



Stockland

Design Essentials

The Vision for Darcy's Peak

With just over 200 home sites on offer, Darcy's Peak will be an intimate neighbourhood where a strong sense of community flourishes and family life is nothing short of idyllic. The stunning, elevated hillside position ensures you'll find the perfect location for your brand new home, complete with breathtaking rural country views.

When you visit Darcy's Peak, you'll understand why Stockland is so committed to retaining the integrity of this beautiful and unique location. Special measures are included in our master plan for water quality and existing farm dams, which will be remodelled for new use in stormwater treatment.

Stockland is also installing infrastructure for the future provision of recycled water by Hunter Water Corporation. This means that rainwater tanks will not be required to achieve BASIX requirements.

Your Home Design at Darcy's Peak

Building a brand new home has long been a part of the great Australian dream. The idea of creating a home that is perfectly designed to meet the needs of your family is hard to beat. It's a project that has the potential to make you proud of what you have achieved on a daily basis.

These Design Essentials have been put in place to protect the integrity of your investment and provide you with peace of mind about the high standards of house design within your neighbourhood, whilst still allowing flexibility and individuality to create your own home.

FURTHER INFORMATION

- Handy fact sheets about building a new home are available online at www.yourhome.gov.au which is a joint initiative of the Australian Government and the design and construction industries.
- For information about planning and development you can find important information at Council's offices or their website at www.maitland.nsw.gov.au/PlanningDevel
- For information about the NSW Housing Code and complying development, go to www.planning.nsw.gov.au/housingcode

Approval Process

Stockland has prepared these Design Essentials to assist and guide house design at Darcy's Peak. The Design Essentials should be read in conjunction with the Residential Design chapter of the Maitland City Council city wide Development Control Plan.

To ensure a great design and smooth design review process, please pass these following technical requirements on to your designer / builder so that a 'House Design Package' can be prepared for endorsement by Stockland.

Stockland has established a Design Review Panel to administer and assist you through the process. The key steps are outlined in the chart.



House Design Package

Your builder / designer needs to review this document so that a 'house design package' can be prepared for endorsement by Stockland. Design endorsement by Stockland is necessary before you lodge a Development Application with Maitland City Council. A 'house design package' must include the following for Stockland to complete a fair and timely assessment and successful endorsement:

- Site Plan [1:200] with overall dimensions for all structures; total site and floor area; all easements and services; dimensioned front, rear & side setbacks; vehicle access; contours & levels describing cut & fill including any retaining walls.
- Floor Plans [1:100] showing key dimensions; porch dimensions; main building line; garage setback; door & window positions.
- Sections [1:100] dimensioned building heights (ground to uppermost ceiling); internal floor to ceiling heights; roof pitch; eaves depth.
- Elevations [1:100] indicating all external materials, finishes & colours.
- Landscape Plan [1:100] (may be shown on site plan) showing trees to be retained or removed; boundary fencing or planting; description of required planting and location; materials, colours and finishes of hard surfaces such as driveways or paving.

When a successful design endorsement has been achieved, Stockland will issue a letter of endorsement for you to include with your Development Application to Maitland City Council or Complying Development Certificate.

NOTE: It should be noted that meeting the controls described in this Design Guideline document and securing a design endorsement from Stockland does not constitute an approval or certification from an Accredited Certification Authority or from Maitland City Council. In the event that Stockland allows a variation from these Design Essentials, the variation will neither set a precedent nor imply that the approval will be repeated by Stockland or supported by an Accredited Certification Authority or Maitland City Council.

Your House Design Package or any queries should be directed to:

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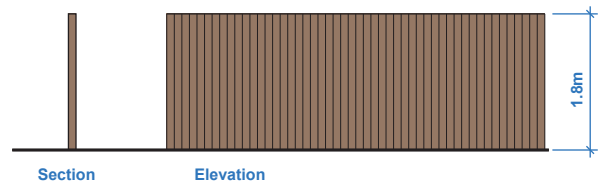
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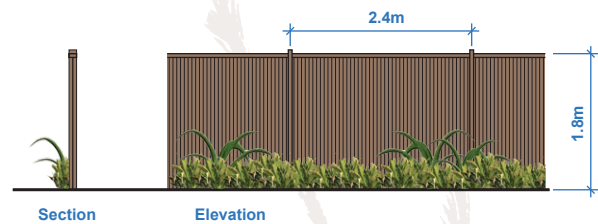
Design Essentials Checklist

- Setback to the front building line shall be 4.5m as per NSW Housing Code (or Council DCP variations excepted)
- A minimum roof pitch is required; 22.5degrees for hips and gables or 5degrees for mono pitched skillions.
- A maximum roof pitch is allowed; 30degrees for hips and gables or 22.5 degrees for mono pitched skillions.
- Roof eaves are to overhang a minimum of 450mm to all habitable rooms.
- Roofs may be of tile or sheet material in a colour selected from the range supplied or similar approved.
- Garage doors are to be a maximum of 50% of the dwelling width. Where a third garage bay is proposed, that bay shall be setback from the adjoining garage bays by a minimum of 450mm.
- Driveways must be of plain or coloured concrete selected from the range supplied or similar approved.
- No fencing allowed forward of the main building line. (except corner lot fencing)
- For all rear and side boundaries; fencing shall generally be 1.8m high lapped timber or can be reduced to 1.5m high when built on top of a retaining wall.
- For corner lots only; 1.8m high lapped and capped timber fence with expressed posts of 100x100mm at centres of approx. 2.4m. Such fencing shall be setback a minimum of 12m from the Primary Street lot boundary.
- Retaining walls visible to public view shall be constructed of flat cut timber sleepers [no logs] or of masonry construction in a colour and material similar to that of the main walls of the dwelling.
- At least one native tree (of minimum pot size 45Litres) to be planted in the front setback and one tree planted in the rear garden

Side and Rear Boundary Fence: Type 1



Side Corner Boundary Fence: Type 2



Roof Colours Palette



Driveway Colours Palette



Note: Other selections that are within the same tonal range of the above palette will be considered for approval. Red, black or near black selections will not be considered.

ROOF PALETTE

BlueScope Steel, Sheet Steel

Colourbond: Bushland; Dune; Jasper; Loft; Monument; Windspray; Woodland Grey.

Boral, Concrete Tile

Striata: Charcoal Grey.

Contour: Dark Chocolate.

Macquarie: Gun Metal.

Slimline: Savanna; Storm Grey; Walnut.

Bristle, Concrete Tile

Classic: Char Grey; Gun Metal; Mulga; Slate.

Designer: Brushwood; Ghost; Mallee.

Traditional: Sanctuary.

Monier, Concrete Tile

Elabana: Barramundi.

Horizon: Caper.

Traditional: Mocha Choc.

Waverley: Oyster; Sambuca; Storm Grey.

DRIVEWAY PALETTE

Concrete Colour Systems, Coloured Concrete

Canvas; Driftwood; Desert Buff; Ghost Gum; Golden Bronze; Limestone; Oyster; Pewter; Pumice; Stone Beige.

General Note for all Colour Selections; The colour and finish options selected in all the above palettes are pre-endorsed selections. Other selections that are within the same colour tonal range of one of the above palettes will be considered for approval, subject to receipt of a manufacturer's sample. Red, black or near-black selections will not be considered.