



BROOKWATER

The premier golf community



Brookwater is a premier golf community where lush greens, lakes and parklands meet modern residential living. Residents choose to live here because of the community lifestyle and the aesthetic appeal brought together through consistent building design coupled with natural environmental theming.

To ensure that the unique character of Brookwater is achieved and maintained, and to protect your investment in a quality environment, all housing developments within the estate are protected by and must comply with these architectural and landscape standards.

AIM

To encourage development which enhances the amenity and character of Brookwater, through successful design and harmonious integration of built form and landscapes within the local environment.

INTENT

The following Architectural and Landscape Standards will guide the design of the housing and landscape environment within Brookwater to create a premier residential community. In setting a desirable standard, this information establishes a framework that promotes appropriate design solutions which enhance and benefit the landmark status of Brookwater. This process will ensure the establishment of residences with an attention to detail, form and style that will distinguish the environment of Brookwater from other residential communities in the region.

These Standards are also focused on maintaining, protecting and enhancing property values. It is therefore vital that property owners and potential purchasers within Brookwater adhere to, and are committed to, the implementation of these Standards.



DESIGN ASSESSMENT PANEL (DAP)

To ensure that all Brookwater housing and development meets the standards set down in this document, all Brookwater sales contracts require land purchasers to seek approval for

any development (including landscape) via Brookwater's Design Assessment Panel (DAP) prior to any Local Council approvals.



SOME KEY POINTS ABOUT DAP

- DAP approval must be obtained before construction commences.
- Council may impose its own conditions, however these conditions must also be approved by the DAP.
- Owners, their architects and builders must meet with DAP throughout the design process and before lodging their application with Council. This will give Owners the opportunity to discuss any uncertainties regarding the best application of these standards for their proposed site.
- If the Applicant does not comply with these standards or with any approval issued by the DAP, the Home Owners Club may serve a notice on the Applicant requiring it to remedy the non-compliance within a reasonable period set out in the notice.
- A DAP fee will be charged for building or landscape works that occur following the initial DAP approval i.e. Construction of decks, pools, extensions etc.

BUILDING & LANDSCAPE APPROVAL PROCEDURE

The designer/builder must attend all DAP meetings with the applicant.

STEP 1 AWARENESS AND APPRECIATION

- Meet with DAP representatives to review building and landscape standards and project vision.
- Discuss site characteristics and relevant issues that may affect house and landscape design.

STEP 2 PRELIMINARY DESIGN AND REVIEW

- Preparation of preliminary design for house and landscape areas.
- Preparation of application forms and compliance checklists.
- Submit two copies to the DAP for review.
- DAP will respond within 10 working days.
- Meeting with DAP representative to review design if required.

STEP 3 FINAL DESIGN APPLICATION

- Preparation of final design and construction documentation based on response to the preliminary designs and review.
- Preparation of application forms and compliance checklists.
- Submit two copies to DAP for approval.
- DAP will respond within 10 working days.
- If an approval is not granted a meeting with DAP representative may be required.
- In order to make a decision or an improvement, the DAP may make a written request to the Applicant for additional plans, specifications, reports or documents.
- Once a suitable solution is in place, DAP will issue a letter of compliance within 10 working days.

STEP 4 APPROVAL

- Refine construction documentation in accordance with outcome of Step 3 and submit final set of drawings for stamping by the DAP.
- Submit set of stamped drawing and letter of compliance to Ipswich City Council or Private Certifier.
- Council will not process any application without DAP letter of compliance and stamped drawings.

STEP 5 ON SITE INDUCTION

- Prior to commencement of any site works, your builder and earthworks sub-contractor must attend a site induction. This site induction will focus predominantly on site construction issues and assist with gaining a full appreciation of acceptable compliance and implementation of the approved drawings.
- Construction can only commence once Step 5 has occurred.

STEP 6 RENOVATIONS, EXTENSIONS AND MODIFICATIONS

- Any renovations, extensions or modifications to the approved designs or subsequent built form or landscaping must be approved by the DAP and are subject to Steps 2 through to Step 5.

STEP 7 COMPLIANCE CHECK

- Prior to occupation the DAP will undertake a compliance check of the building and landscape works to ensure that these works are in accordance with the approved set of drawings.
- Should construction not comply with approved set of drawings, the DAP via the Home Owners Club reserves the right to issue a notice of non-compliance.
- Once the DAP is satisfied that the construction is in accordance with the approved plans, a final letter of compliance will be issued.
- Occupation will only be allowed following receipt of the letter of final compliance.

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1

COMMON DESIGN THEMES

As a premier golf community, all Brookwater residential developments need to uphold certain common characteristics to preserve the estate's distinct appeal.

The design of a Brookwater residence must focus on carefully integrating modern design that uses clean vertical lines with a unified landscaping character.

To further assist in achieving the desired residential and landscape vision for Brookwater the following elements must be incorporated:

- Expressed supports for roof structures (e.g. veranda posts)
- Expressed screens such as vertical horizontal slats, louvres and batons
- Large areas of shaded glazing
- High level of detailing articulating the different spaces throughout the design (e.g. private and public spaces)
- Expressed vertical elements in the elevation
- Effective integration with, and respect of all public interface and frontages including golf course, parklands and streetscapes.





2

BUILDING FORM & MATERIALS

The Brookwater built form vision provides for a mixture of different residential building characters with common, unifying design elements.

An architecture, which is both contemporary in expression, and harmonious with its Australian bush setting, will offer a broad range of possibilities to suit a variety of tastes.

An important element in maintaining the high quality of the residential neighbourhoods is the control of form, external-building materials, colours and other related finishes. Our vision incorporates built form that respectfully mixes materials, together with contemporary high quality, low maintenance finishes. The design solution must embrace responsive solutions to local climate control for the comfort of residents and reinforce a relaxed and enjoyable residential lifestyle.

2.1 BUILDING APPEARANCE

The built form of Brookwater will have a contemporary style based on its unique bush setting. Simple styles will integrate the built form with the landscape and provide visual coherency within the overall development. A palette of natural textures, materials and colours will build upon and embrace the Brookwater character, providing individuality within each of the precincts as well as unifying the built form of the Brookwater community.

Houses must address their interface with all public areas, i.e. the street golf course and adjoining parks, by attention to the design and integration of roofs, walls, ancillary structures and landscape. Building design, roof form, detailing, and materials visible from all public areas and adjoining properties must be complementary to the character and form of neighbouring houses. Garages and all ancillary structures must also be in harmony with the main dwelling.

2.2 BUILDING COLOURS AND MATERIAL

The Brookwater Vision is to provide a mix of modern with traditional architectural styles which provide a sensitive and carefully balanced combination of warm natural materials such as stone and timber, with the creative use of materials such as glass, aluminium and steel. Colours must be natural, non-reflective, earthy hues that reflect the colours and textures of the Brookwater landscape (eg cool greys, olive greens, cool blues, light browns, ochre).

Other colour accents or feature materials may be approved by the DAP based on their individual merit and ability to achieve diversity and interest in the built form. They are preferred only on detailed building elements or feature elements.

The use of face brick as a primary external finish will not be allowed.

At least two visibly different materials in an 80/20 composition must be used to construct the external walls.



The use of ripped un-treated pine will not be allowed for any part of the building or fence areas. All external visible timber must be treated and dressed.

The use of clear galvanised metal or any second-hand material as an external finish will be subject to DAP consideration.

2.3 GOLF COURSE RESIDENTIAL ELEVATION

Golf front elevations of houses must be designed to appear as feature facades, displaying visual interest and a scale and form that integrate the building with the landscape of the golf course. House design must respect the character

of neighbouring dwellings to achieve a varied but harmonious residential backdrop to golfcourse. This is particularly relevant to undercroft areas and or where retaining has occurred with the building envelope.

2.4 HOUSE ON CORNER LOTS

Houses on corner lots must be designed with consideration given to their dual street frontage and private open space. The elevation of the secondary street frontage must address the issue of visibility from public areas and provide an interesting residential façade that supports a high quality streetscape. The need for privacy of outdoor space within the lot must be addressed by the layout of the house in association with a landscape solution that provides acceptable visual screening.

2.5 OUTDOOR STRUCTURES

Outdoor structures such as sheds or outbuildings (gazebos, garbage bin enclosures etc.), which are less than 9 square metres in area, are generally permitted where sensitively located and constructed in material compatible with the main dwelling. No prefabricated garden sheds of any material will be permitted.

Outdoor structures are not permitted to be built to any boundary alignment or within any setbacks. They cannot be built in front of the main house, and must be effectively screened from all aspects particularly the golf course. Sheds and outbuildings must be shown

on site plans and submitted to DAP for approval. These structures must be designed as an integrated element of the overall house design.





3

POSITIONING YOUR BROOKWATER RESIDENCE

Each home should be designed to maximise position and other natural environment advantages such as:

- Prevailing breezes
- Existing vegetation or tree protection
- Sun angles
- Streetscapes

- Slope and contour orientation
- Interface with adjoining parklands and golf course
- Orientation in relation to neighbouring properties
- Views and vistas.

3.1 SETBACKS

Dwellings, garages and all other above ground structures must be sited on lots in accordance with minimum setbacks shown in diagram 1. Setbacks relate to all walls and buildings excluding overhangs.

3.1.1 FRONT SETBACKS

For all Brookwater homes, a minimum front boundary setback of 6.0 metres applies. Any open verandas/open entry statements may be placed within this zone, but require a minimum 4.0 metre setback from the front boundary.

For down sloping allotments (where slopes exceeds 10%), setbacks between front boundaries and garages may be relaxed to three metres to avoid long steep driveways.

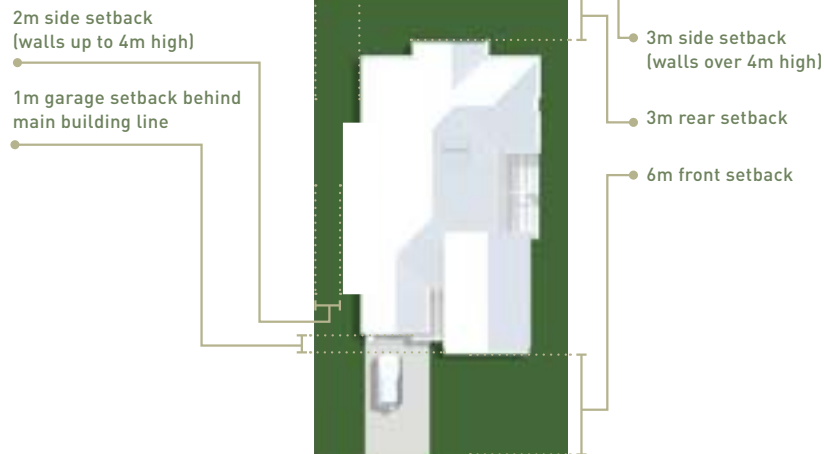
3.1.2 SIDE SETBACKS

For walls up to 4.0 metres high, the required setback from side boundaries is 2.0 metres. Walls over 4.0 metres require at least a 3.0 metre setback.

3.1.3 REAR SETBACKS

All Brookwater homes require a 3.0 metre setback from rear allotment boundaries.

DIAGRAM 1



3.1.4 CORNER ALLOTMENT SETBACKS

On corner allotments, the minimum boundary setback is required to be 4 metres on one frontage and 6 metres for the other frontage. (See Diagram 2.)

DIAGRAM 2

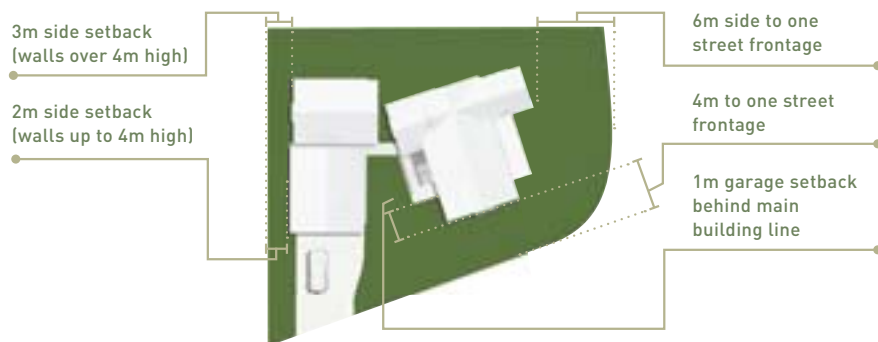
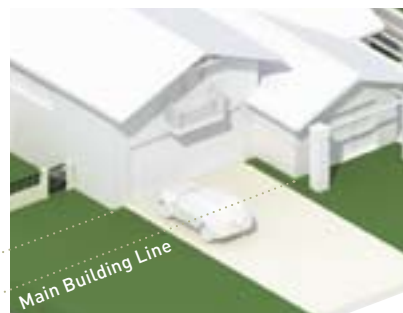


DIAGRAM 3

Garages are to be set back 1m behind main building line



3.1.5 GARAGE SETBACKS

Garages are to be constructed at least 1 metre behind main building line. (See Diagram 3.)

Where swing-in garages are incorporated, there is a minimum 4 metre setback from the front boundary. (See Diagram 4.)

DIAGRAM 4

4m swing in garage setback



When located on sites with a grading of greater than 1 in 6, garages will be allowed forward of the house to assist with limiting cut and fill and to act as connection/transition points with suspended/raised housing design solutions.

3.1.6 PERGOLA SETBACKS

Pergolas are to be positioned at least 2 metres from any boundary.



3.2 OPTIONS FOR SLOPING SITES

3.2.1 RETAINING WALLS

While sloping sites present opportunities for lifestyle advantages, any excavation must ensure there is no detrimental impact on adjacent properties.

Some concept design options on sloping sites include:

- Separate the garage from the house in level and provide a covered link between them. (See Diagram 5.)
- Split level homes which incorporate several minor changes in level rather than few major changes in level. (See Diagram 6.)

DIAGRAM 5

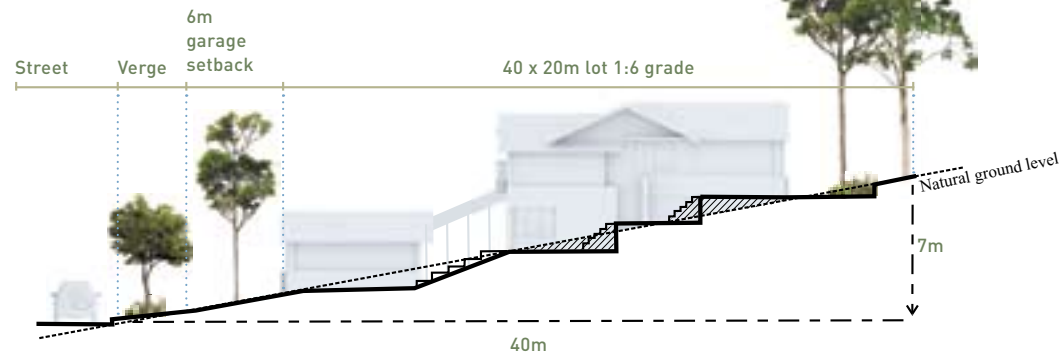
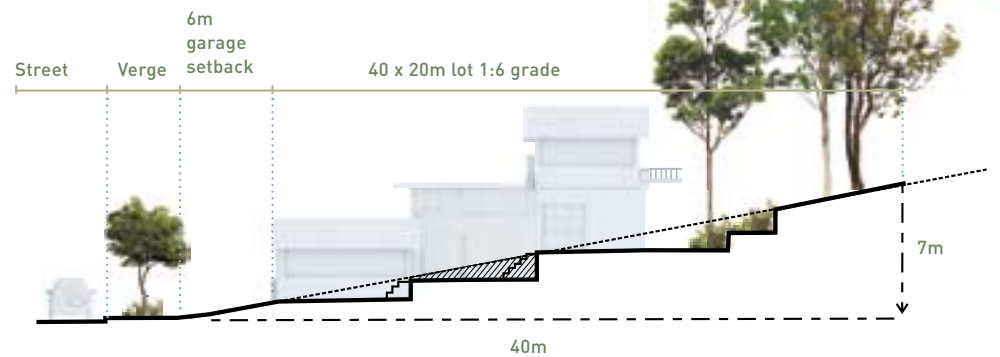


DIAGRAM 6



- Place the garage away from the street and provide a driveway from which the street can be accessed in a forward motion after using the garage as a turning space.
- The use of garage as a mid point in a stairway connection between levels. As the garage is often the starting point or destination, this can reduce the number of stairs used. (See Diagram 7.)
- Make use of a suspended garage / carport on very steep sites where lot slopes away from the road (See Diagram 8.)

DIAGRAM 7

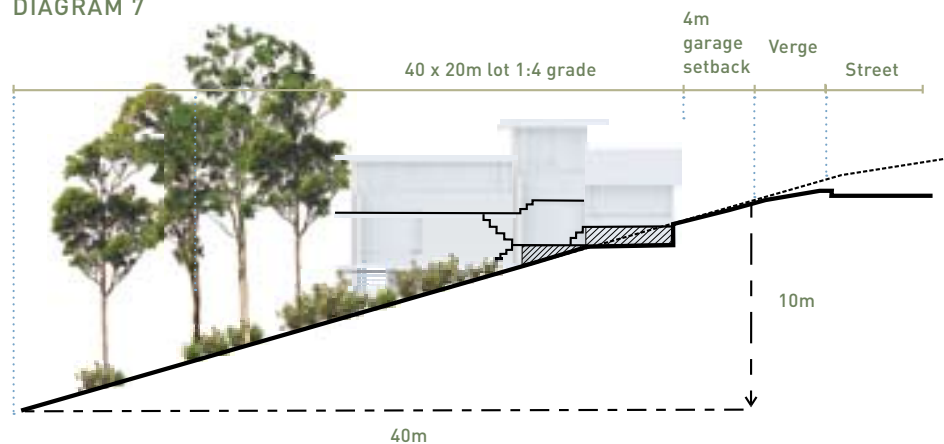
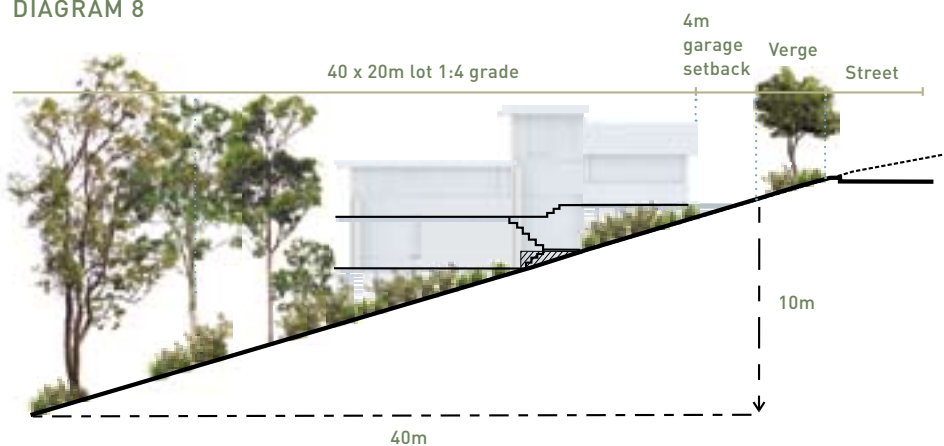


DIAGRAM 8



All retaining walls over 750 mm must be contained within the building footprint. (See Diagram 9.)

Retaining walls must be constructed with the following materials - stone, rendered masonry or treated timber sleepers.

All retaining walls must have a minimum 1.5m of separation between them.

To ensure appropriate screening between retaining walls is achieved all space in front of and between the retaining walls must incorporate suitable garden beds / landscaping solutions (shrubs and trees). (See Diagram 10.)

Where retaining walls are incorporated on corner sites they must be structured in accordance with the abovementioned requirements

DIAGRAM 9

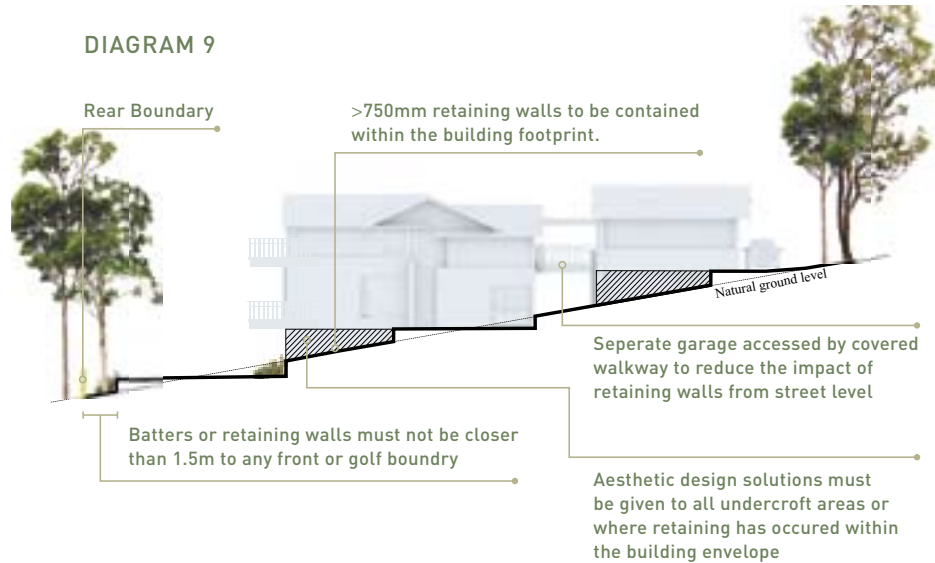
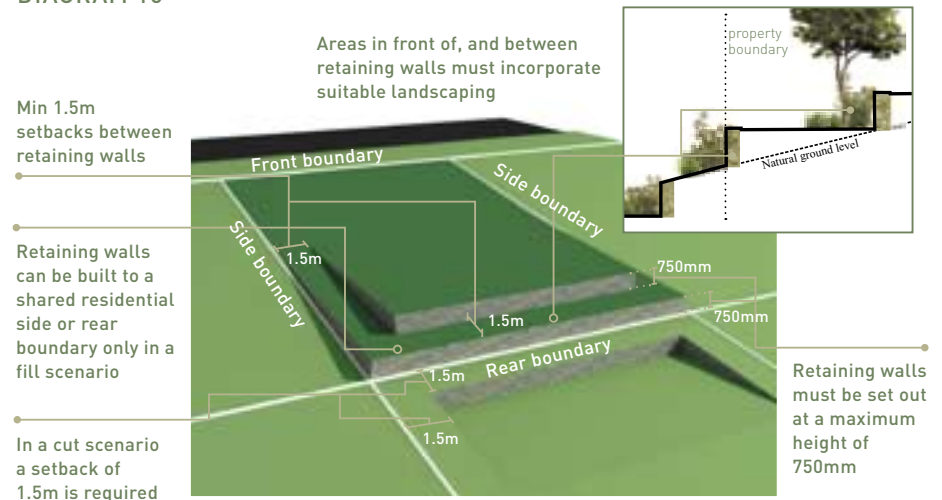


DIAGRAM 10



3.2.2 BATTERS

No excavation is to take place closer than 1 metre to a front boundary.

Excavation or batters cannot be more than 1 metre in height.

The maximum slope allowed for the batters will be 1 in 3. (See Diagram 11.)

Batters can be built to a shared residential side or rear boundary only in a fill scenario.

All batters must incorporate suitable garden beds/landscaping solutions including trees and shrubs.

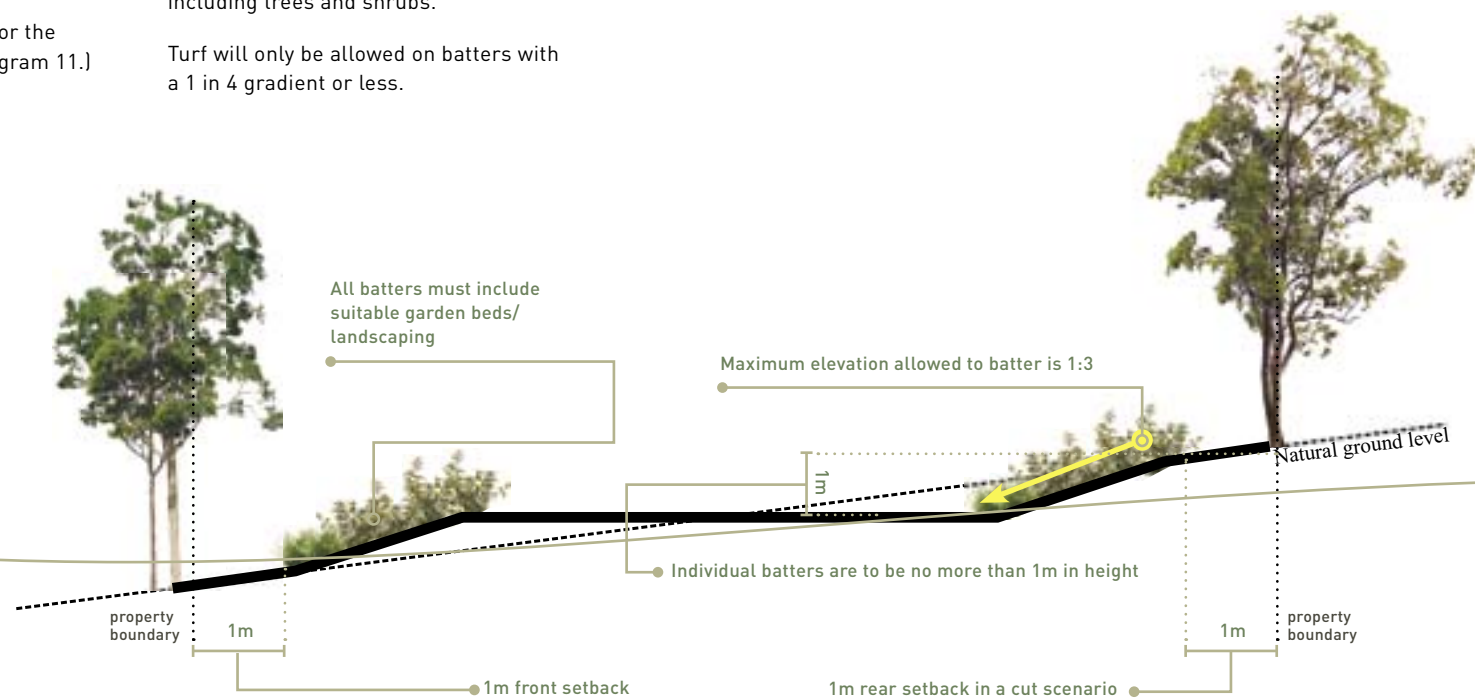
Turf will only be allowed on batters with a 1 in 4 gradient or less.

Any excavation in close proximity to a sewer will require local council approval

Relaxation may be given in relation to obtaining site access through appropriate driveway design.

The DAP will encourage and assist with coordination of discussion with neighbours of common boundaries to assist with ensuring mutually beneficial and aesthetically pleasing solutions are achieved.

DIAGRAM 11





4

BUILDING GUIDELINES

4.1 BUILDING HEIGHT

All properties can have either single or two storey homes but no feature or building component can exceed 8.5 metres above natural ground. (Please note: surveyor's certificates may be required during the approval process.)

4.2 DRIVEWAYS

Front driveways must be a maximum of 4.5m wide at the boundary and a maximum of 6m within the property. They are to be constructed from any paving material that provides a permanent hard surface and complements the streetscape.

The driveway must be constructed prior to taking up occupancy and include a 100mm PVC conduit installed underneath for irrigation access.

4.3 FENCING

Fencing around your home can impact on Brookwater's overall aesthetic appeal. No un-treated ripped pine will be allowed.

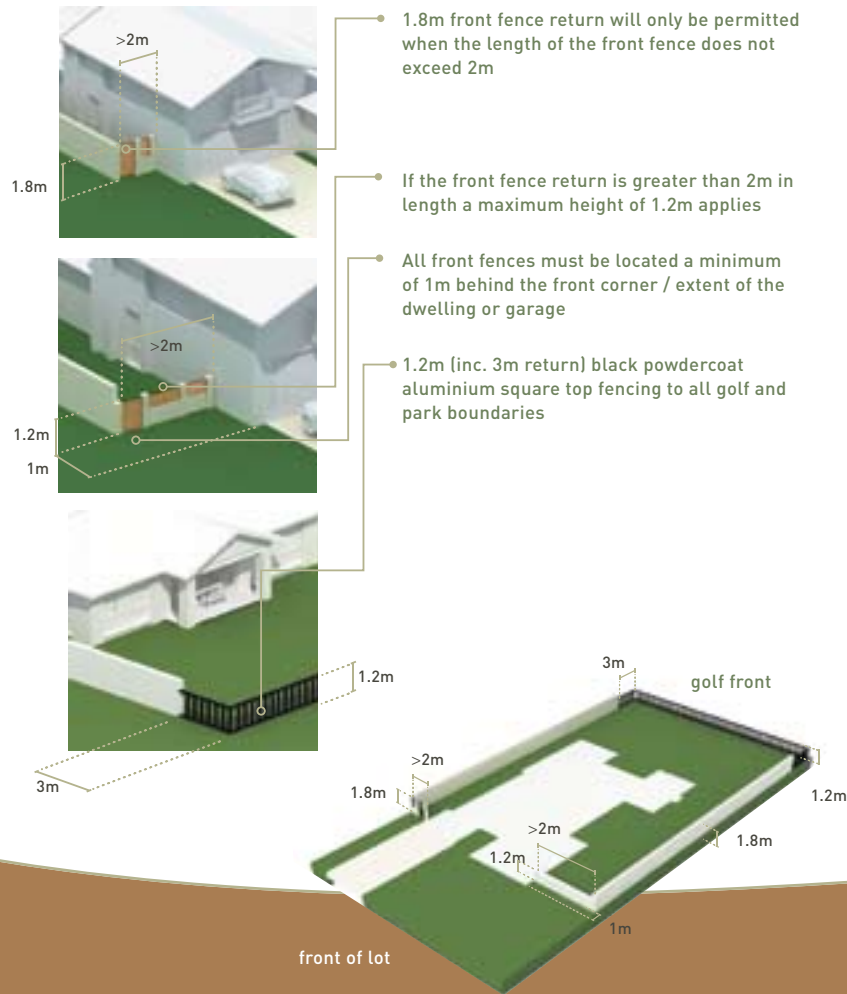
4.3.1 FRONT FENCING

In order to ensure predominance of landscaping in front of the dwelling and to create attractive streetscapes, front fencing is generally not permitted forward of the house, and will be limited to the extent shown on fencing Diagram 13. Front fencing 1.2 metre high can be located not less than 1m behind the relevant front corner of the dwelling. Where the length of front fence does not exceed 2 metre from the side boundary, a front fence return up to 1.8metre is permitted. (See Diagram 12).

While the fencing of street front spaces is generally not a preferred treatment, it is recognised that in some instances residents may wish to secure this space. In this case, each proposal will be assessed by the DAP on it's individual merits. Factors such as relationships with neighbouring properties and the impact on the streetscape will be considered. The DAP will only consider a solution where the form, construction materials, detail landscaping and finish are consistent with that of the dwelling and are complimentary with the streetscape character and any neighbouring front fences. A black powder coated golf fence is the preferred fencing material in this scenario. (See Diagram 13.)



DIAGRAM 12



4.3.2 SIDE FENCING

Whilst visually appealing options such as rendered masonry are considered preferable, good neighbour fencing is acceptable, however must be constructed from treated and finished timber palings erected 1.8 metres in height which must finish 1 metre behind the front corner of the house. All colourbond metal fencing will not be permitted.

4.3.3 GOLF COURSE BOUNDARY FENCING

For golf course boundaries (including a 3 metre return on both adjacent boundaries), fencing is to be strictly black powder coated aluminium square-topped fencing, 1.2 metres high.

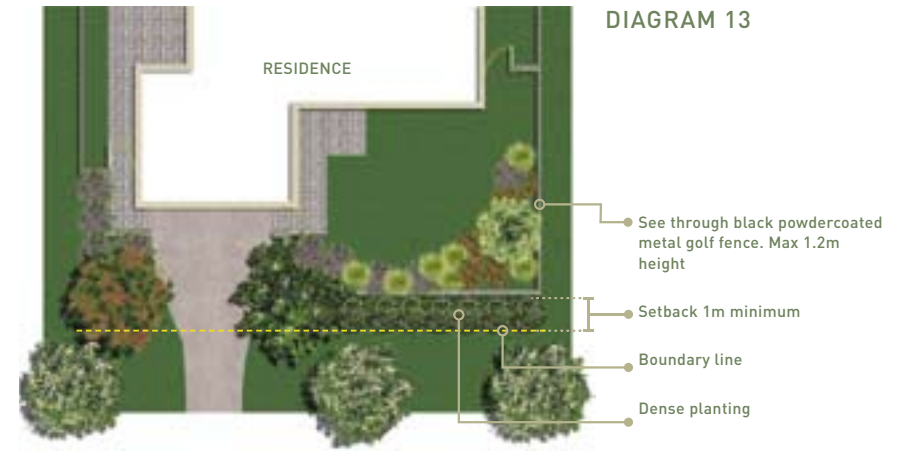
4.3.4 PARK FRONT FENCING

If erected this will be a powdercoat aluminium square top fencing 1.2 metres high. It must combine with landscape screen planting (eg hedges, shrubs) to provide privacy for outdoor living spaces.

4.3.5 SIDE FENCE RETURNS

If erected, all side fence returns must be of high quality and reflect building materials and integrate well with the house design. Each side fence return must provide appropriate screening. If slats are incorporated, a maximum 30mm gap between slats will be allowed.

DIAGRAM 13



4.3.6 CORNER LOT FENCING

In the case of corner lots, front fencing types will be permitted on the secondary road frontage boundary. This 1.2 metre high fence must remain behind the alignment of the front fence. The need for privacy of outdoor space within corner lots should be addressed by layout of the dwelling integrating with the landscape design providing visual screening. Gates are not permitted along fences of secondary street frontages on corner lots

4.4 GATES

Gates, consistent with the fence details and house materials are permitted in park front and front fencing to provide pedestrian access. Gates must be integrated with house designs.

4.5 FLOOR AREA

Unless otherwise approved, the minimum house floorspace for each allotment is 250 square metres including garage/carport but excluding unenclosed areas such as verandas, decks and pergolas.

4.6 SITE COVERAGE

The maximum site coverage of any dwelling will be:

- a. 40% for all 2-storey dwellings
- b. 50% for all single storey dwellings

For the purpose of this clause, site coverage means the portion of the site which is covered by a building having an impervious roof and excluding eaves up to 600mm wide, pergolas, gazebos or the like and paved landscape areas.

4.7 GARAGES

The design of your home must allow for double lock-up garaging constructed at least 1 metre behind the main building line (Refer Diagram 4). Where a front veranda integrates with street elevation or the garage design complements the style and roof pitching of the main dwelling, exceptions may be made to the distance behind the main building.

The design must incorporate adequate provision for a minimum of two guest carparking. All caravans, trailers, golf buggies, boats, work vehicles, trucks or vans must not be parked or visible from the street, golf course or any public areas.

Swing-in driveways and garages are strongly encouraged providing the garage's street facade incorporates a window or other suitable feature to the street.



4.8 GLASS

The use of reflective glass will not be approved.

4.9 OVERHANGS, VERANDAS AND DECKS

Wide overhangs with a minimum 600mm width are required for shading, preventing internal heat transfer and promoting ventilation. Verandas and decks require a minimum 10-degree roof pitch and must be at least 2.4 metres wide to enhance usability. Large areas that use shaded glazing are also strongly encouraged as a common design theme in Brookwater properties, however other shading devices or structures for windows or doors that represent response to climate solutions to design, or are derived from traditional detail will be allowed based on merit.

4.10 GUTTERS AND DOWNPIPES

Gutters and downpipes are to be finished to match dwellings or to provide appropriate colour accents.

4.11 PERGOLAS/PORCHES

Pergolas and timber shading are common features throughout Brookwater. These must be positioned at least 2 metres from any boundary and be integrated with the design of the residence.

4.12 POOLS

All residential pools need to follow local government requirements. The only Brookwater stipulations are that there is a high level of landscaping to ensure privacy, any exposed pool edge must not exceed 1 metre and pool filters or associated equipment cannot be visible from external vantage points.

4.13 ROOFS

Varied and interesting roof forms are encouraged at Brookwater. Roof forms will be evaluated by the DAP based on the compatibility with the architectural brief and the visual impact on the streetscape, golf course interface and other public domain areas. In general the minimum roof pitch shall be 25

degrees. However minor roof form elements of a lower pitch (including flat and curved roofs where complementary to the dwelling zone which provide interest and variety from the public domain) will be assessed on their merits. Ridge lines in excess of 15 metres will not be permitted.

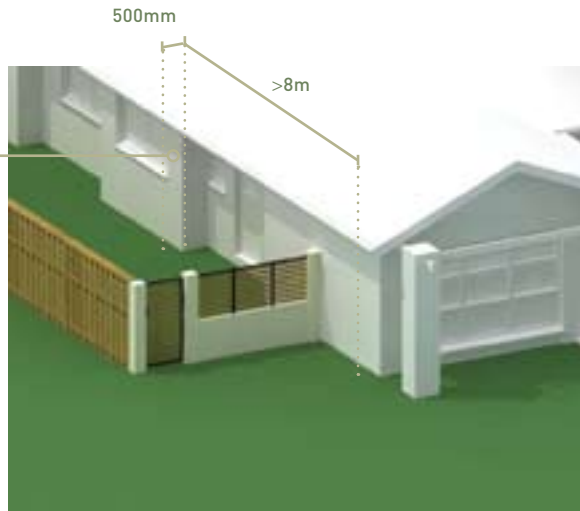
4.14 WALL LENGTHS

To avoid creating any long featureless walls, no wall on any house can be more than 8 metres long without a perpendicular step of 500mm. (See Diagram 14.)



DIAGRAM 14

Any continuous wall over 8m requires an 8m perpendicular step of at least 500mm



4.15 UNDERNEATH ENCLOSURES

Any space exceeding 600mm under a residence must be battened or enclosed.

Aesthetic design solutions (i.e. variety of colours, textures, materials, use of articulation etc.) must be achieved in relation to treatment of all undercroft areas or where retaining has occurred within the building envelope. This is particularly relevant to golf course front properties or those with exposure to the public domain.





5 PRIVACY

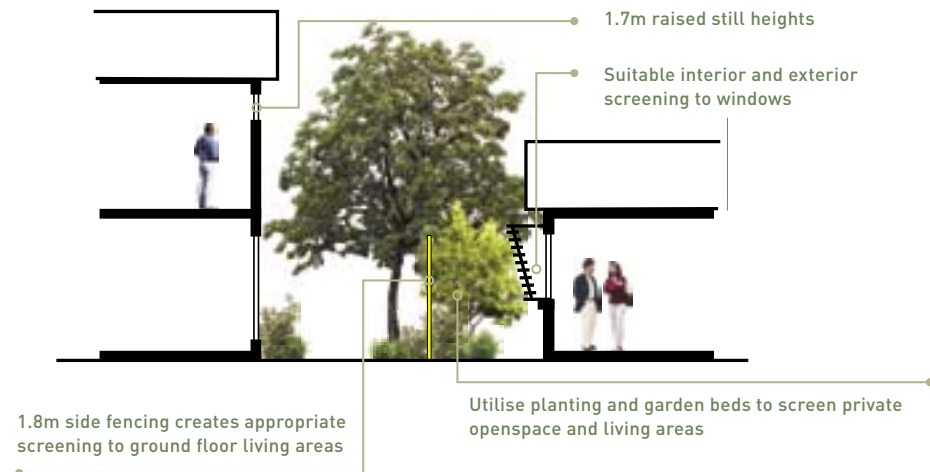
By considering building layout and location, and design of windows and balconies, screening devices and landscaping, direct overlooking and overshadowing of adjoining buildings and their private open spaces can be minimised.

5.1 DESIGN FOR PRIVACY

Appropriate building and landscape measures such as staggering of windows and avoidance of verandas of adjacent dwellings facing each other, use of privacy screens and shade devices and screen planting must be utilised to improve visual privacy. (See Diagram 15.)

Bedroom and living room windows with a direct outlook to windows of bedrooms and living rooms or private open spaces (either existing or proposed) of a neighbouring dwelling must consider appropriate responses to ensure privacy and show details on plans and elevations submitted for approval to the DAP.

DIAGRAM 15



5.2 DESIGN RESPONSES

Responses, where practical, could include:

- in the case of screening for a ground floor level, fencing to a height of 1.8 metres above ground floor level;
- sill heights of at least 1.7 metres above floor level;
- fixed opaque glazing in any part of the window below 1.7 metres above floor level;
- suitable screening devices (e.g. blinds, shutters, battens, screen planting);
- off-setting from the edge of one window to the edge of the other by a distance sufficient to limit views into adjacent windows;
- any decks or verandas overlooking neighbouring lots must have a balustrade incorporating privacy measures such as solid panels or upward facing louvres;
- during the approval process photos or additional sketches may be submitted to prove that any existing vegetation will provide screening from neighbouring allotments.





6

ANCILLARY STRUCTURES

All must be shown on DAP drawings

6.1 AIR CONDITIONING UNITS

Air conditioning units must not be visible from the street, golf course or open space. Air conditioners are to be located below the eavesline and screened from public view. Roof-mounted or unscreened wall and window mounted air conditioning units facing the street, parks or golf course are not permitted. Where the DAP deems necessary for acoustic privacy of neighbours, air conditioners must have sound attenuation measures

6.2 CLOTHES DRYING COURTS AND LINES

Clothes drying courts and clothes lines must be located and screened so that they are not visible from the street, golf course or open space. All screening must be in place prior to occupation of the property.

6.3 EXTERNAL PLUMBING

External plumbing must not be visible from the street, golf course, open space or a neighbouring residence. On double storey houses, except for downpipes, plumbing must be internal.

6.4 LETTERBOXES

Letterboxes must use materials and colours consistent with the house and details must be submitted to the DAP for approval. Temporary or makeshift letterboxes are not to be used. This is consistent in maintaining a high standard of streetscape within the estate.

6.5 SIGNAGE

Any external signage will require approval from the DAP. When selling a property, real estate signage is also limited to one sign.

6.6 RAINWATER TANKS

Rainwater tanks are strongly encouraged.

Water tanks must either be located underground or under decks or other building form, as well as screened where necessary, so that any structure or associated infrastructure (e.g. pump, manhole panels etc) is not visible from the street, golf course, neighbouring residence or open space.



6.7 TELEVISION / RADIO ANTENNAE AND SATELLITE DISHES

Approval for non-standard antennae or satellite dishes larger than 500mm is required. When erecting any television, radio aerials or communication receivers, written consent from the DAPI is also required.

6.8 FIBRE TO THE PREMISES

Telstra is planning to introduce a new technology called Fibre To The Premises (FTTP) to provide voice, data and pay TV to residential customers in new estates. Brookwater is one of the selected sites to conduct a pilot for Stage 5 and beyond. This advanced technology will enable each home to have up to four telephone lines, broadband internet access and Pay TV all delivered on a single optical fibre to the home.

6.8.1 CUSTOMER PREMISES EQUIPMENT

To provide this technology, a new communication terminating equipment called an Optical Network Terminator (ONT) will be installed on the outside wall at each house. [See Diagram 16.] This unit will be supplied by Telstra, and installed by Telstra's contractors. The ONT requires a small compact

uninterrupted power supply unit (UPS), which also contains a battery backup and it will be installed inside the house. This requires a 240V socket-outlet into which the UPS cord is plugged. The UPS must be installed inside the building, preferable in a utility area such as the garage and is installed by Telstra's contractors. The Telstra ONT must be earthed for safety reasons and remote testing purposes



6.8.2 INTERNAL WIRING

Smart wiring is not mandatory, however to take full advantage of the capabilities available from this technology, it is recommended that smart in-house wiring be installed. This reduces the need to retrofit additional sockets and cabling at a later date.

Smart wiring comprises Cat 5 cable for data and coaxial cable for television being wired to multiple outlets within the home to allow for flexibility in service location and full utilisation of FTTP capability. Star wiring and smart wiring are examples of configurations available. Telstra can offer guidance on wiring principles, however this should be discussed with your builder. It is not necessary to have a separate controlling device, however this offers greater flexibility for home automation.

DIAGRAM 17

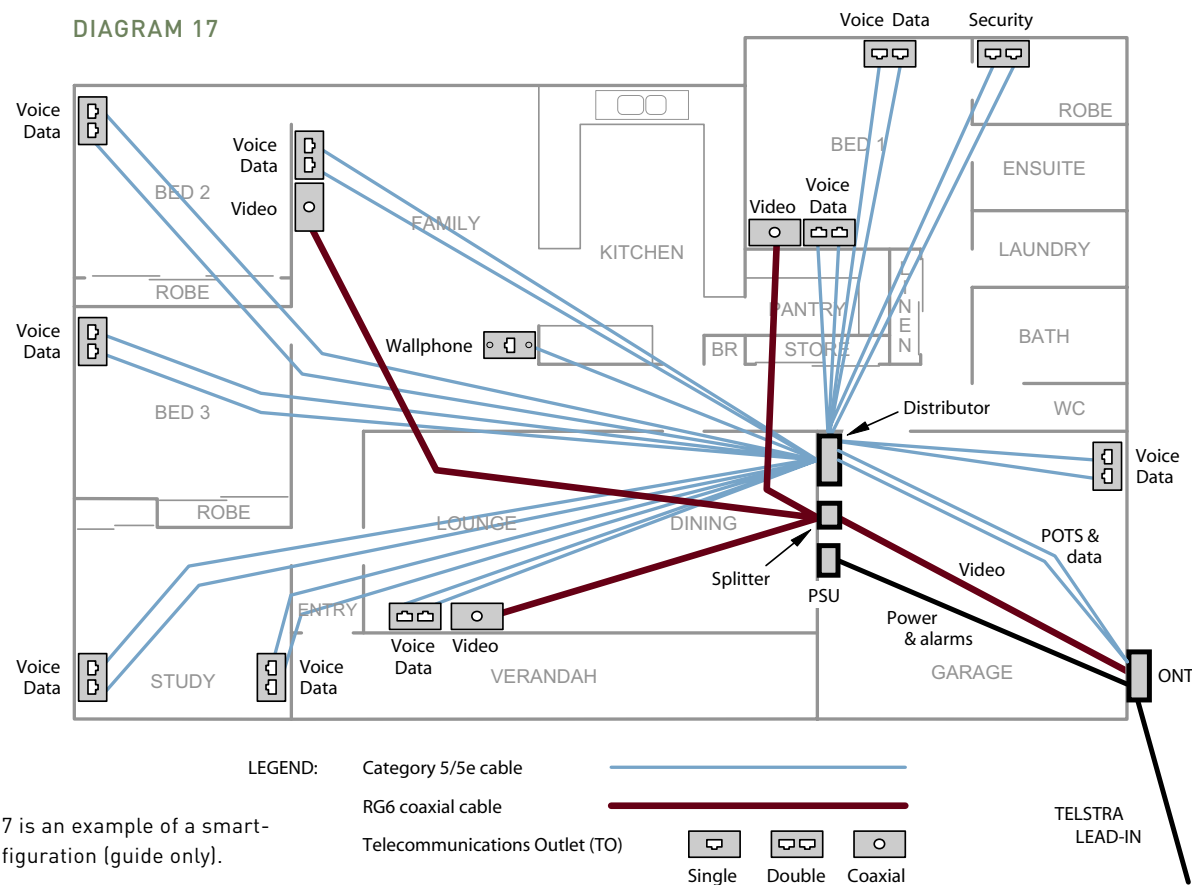


Diagram 17 is an example of a smart-wiring configuration (guide only).

6.8.3 CONDUIT

Conduit for underground lead-in cabling should be installed in the building footings before the concrete is poured.

Conduit installed in the building footings for Telstra lead-in cabling must be white 20mm (ID) Telstra conduit. If necessary, the Telstra installer will install an additional conduit at the building frame stage for the cable between the Telstra ONT and UPS. Alternately, the builder may provide it subject to meeting specifications to be agreed.

6.9 TEMPORARY STRUCTURES

No temporary or relocatable buildings or structures may be erected or located on any lot for use in connection with the building of a home.

6.10 LIGHTING

Lighting to the front of properties must be appropriately located, compatible with the design of the dwelling and compatible with the existing type and location of external lighting and the general theme of the neighbourhood. Generally, external lighting must comply with the following guidelines:

- security lighting, such as flood lights mounted under eaves, must be directed downwards and shielded in such a manner as to avoid direct glare visible by adjoining property owners, or those using neighbouring properties or roads; and
- lighting to the rear or side of the properties must not include floodlighting or lighting of the adjoining open space areas where neighbours are adversely affected, or glare is visible from the open space areas.

6.11 OTHER STRUCTURES

Clotheslines, children's play equipment, dog kennels, hot water systems, gas systems and the like shall be located behind screening or away from view from any public area including golf course and open space.

Incinerators are not permitted to be used or constructed. Outdoor barbecues must not be located where disturbance to neighbours will occur.

To maintain an attractive overall streetscape, trucks, commercial vehicles, caravans, boats, trailers, or recreational vehicles are not permitted to be parked on lots unless they are completely housed within a garage or carport or otherwise satisfactorily screened from public view.

Rubbish disposal containers and electrical meter boxes must be screened from the view of any public area.





7

LANDSCAPING

All landscaping at Brookwater is focussed on existing natural environment themes and retaining native vegetation. Well planned, sensitive landscaping adds value to Brookwater properties, promotes protection from environmental elements and increases lifestyle and entertaining possibilities.

Landscaping design must plan for ongoing water conservation, reducing long-term landscape maintenance and stormwater run-off.

All landscaping must be complete within six weeks of occupation.

These landscape guidelines have been prepared to assist individual lot owners in achieving a high quality residential landscape, which maximises the special qualities of the Brookwater community. Through a holistic approach, the guidelines aim to create a distinctive and refined bushland character which will unify parks, streetscapes and individual lots with the golf course and surrounding landscape.

This well planned and sensitive approach creates a number of benefits to the home owner, including:

- adding value to the property;
 - improved lifestyle and entertaining possibilities;
 - provide a relaxed and refined country character; and
 - environmental benefits such as shade, wind protection, cooling effects.
- By embracing and incorporating the predominant native planting into the well-planned design of individual lots the environmental benefits would include:
- a home that fits well within its setting, the surrounding streetscapes and the bushland environment;
 - provision of native fauna habitat;
 - water conservation;
 - reduced level of maintenance; and
 - reduced storm water run off to drains and watercourses.



7.1 LANDSCAPE PLANTING DESIGN

Planting within Brookwater will play an important role in establishing a setting with a distinctive sense of place and natural bush tone. The plant species selection must take into consideration the specific climatic and soil conditions of the site. In addition, planting locations are to be determined with solar access and prevailing wind direction in mind. Aspect, views and vistas will also act to guide the specific flavour of planting to be featured as well as reduce the visual presence of the housing. Plant selection must be based upon the specimens defining characteristics and its comparative suitability with the traditional bush themes established for the landscape of Brookwater.

Lot planting is to be carefully planned making use of the broad pallet of nominated species. A schedule of species has been provided to allow for home owners to create an attractive and individual landscape treatment for their lot in addition to fulfilling the functional aspects of screening and shelter.

Landscape planting designs must consider the following:

- relationship with neighbouring lots in terms of privacy;
- specific climatic conditions of the site, particularly solar access and prevailing winds;
- aspect of the lot in terms of views and vistas;

- selected species that are of an appropriate character and are in context with the surrounding landscape;
- surface and drainage configuration of the site;
- need for useable outdoor spaces;
- general amenity of the site; and
- planting checklist for recommended plant and shrub species for use in the landscaping of all residential lots.

Should you wish to incorporate plants not on the schedule, DAP approval will be required.

7.2 ABSORBENT LANDSCAPING

Absorbent landscaping refers to permeable surface finishes such as grasses or planted garden beds, which provide maximum environmental benefit. In areas not covered by a residential structure, absorbent landscaping must be used to cover at least 25 percent of the allotment land.

7.3 NATIVE PLANTING

Planting of native, indigenous plant species helps to reduce water consumption, maintain existing landscape character themes as well as visually integrating developments with natural surrounds.



7.4 MULCHING

Mulching is highly effective in reducing evaporation and landscape water consumption. Any mulch must be organic materials (excluding paper, straw or cardboard) that is sympathetic with Brookwater's landscape character.

7.5 LANDSCAPING OF STREET FRONTAGES

Low growing shrubs and groundcovers must be used for all street front gardens. Feature trees and shrubs can also soften building façades and frame street views of the residence. Massing or grouping of significant numbers of these shrubs and groundcovers will dramatically heighten the effect individual landscapes will have on the overall 'streetscape'. This design option has been used to great effect in the Brookwater Entry Statement. Remember the adage 'Less is More'.

7.6 LANDSCAPING OVER SERVICES

Access to underground services must not be impeded. Any landscaping works over services must remain relatively open with soft landscaping finishes.

7.7 TREE RETENTION

Existing vegetation is one of the most unique features to the Brookwater community. As such we encourage retention of significant vegetation and design solutions that adopt a minimal impact approach to this most valuable asset.

Within lots and public areas, the removal of any existing mature trees with a trunk diameter of 100mm or greater, or trees planted by the developer, is not permitted without the approval of the DAP. Existing trees within and immediately adjacent to lots must be located on the relevant plans submitted to the DAP for house design approval.



7.8 LANDSCAPE FEATURE ELEMENTS

Landscape elements and materials will be of a high quality and standard identifiable with Brookwater. Materials used within the landscape are to be consistent with the natural bush setting, having earthy and warm tones, long lasting and quality materials, traditional, robust detailing and construction. Materials such as natural stones, timbers and iron are to be used in a manner that gives an established, permanent and quality appearance.

Structures and features are encouraged within the lots as they can act as an extension to dwellings and assist in celebrating the qualities of the site. They can create a focal point of interest, add variety, frame views and outlooks, and create private spaces within lots. Interface planting has been selected to integrate and frame views of the surroundings to and from the golf course, lakes and parkland.





8

OTHER CONSIDERATIONS

8.1 ONGOING MAINTENANCE

Your Brookwater property will need ongoing maintenance and repair to protect the prestigious character of the estate.

Your lot must be kept clean, maintained in good order and condition to a similar standard as the footpaths in the Brookwater community and be kept free of rubbish and vermin.

If owners do not comply to the above, the Home Owners Club may undertake this upkeep and issue the owner with an appropriate invoice for costs. The owner must then reimburse the Home Owners Club within 10 working days.

8.2 SUBDIVISIONS

Residential allotments, other than allotments that the original owner had planned to subdivide, cannot be subdivided.

Residential allotments must be used for residential purposes only.

Only one single detached residence for use by families or by not more than 6 unrelated persons may be erected on a standard format lot.

8.3 TENANTS

All tenants must be provided with a copy of the Community Management Statement (CMS) and abide by the guidelines, standards and requirements set forth.





9 DESIGN FOR COMFORTABLE LIVING AND ENERGY EFFICIENCY

In addition to achieving the high quality built form vision for Brookwater, a proactive attitude towards environmentally responsive design by landowners is encouraged.

Houses can be more comfortable to live in all year round by working with the natural environment. Addressing the local climate and the unique characteristics of a home site, and applying simple design and building techniques can create a home which is more comfortable to live in and achieve lower running costs (see Diagram 15).



9.1 ORIENTATION

In siting your dwelling, consider the path of the sun over the lot and design your dwelling to avoid prolonged exposure to summer heat, capture winter warmth and maximise natural lighting, particularly to living areas.

Dwellings should be designed to minimise the impact of the western sun on living areas during the summer months.

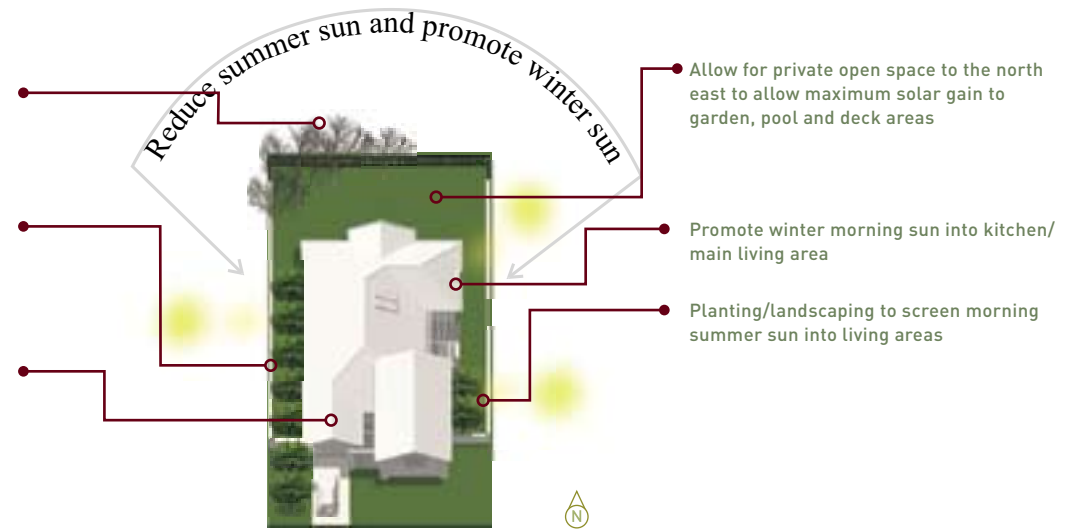
Site planning should maximise the area for private open space in the northern and eastern portions of the lot.

DIAGRAM 18

Deciduous planting to the NW will provide shielding of the western summer sun and allow filtered lower winter sun into main living areas

Planting and landscaping will provide shielding of the western afternoon low summer sun

Garage is ideally located on colder SW side of the house which receives the least direct sunlight



9.2 THERMAL CONTROL

Insulating a dwelling is an effective way of achieving energy efficiency, energy cost savings and year round comfort. The correct use of insulation will assist home owners to stay cool in summer and warm in winter. Insulation retards heat flow, minimising heat gain in summer and heat loss in winter, and should be considered in relation to the ceiling roof area, walls, windows and floor.

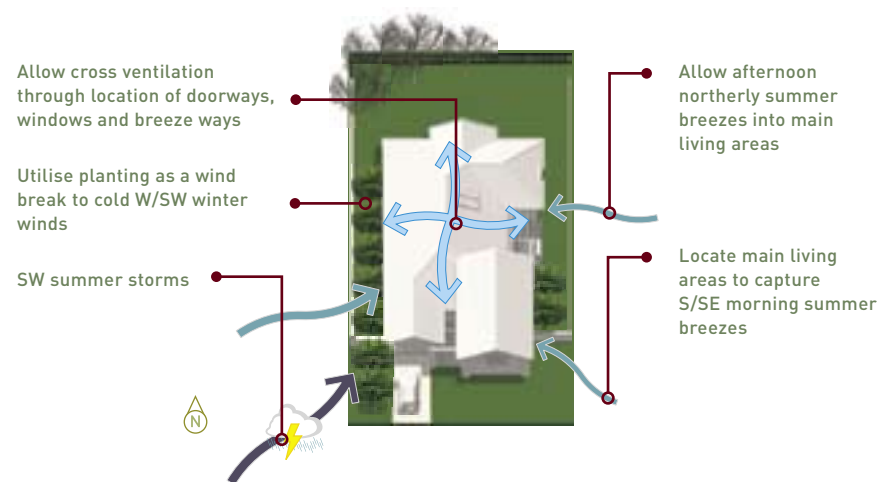
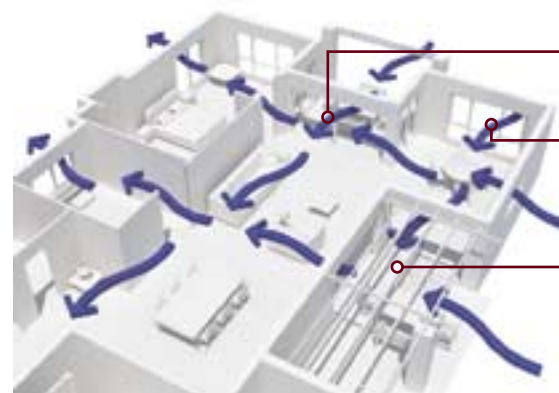
All external walls and inaccessible parts of the ceiling shall be insulated to the equivalent, but not less than:

- 1.2R insulation materials in walls; and
- 1.5R insulation in ceilings.

9.3 VENTILATION

Windows must be placed to take advantage of prevailing breezes with a clear path through the home (see Diagram 16). Potential drafts through the dwelling should be minimised by way of good construction techniques, incorporation of vapour seals and flashings.

DIAGRAM 19



- Allow cross ventilation through location of doorways, windows and breeze ways
- Allow afternoon northerly summer breezes into main living areas
- Locate main living areas to capture S/SE morning summer breezes

9.4 NATURAL GAS / SOLAR HOT WATER SYSTEMS

Water heating is the biggest greenhouse gas generator in a dwelling and accounts for up to 50% of a household's energy costs. Significant savings may be made by the use of alternative water heaters to electric, as well as reducing greenhouse pollution by up to 70%. Brookwater has dedicated Natural Gas mains from stage 4 with a primary focus on long term cost savings as well as contributing to environmental sustainability.

It is therefore required that gas continuous flow or gas storage type water heaters be installed, or alternatively, solar or heat-pump type water heaters. Solar water heater on roofs must be located to minimise their

visibility from public areas. Solar water heaters must have solar collectors that are flat fitting to the roof with no support frames and solar storage tanks detached and concealed from view by appropriate screening.

9.5 SOLAR AMENITY

A significant amount of heat enters the home by direct sunlight penetration through windows. The type, size and location of windows is important. External shading devices must be considered, and are most appropriate to provide protection from eastern (morning) and western (afternoon) sun. Window surface area facing west should be minimised, with generous provision of windows in shaded north facing rooms. External sun control may be

provided in a variety of ways including external louvres, battens, and awnings, or pergolas with deciduous vines to promote winter sun penetration. Roof overhangs and window hoods are also encouraged to protect openings from sun penetration and to provide shadow relief to building facades.

Dwellings should be designed to provide natural lighting where feasible. This may be achieved through the use of skylights and wall glazing.

9.6 LANDSCAPING

Large shade trees positioned to the northeast and northwest will provide summer shade to the walls and roof. Deciduous trees are ideal on the north side as they allow winter sun entry and provide a shady area for outside living in summer.

9.7 ENERGY CONSERVATION

There are numerous techniques to conserve energy and reduce greenhouse gas emissions. Water conservation can be implemented through the use of flow restricted shower and tap heads and the use of stores rainwater from gutters for toilet systems. In addition, external irrigation systems should be monitored by computers and/or sensors, which regulate the use of water.

Electrical energy conservation can be achieved in the following ways:

- use of low wattage, halogen or fluorescent light fittings;
- use of gas operated hot plates and ovens;



- use of energy rated electric and gas appliances;
- use of alternative water heating methods; and
- use of solar (photovoltaic) cells to generate alternative electrical energy, which can be transferred into an electrical supply grid and offset costs.

Recommended ways of promoting sustainable design and energy efficiency are listed in the following Energy Efficiency Checklist. The goal is to establish an energy efficient community, where residents will save valuable dollars in heating and cooling

requirements during the year, enjoy the best environmental amenity available, and positively contribute to the reduction of greenhouse emissions.

The following Energy Efficiency Checklist applies to all dwellings. It is mandatory to achieve 25 or greater point score to meet minimum standards of energy efficiency required. The same number of points is obtained whether one or more items of each measure are achieved or installed. For example, for 6 skylights you will obtain the same number of points than for 1 skylight, i.e. a total of 2 points.

ENERGY EFFICIENT CHECKLIST

MEASURE	WEIGHTED RATING
Building Orientation	5
Use of Skylights	2
Roof Overhangs Greater than 600mm	3
Window Hoods	2
Other External Sun Controls	1
Shade Trees in Landscape	4
Protection to west facing windows	2
Insulation Roof	5
Insulation Wall	2
Cross Ventilation	5
Roof Ventilation	
Hot Water System (Max: 4)	
Solar	4
Heat Pump	1
Gas	4
Photovoltaic Cells	1
Irrigation Sensor Monitoring	1
Flow Restricted Plumbing Fittings	2
Rainwater collection for Toilet Cisterns	1
MINIMUM REQUIRED SCORE	25





10

CONSTRUCTION STANDARDS FOR ON-SITE DEVELOPMENT

10.1 LOT MAINTENANCE

Prior to, during and after construction commencing, your lot must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard. Excavation material, rubbish or builder's waste is to be stored in a bin, and may not be deposited on adjoining properties or in public areas during construction.

10.2 SIGNAGE

Builder's signs must be displayed on each Lot during construction. This is limited to one sign only. Builder's may choose one of the following sign sizes:

Standard sign: 540 x 540 mm
Prestige sign: 1125 x 2250 mm

10.3 HOURS OF CONSTRUCTION

A builder or building contractor must not carry out building work that causes audible noise at the following times:

- on a Sunday or public holiday, at any time; or
- on a Saturday before 7.00am or after 1.00pm, or,
- on a business day before 7.00am or after 6.30pm.

These hours must be adhered to strictly and are in accordance with Environmental Protection Regulation 1998, Ipswich City Council's Local Law 'Control of Nuisances', Local Law Policy and Brookwater Home Owners Club By-Laws.

10.4. RUBBISH - BUILDERS RESPONSIBILITY

All rubbish during construction is to be enclosed in a skip and the bin must be accessible to the builder's sub contractors.

Skip bins must not be overfilled and must be emptied when filled to the maximum fill line.

No builder's rubbish is to be deposited on adjoining lots.

10.5 STORM WATER AND POLLUTION CONTROL

Each lot owner is required to:

- Minimise storm water pollution from building sites particularly in relation to the golf course. Soil, sand, sediment and litter wash from building site's will cause short and long-term problems to the site's storm water system;
- Implement effective storm water pollution control using the following principles:
 - diversion of up-slope water (if applicable)
 - minimisation of site disturbance for the duration of the dwelling construction period.



- installation of sediment controls along the low edges of the site
- early connection of roof water down pipes to the site storm water system
- trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities
- stabilising of the site

10.6 SITE ACCESS AND STABILISED ENTRY/EXIT POINT

Building access during construction is restricted to a single entry/exit point that is stabilised with gravel or recycled concrete to ensure site vehicles do not traffic mud onto the roadway and cause stormwater pollution.

The remaining road frontage must be barricaded with tape or equivalent against access so that sediment is not tracked off the site.

Any material or mud deposited on roadways must be cleaned daily by sweeping or shovelling from the road, (not washing down the gutter).

Mud left on the road will damage the pavement, will cause stormwater pollution and is an offence under Environmental Protection Agency regulations.

At no time shall a builder use an adjoining allotment to enter or exit a site.

Any damage to the footpath during construction must be repaired by the owner of the lot carrying out the work prior to the occupation of the house.

The builder and owner will be invoiced for any restitution work required as a result of damage.

10.7 STOCKPILES AND STORAGE OF MATERIALS

Stockpiles and building materials are not allowed to be stored on the footpath or within the road reserve. All stockpiles and building materials must be located within the sediment control zone.



10.8 GENERAL BUILDING OPERATIONS

Building activities that create pollutants such as tool and paint washing, as well as brick, tile and masonry cutting must be done within the property boundaries.

Where practicable, cement residue must be discharged onto pervious surfaces, or contained within temporary sediment dams created from tightly stacked sand bags. When dry, the cement residue must be shovelled into a waste disposal bin.

Cement residue or waste water runoff must not be allowed to enter the roadside gutter.

10.9 ADJOINING LOTS

Builders must not at any time use an adjoining lot for the parking of vehicles, storage of materials or for entry/exit onto building sites.

10.10 DAMAGE TO COMMON PROPERTY

If the builder causes any damage to the common property, the Home Owners Club may repair the damage and recover the costs from the owner/builder.

10.11 OBSTRUCTION

An owner or builder must not obstruct lawful use of the common property, or the maintained areas by another person.

10.12 NOISE

An owner or builder must not make or allow any noise in a lot, on the common property or in any maintained area that would unreasonably interfere with the enjoyment by other residents within Brookwater. If noise is unavoidable then the owner or builder must strive to minimise the noise.

10.13 GARDENS AND PLANTS

An owner or builder must not damage or remove any garden or plant or part of a plant on the common property or maintained areas without the written consent of the Home Owners Club.

If any damage is caused to gardens and plants, the Home Owners Club may repair the damage and recover the costs from the owner.



10.14 FLAMMABLE LIQUIDS

Builders must store and use flammable liquids or materials in accordance with Australian Standards.

10.15 CUT AND FILL

All cut and fill operations must have DAP Approval prior to commencement which aims to ensure no detrimental impact on any adjacent lot.

10.16 PORTABLE OR TEMPORARY TOILETS

Toilet facilities are to be provided at all construction sites in accordance with Workplace Health and Safety (Miscellaneous) Regulation 1995.

Toilet facilities must be located within the allotment and are not to be situated on footpaths.

10.17 WORKPLACE, HEALTH AND SAFETY

Builders must comply with all relevant Workplace, Health and Safety requirements and statutory requirements relating to residential building construction.

10.18 SITE CLEAN UP

Accidental spills of soil or other materials onto road or gutters must be removed in accordance with Environmental Protection Agency standards:

- immediately if rainfall is occurring or likely to occur during the day
- prior to completion of the days work if rainfall is unlikely during the day

Following storms, the road reserve and sediment barriers must be inspected and all residue must be removed.

10.19 CONSTRUCTION BOND

Prior to the construction of any dwelling owners must lodge a bond to the DAP, to pay the Home Owners Club for any damage to association property at any time throughout the construction program.



COVENANT APPLICATION FORM - PRELIMINARY DESIGN REVIEW

Lot Number: Street:

Date Submitted:

OWNERS DETAILS

Name:

Address:.....

..... Post Code:

Contact Numbers:

Home () Mobile

Business () Fax ()

Email

BUILDER/ARCHITECT DETAILS (PLANS PROVIDED BY)

Name:

Address:

..... Post Code:

Contact Numbers:

Home () Mobile

Business () Fax ()

Email

ATTACHMENTS

Please ensure that the following are included in your submission
(all plans to be at 1:100 and on A3 sized paper):

- (1) Site plan with contours.
- (2) Cross section indicating natural ground level from boundary to boundary and intergration of built form and retaining walls.
- (3) Extent of cut and fill.
- (4) Landscape plan including pool location.
- (5) Estimate of finished levels.
- (6) Floor plans.
- (7) Floor area and site coverage.
- (8) Roof pitch details.
- (9) Coloured front, rear and side elevations (including materials and finishes list).
- (10) Building cross-section details.
- (11) Fencing plan, sections and materials
- (12) Driveway location.
- (13) Shed and outdoor structure location and details.

EXTERNAL MATERIALS/COLOURS

Wall Materials:

.....

Colour:

Roof Material:

.....

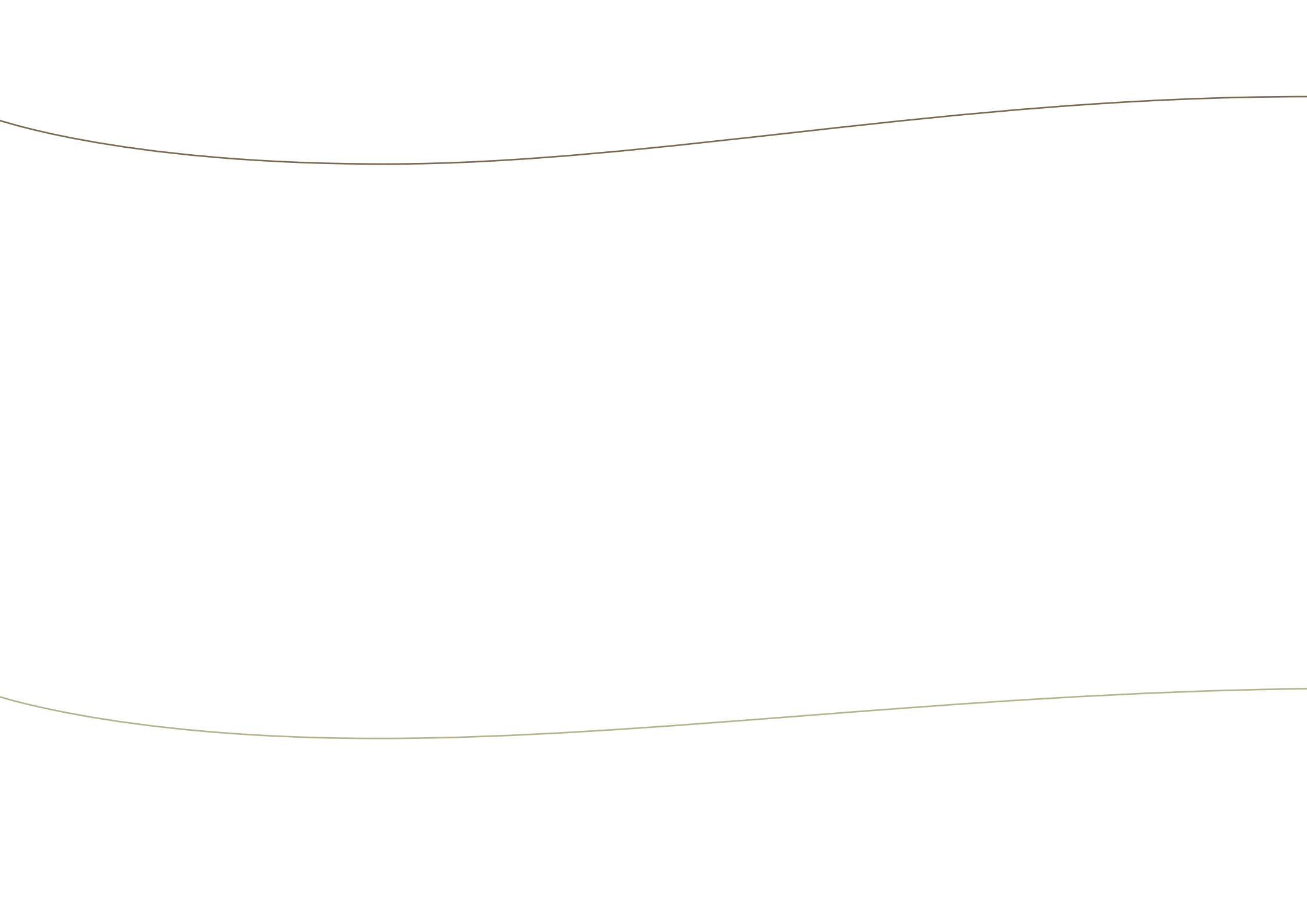
Colour:

Gutter Colour:

Fascia Colour:

Driveway Material:





COVENANT APPLICATION FORM - FINAL DESIGN REVIEW

Lot Number: Street:

Date Submitted:

OWNERS DETAILS

Name:

Address:.....

..... Post Code:

Contact Numbers:

Home () Mobile

Business () Fax ()

Email

BUILDER/ARCHITECT DETAILS (PLANS PROVIDED BY)

Name:

Address:

..... Post Code:

Contact Numbers:

Home () Mobile

Business () Fax ()

Email

LANDSCAPE ARCHITECT DETAILS (PLANS PROVIDED BY)

Name:

Address:

..... Post Code:

Contact Numbers:

Home () Mobile

Business () Fax ()

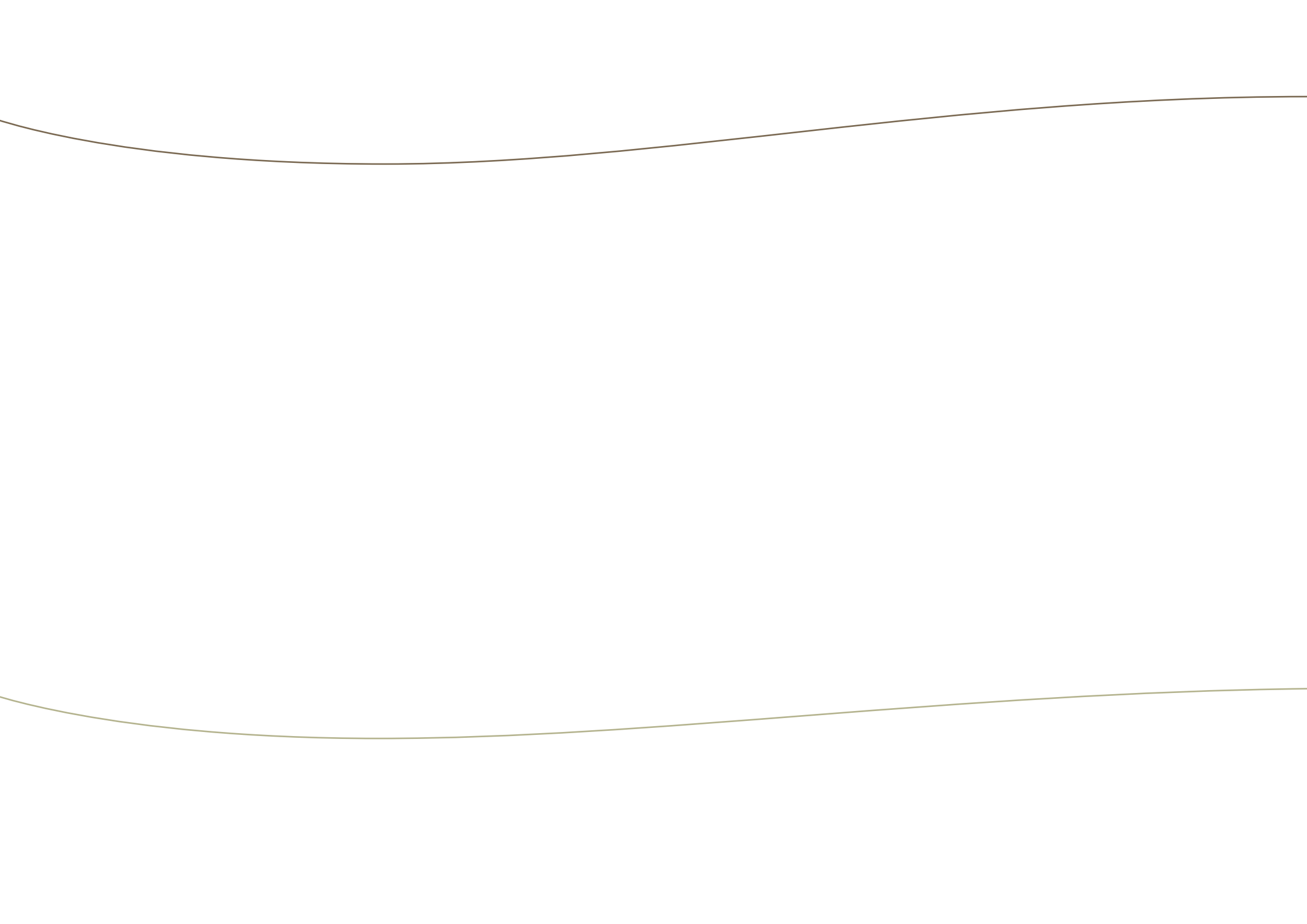
Email

ATTACHMENTS

Please ensure that the following are included in your submission
(all plans to be at 1:100 and on A3 sized paper):

- (1) Site plan with contours.
- (2) Cross section indicating natural ground level from boundary to boundary and intergration of built form and retaining walls.
- (3) Extent of cut and fill.
- (4) Landscape plan including pool location.
- (5) Estimate of finished levels.
- (6) Floor plans.
- (7) Floor area and site coverage.
- (8) Roof pitch details.
- (9) Coloured front, rear and side elevations (including materials and finishes list).
- (10) Building cross-section details.
- (11) Retaining wall materials.
- (12) Are retaining walls to be over 750mm.
- (13) Glass - the use of reflective tinted glass is not permitted.
Please specify the glass used.
- (14) Fencing plan, sections and materials.
- (15) Driveway plan and materials.
- (16) Pool fencing materials.
Details of pool location, including setbacks from boundary.
Pool pump location.
- (17) Solar panels location.
- (18) Air conditioner location
- (19) TV aerial or satellite dish location
- (20) Letterbox detail and location.
- (21) Shed and outdoor structure location and details.





FINAL DESIGN MATERIALS AND FINISHES LIST

Lot Number:Street:

Date Submitted:

Identify the proposed materials and colours as noted below. Include pertinent information or samples such as photographs or cut sheets. Include colour sample board for all painted, stained or factory coloured materials.

ELEMENTS	DESCRIPTION OF MATERIALS AND COLOURS (INCLUDE MANUFACTURER AND PRODUCT WHERE APPROPRIATE)
Balustrade
.....
Chimney
.....
Doors	
Main Entrance
Other
Driveway
.....
Pathways
.....
Garage Door
.....
Fence & Fence Gates
.....

Gutter

.....

Lighting

.....

Deck.....

.....

Roofing

.....

Shutters

.....

Soffit

.....

Walls

.....

Windows

.....

Solar Panels

.....

Glass to be used

.....

Pascia

.....

Signature

Date Submitted

DAP Approval

Date





BROOKWATER RECOMMENDED PLANTING LIST

SPECIES

COMMON NAME

TREES

Acacia fimbriata	Brisbane Wattle
Acacia macradenia	Zig Zag Wattle
Acmena smithii	LillyPilly
Allocasuarina species	She Oaks
Backhousia citriodora	Lemon Scented Myrtle
Backhousia myrtifolia	Grey Myrtle
Barklya syringifolia	Gold Blossom Tree
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl
Commersonia bartramii	Brown Kurrajong
Cupaniopsis anacardioides	Tuckeroo
Elaeocarpus reticulatus	Blueberry Ash
Grevillea baileyana	Findlay's Silky Oak
Harpulia pendula	Tulipwood
Hymenoporum flavum	Native Frangipani
Magnolia grandiflora	Magnolia
Melaleuca species	Paper Barks
Melicope elleryana	Pink Flowered Corkwood
Peltophorum pterocarpum	Yellow Poinciana
Syzygium luehmannii	Small Leafed Lilly Pilly
Waterhousia floribunda	Weeping Lilly Pilly

SPECIES

COMMON NAME

SHRUBS

Baeckea species	Heath Myrtles
Brunfelsia latifolia	Yesterday, Today & Tomorrow
Callistemon species	Bottlebrush
Gardenia species	Gardenia
Grevillea species	Grevillea
Hovea acutifolia	Pointed Leaf Hovea
Ixora species	Ixora
Leptospermum species	Tea Tree
Metrosideros species	New Zealand Christmas Bush
Michelia figo	Port Wine Magnolia
Murraya paniculata	Mock Orange
Strelitzia reginae	Bird of Paradise
Syzygium species	Lilly Pilly
Tibouchina species	Lasiandra
Westringia species	Coastal Rosemary

GROUNDCOVERS

Agapanthus species	Agapanthus
Anigozanthos species	Kangaroo Paw
Brachycombe multifida	Hawkesbury River Daisy
Cissus Antarctica	Kangaroo Vine
Dianella species	Flax Lily
Dietes species	Wild Iris
Erigeron karvinskyanus	Seaside Daisy
Gardenia species - prostrate	Gardenia
Grevillea species - prostrate	Grevillea
Hardenbergia violacea	Happy Wanderer
Hymenocallis species	Spider Lily
Impatiens species	Balsum
Lomandra species	Mat Rush
Leptospermum species- prostrate	Tea Tree
Liriope species	Liriope
Myoporum species	Creeping Boobialla
Ophiopogon japonicus	Mondo Grass
Pandorea species	Bower of Beauty
Pennisetum alopecuroides	Fountain Grass
Phyla nodiflora	Condamine Couch
Trachelospermum jasminoides	Star Jasmine



NOTES



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