



Stockland

Design Essentials

THE VERGE AT MCKEACHIE'S RUN

The Vision for McKeachie's Run

The McKeachie's Run master plan embodies comfortable and relaxed living in a rural context. Stockland was awarded the 2006 Urban Development Institute of Australia NSW Award for Excellence in Concept Design for this new residential community. This award is in recognition of Stockland's approach to public domain design, including a series of parklands and well planned streets with generous landscaping.

Approval Process

Stockland has prepared these Design Essentials to direct house design at McKeachie's Run which will assist you in getting the most from your investment and lifestyle.

The Design Essentials should be read in conjunction with the NSW Housing Code which applies to this development site. You may be able to seek a Complying Development Certificate for your proposed home. You should talk to your builder / designer about this option which may save you time and money.

Alternatively, you may wish to comply with the Maitland City Council Development Control Plan (DCP) and submit a development application to Council.

To ensure a great design and smooth design review process, please pass this document to your designer / builder so that a 'Home Design Package' can be prepared for endorsement by Stockland. This Package must include Site Plan (1:200); Floor Plans, Elevations, Sections (1:100); Landscape Plan (can be shown on site plan).

The key steps are outlined in the chart (opposite).

Owner / Designer / Builder reviews NSW Housing Code or Maitland City Council DCP and the McKeachie's Run Design Essentials and Sales Contract

Your Home Design Package can only be submitted via Stockland's IScope website www.stockland-iscope.com.au which also contains relevant project information under Reference Library. Any queries should be directed to the NSW Covenants Administrator on TEL: (02) 9035 2000

Owner / Designer / Builder obtains a Complying Development Certificate from an Accredited Certifier and proceeds to construction

Owner / Designer / Builder submits a Development Application including Stockland design endorsement letter to Maitland City Council.

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 the NSW Housing Code and complying development, go to www.planning.nsw.gov.au/housingcode
- For information about Council's Development Control Plan, visit www.maitland.nsw.gov.au/PlanningDevel/DCPs and follow the link to Part C Design Guidelines
- Information on Stockland communities can be found at www.stockland.com.au

Design Essentials Checklist

1.0 ARTICULATION ZONE/ ENTRY FEATURE

- 1.1 An entry feature is to be incorporated into the design of your home. This can either be a porch, verandah or deck.
- 1.2 The entry feature must sit forward from the main building line.

2.0 ROOFS

- 2.1 Roofs are to be constructed of either sheet metal or tile and should be selected from the range of materials and colours (or similar approved) in the range supplied.
- 2.2 Eaves are to overhang at a minimum of 450mm to all pitched roofs.
- 2.3 Roof Pitch: for hips + gables minimum 22.5° - maximum 30° and for mono pitched skillions minimum 5° maximum 22.5°

ROOF COLOURS PALETTE



General note for all colour Selections: The colour and finish options selected in all of the colour palette are pre-endorsed selections. Other selections that are within the same colour tonal ranges of one of the above palettes will be considered for approval, subject to receipt of a manufacturer's samples.

Red, black or near-black selections will not be considered.

3.0 COLOURS, MATERIALS AND FINISHES

- 3.1 It is encouraged that you use a mix of materials and colours for the front facade of your home (and secondary façade for all corner lots).
- 3.2 Face brick must be smooth finish and single in colour.
Blend or mottled colour bricks will not be endorsed.

4.0 GARAGE AND ACCESS

- 4.1 Driveways are to be constructed of a single colour concrete or pavers.
- 4.2 The driveway colour must complement the dwelling.
- 4.3 The maximum width for the driveway crossover is 4m.

5.0 CORNER LOTS

- 5.1 Both the primary and secondary street facades must be addressed with some form of articulation.
- 5.2 The maximum run of an unbroken wall length is 12m, a step of at least 480mm in the wall must be incorporated into the design otherwise.
- 5.3 The secondary street side boundary fencing must be setback at least 2m behind the main building line.

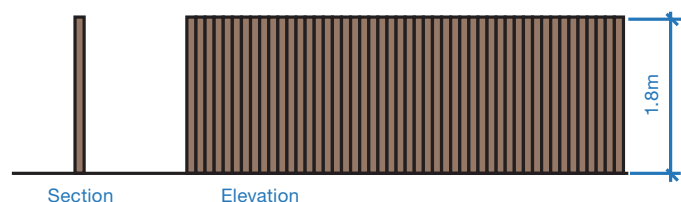
6.0 LANDSCAPING

- 6.1 Areas that are not used as a driveway and/or paths in the front setback are to be landscaped with a combination of turf and shrubbery or garden beds.

7.0 FENCING AND RETAINING WALL

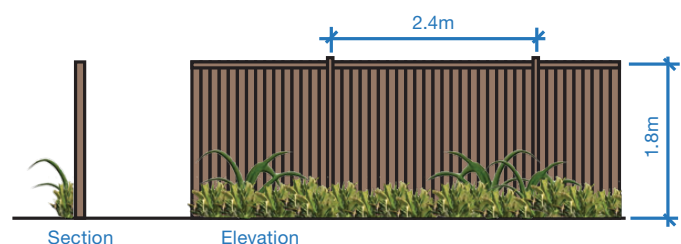
- 7.1 Retaining walls in the front setback, that is visible to the public, must be constructed out of flat cut timber sleepers (no logs) or of masonry materials in a colour similar to that of the main walls of the dwelling.
- 7.2 Side and rear boundaries fencing must be 1.8m high lapped and capped timber.
- 7.3 Where the fence is constructed on top of the retaining wall, the height of the fence must be the same as a normal ground level fence i.e. 1.8m high.
- 7.4 Side boundary fencing must be setback at least 1m behind the main building line.

SIDE AND REAR BOUNDARY FENCE: TYPE 1



- 7.5 Secondary street fencing must be 1.8m high lapped and capped timber fence with expressed post of 100x100mm at the centre of approx. 2.4m and tall grass and/or shrubs planted in front (type 2)

SIDE AND REAR BOUNDARY FENCE: TYPE 2



- 7.6 Letterbox is to be of either masonry, rendered or timber and is to complement the house.
- 7.7 Air conditioning units (ground level), hot water tanks and rainwater tanks are to be located to the rear or side of your dwelling and should be adequately screened.