILLBOARD COMPOSITE DECKING 'WEATHERED OAK VINTAGE'

LOW WALLING

RAMMED LIMESTONE

TIMBER WOODEN PANELLING

TEXTURED WALL CLADDING

BRICK

10.2 Streetscape & Verge Plant Species

GROUNDCOVER SPECIES:

ACACIA COGNATA LIMELIGHT

GAZANIA 'YELLOW FLOWERING'

CONOSTYLIS CANDICANS

CALOTHAMNUS QUADRIFIDUS 'LITTLE RIPPER'

SHRUB SPECIES

ANIGOZANTHOS & SENECIO SERPENS

CAREX

DIANELLA REVOLUTA

HIBBERTIA SCANDENS

ANIGOZANTHOS YELLOW

LOMANDRA LIME TUFF

BANKSIA SPINULOSA 'BIRTHDAY CANDLES'

SCREEN SPECIES

GREVILLEA LEMON SUPREME

HIBISCUS TILIACEUS

MELALEUCA HUEGELII

PITTOSPORUM SCREENMASTER

10.3 Front Landscaping Information - Your Garden

The front landscaping packages are provided by the Developer which includes the following:

- Native and waterwise exotic species to reduce the use of non-potable water and irrigation run times;
- Soil conditioner and wetting agent to ensure the best soil preparation is provided for new planting to retain moisture in the soil and nutrients for new plants;
- Mulch to insulate the soil and prevent weed growth ;and
- Irrigation with a control system that can automatically adjust seasonally to reduce unnecessary water use.

The trees and plants listed in this document have been selected due to their suitability to the site and to match into the overall estates aesthetic. To maintain an overall estate style that is both appealing and sustainable, your front garden should include plants specified in this document. The preference is that your front garden has a mixture of plant species providing variation in seasonal colour, texture and size.

Planting edible species and waterwise plants is encouraged as well as planting multiple trees to provide shade. Planting trees, shrubs and bushes alongside your home helps reduce heat absorption and helps shade your home from the sun. This is a very simple approach that has great sustainability outcomes to your home and streetscape.

Landscaping near lot boundaries is encouraged to achieve additional privacy and shading to your property.

Please note that artificial turf is not included within the front yard package provided by the developer. Artificial turf at the front of your property may be considered in small areas only and is subject to developer approval.

After initial installation of your front yard package all garden beds shall be maintained by the home owner with the following recommendations:

- Your front garden includes your verge area and this should be maintained to the same standard as your front and rear gardens;
- Check and adjust your irrigation system to ensure it complies with seasonal changes to watering restrictions;
- Prune any trees or bushes that overhang footpaths or driveways;
- Regular mowing of lawn;
- Garden beds must be topped up with mulch on an annual basis ;and
- Remove weeds, leaf litter, rubbish and green waste to keep your home well presented.

10.3.1 Overall Landscape Aesthetic

KEY FEATURES

· Variety in soft landscape texture plus year round colour through seasonal flowering

· Waterwise and environmentally sustainable and friendly, plus easy to maintain

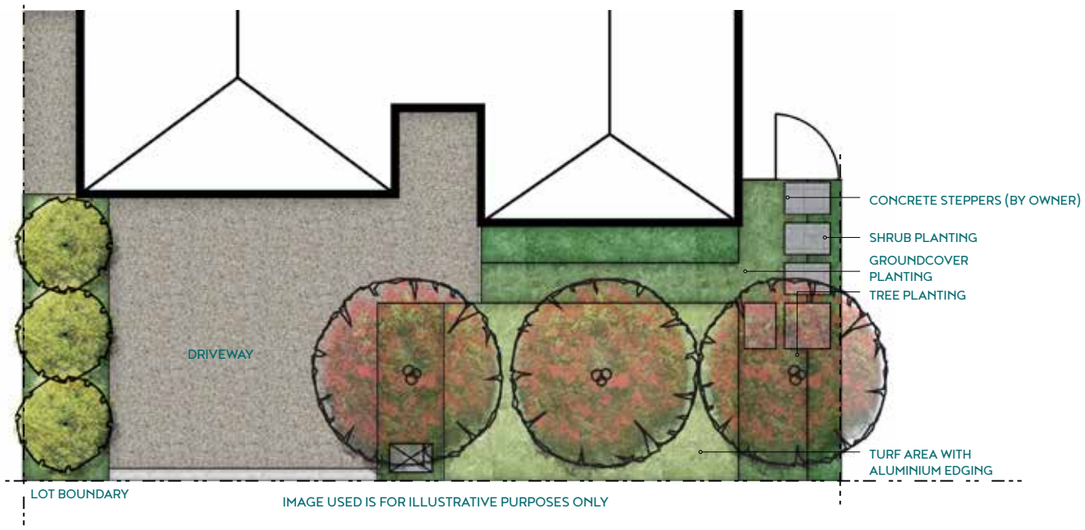
· Edible or attractive to native fauna and insects

· Multi-layered providing streetscape interest and high level of presentation

· Promote natural shade with multiple tree plantings

· Promote sense of resident pride in the front presentation of their property

10.3.2 Swan Valley Garden Example



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KEY FEATURES

- A formal garden aesthetic achieved through a geometric and ordered layout.
- Features structured rows of single plant species with strategically placed architectural feature plants.
- Focus on contrasting foliage and form with usually minimal use of brightly coloured flowering plants.
- Can incorporate a simple lawn area with smaller ornamental shade trees.
- Hedging or planted screening adds further formality.

PLANTING PALETTE

Groundcovers

Myoporum parvifolium	‘Yareena’
Trachelospermum asiaticum	‘Flat Mat’

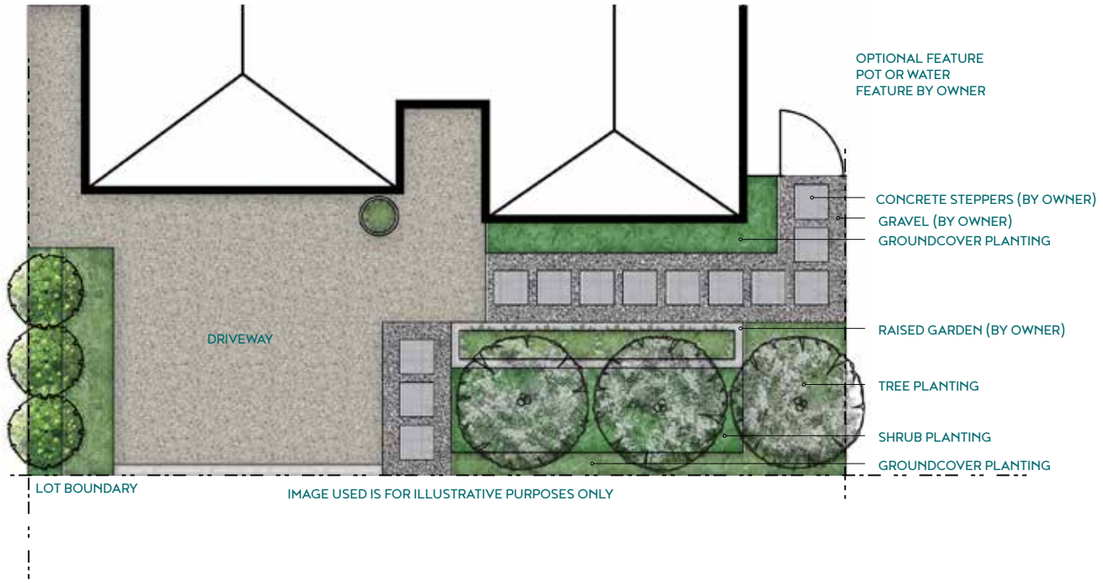
Shrubs

Acmena smithii	‘Allyn Magic’
Anigozanthos	‘Bush Pearl’
Callistemon citrinus	‘Red Rocket’
Hardenbergia violacea	‘Mini Meema’
Hemerocallis	‘Stella Bella’
Lavandula pedunculata	‘Spanish Lavender’
Raphiolepis indica	‘Oriental Pearl’
Viburnum odoratissimum	‘Dense Fence’
Westringea fruiticosa	‘Aussie Box’

Trees

Largerstroemia indica	‘Crepe Myrtle White’
Magnolia grandifolia	‘Kay Parris’
Olea europaea	‘Tolley’s Upright’
Pyrus calleryana	‘Chanticleer’

10.3.3 Waterwise Garden Example



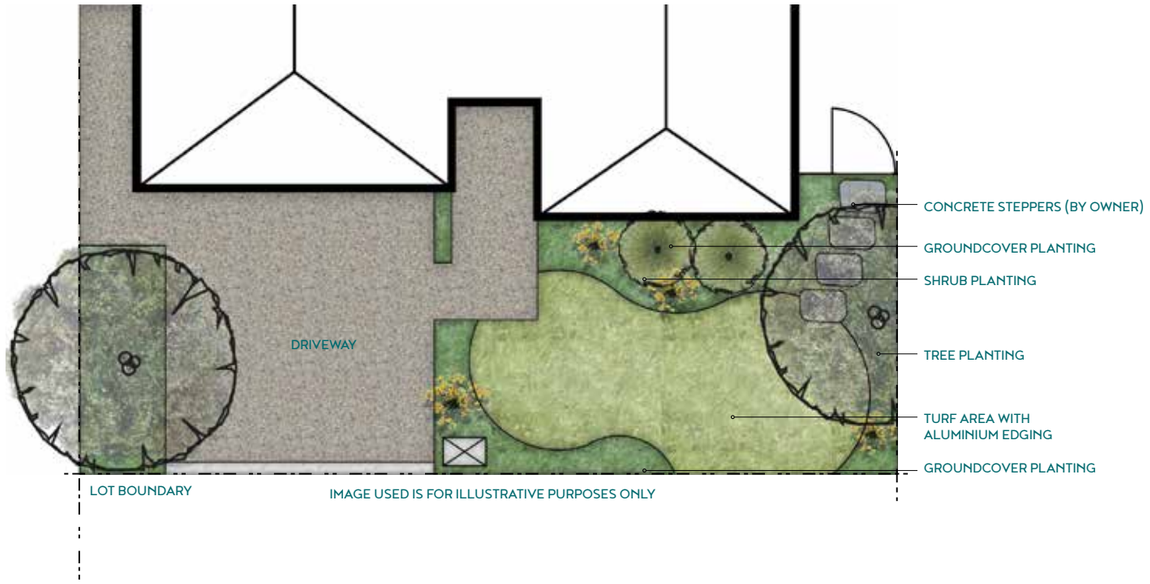
KEY FEATURES

- Traditional garden style using textured and coloured foliage and flowering plants to provide year-round colour
- Can be a formal style garden or a more 'organic' layout with shrubs planted in mixes throughout the garden
- Often includes edible plants, fruit trees and cut flower species
- Plant species selected to attract insects and butterflies to the garden
- Does not necessarily incorporate lawn space, instead maximises the garden area but lawn can be included for larger lots

PLANTING PALETTE

Groundcovers	
Brachyscome	'Jumbo Purple'
Orginum vulgare	'Oregano'
Romarinus officinalis prostratus	'Creeping rosemary'
Salvia officinalis	'Sage'
Scaevola albida	'Mauve Carpet'
Thymus vulgaris	'Thyme'
Shrubs	
Citrus aurantifolia	'Sublime'
Lavandula angustifolia	'English Lavender'
Rosmarinus Officinalis	'Benenden Blue'
Westringia	'Grey Box'
Trees	
Citrus limon	'Eureka Lemon'
Citrus sinensis	'Navel Orange'
Laurus nobilis	'Bay Tree'
Olea europaea	'Olive'
Prunus dulcis	'Almond Tree'

10.3.4 Native Garden Example

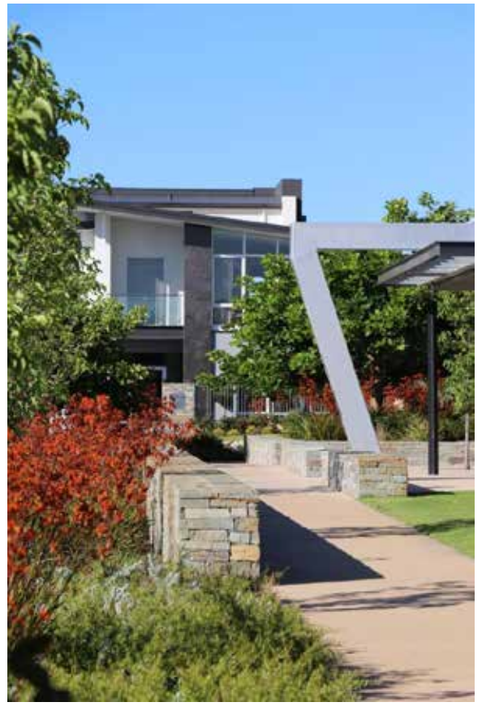


KEY FEATURES

- This design displays native plants in an either formal or informal mixed species layout
- A low maintenance garden style which will display a progressive flower bloom all year with striking plant textures and colours
- Can attract native birds and other wildlife to your garden
- Can incorporate an informal lawn or gravel area
- A grass tree transplant can be included to add an architectural feature to your garden

PLANTING PALETTE

Groundcovers	
Casuarina glauca	‘Cousin It’
Eremophila glabra	‘Kalbarri Carpet’
Grevillea	‘Red Coral’
Shrubs	
Anigozanthos	‘Yellow Gem’
Anigozanthos	‘Red Velvet’
Banksia spinulosa	‘Birthday Candles’
Eremophila nivea	‘Spring Mist’
Grevillea	‘Superb’
Leucophyta brownii	‘Silver Nugget’
Trees	
Angophora costata	‘Smooth Bark Apple’
Banksia integrifolia	‘Coast Banksia’
Cupaniopsis anacardioides	‘Tuckeroo’
Eucalyptus victrix	‘Snow Queen’
Xanthorrhoea preissii	‘Grass Tree’



11. Application Checklist

Brabham Design Guidelines Lot Application Form

This section is to be filled in by the Applicant and accompany your Design Approval package submitted to julie@julieharroldarchitect.com

Address:

Applicant Name

Phone Number

Email Address

Drawing Reference

Submission Requirements

X	✓	
☐	☐	Site Plan
☐	☐	Floor Plan(s)
☐	☐	Elevations
☐	☐	Fencing and Letterboxes
☐	☐	Additional Information

All Submission Requirements are to be checked with a '☐' before the design will be assessed.

Non-Conforming Designs

(to be completed for designs that do not comply with the home design guidelines)

List measures taken to ensure that standards are being upheld or improved.

List measures taken to ensure that standards are being upheld or improved.

Where colour selection or materials differ from pre-approved palette, please provide samples or images for assessment

SUBMITTED BY:

PRINT NAME: DATE: / /

PHONE NUMBER:

Sustainable Design Requirement - Tapware

Specification list demonstrating a minimum rating of:

☐ 4*WELS tapware to the kitchen, laundry and bathrooms

☐ 4*WELS toilets to all WC

☐ 3*WELS rated shower rose

Design Character Requirements

☐ Primary Street Elevation Standard Lot
At least **two Signature Design Elements** as defined in Section 7, excluding accent colours

or

☐ Landmark Lot Primary Street Elevation
Must incorporate all **three Signature Design Elements** as defined in Section 7 - Colour, Materials and Design Features.

☐ Signature Design Element 1 - Colours

Walls:

Frames:

Trim:

Gutter:

Facia:

Fencing:

Roofs 15°or more:

Skillion Roofs 15° or less:

☐ Signature Design Element 2 - Materials

Nominate the product and location (walls, feature, etc.)

Timber Product and Location

Brick Name and Supplier

If face brick is chosen, the bricks are to be similar in colour, shape and style to those shown in the Brabham Brick Palette. Note that Florentine Limestone bricks are not permitted to extend more than 20% of the wall area.
Nominate the % of the wall in Florentine Limestone if applicable

☐ Signature Design Element 3 - Design Features

☐ Portico

☐ Eaves on Windows

☐ Veranda (min Depth 1.5m)

☐ Blade wall

☐ Feature piers (hardwood/brick/cladding)

☐ Other feature walls

☐ Any other architectural element acceptable to the Developer

Roofs

☐ Roof pitch is above 15° COLOUR:

☐ Roof pitch is 15° or less COLOUR:

☐ Eave overhang to street elevation provided

Outbuildings

☐ Sheds must be located behind the dwelling and screened from the primary street

Developer Works

☐ Any modification to the exiting retaining walls must be approved by the Developer and must be constructed in the same materials and colours of existing walls.

Fencing

☐ Fencing on corner lots must finish (and return to the building where required) to the point at which the primary street frontage feature extends to the secondary street. If no feature is extended to the secondary street a side fence on a secondary street is not permitted within 6.5m of the primary street boundary of that lot.

☐ Any fencing abutting developer provided fencing must taper for the final 3m to meet the height of the developer provided fence.

☐ Only low height fencing elements are permitted forward of the fence line.

☐ Proposed primary street fence height:_____ metres

NOMINATED MATERIALS AND FINISH:

Proposed primary street fence height:_____ metres

☐ Letterbox material height meters

Safety and Surveillance

☐ Front door must be visible from the street, or park where relevant.

☐ A habitable room must be located at the front of the home to encourage passive surveillance of the street or park where relevant.

☐ Diamond security screens are not permitted where visible to the street.

Services and Ancillary Strutures

☐ Roof mounted and ground services items must not be visible from the street or any public spaces.

☐ Nominate a dedicated bin storage area behind the front building line and behind the side fence return for traditional lots, and behind the rear fence or within the garage for terrace lots accessed by a laneway

Official Use Only

Notes:

Note variations accepted and explanation of items not approved above for the applicant to review and resubmit

☐ **APPROVED**

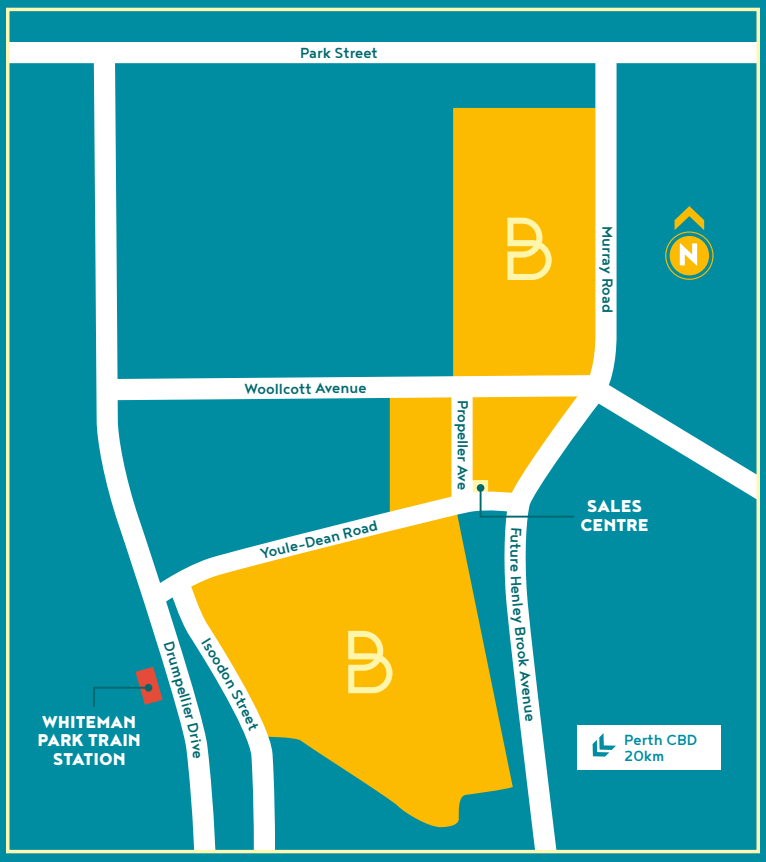
The plans for your home have been approved in accordance with the Brabham Home Design Guidelines. An application to the City of Swan for a building permit may proceed.

SIGNATURE:

DATE:

ON BEHALF OF PEET LIMITED:

BRABHAM



Sales and Information Centre

53 Propeller Avenue
Renee Monteleone: 0438 387 449

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