

Lakeside

DESIGN ESSENTIALS



Stockland



Lakeside

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THE COMMUNITY VISION

The vision for Lakeside

Leave the world outside and take a deep breath. Lakeside is your pocket of calm, a place to relax into the life you always dreamed of. Steeped in natural surrounds of Gledswood Hills, Lakeside is the right blend of connection, expansive open spaces, amenities and relaxation. Stockland is presented with a unique opportunity to deliver a high quality masterplanned community. It will provide a wide range of first rate public and private facilities and market leading housing choices in a variety of landscape settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

This community will offer an incomparable range of lifestyle choices providing an outstanding place set in a signature landscape where people will love to live. A place that people will be proud to call home. A life perfectly curated.



GUIDING YOUR HOME DESIGN

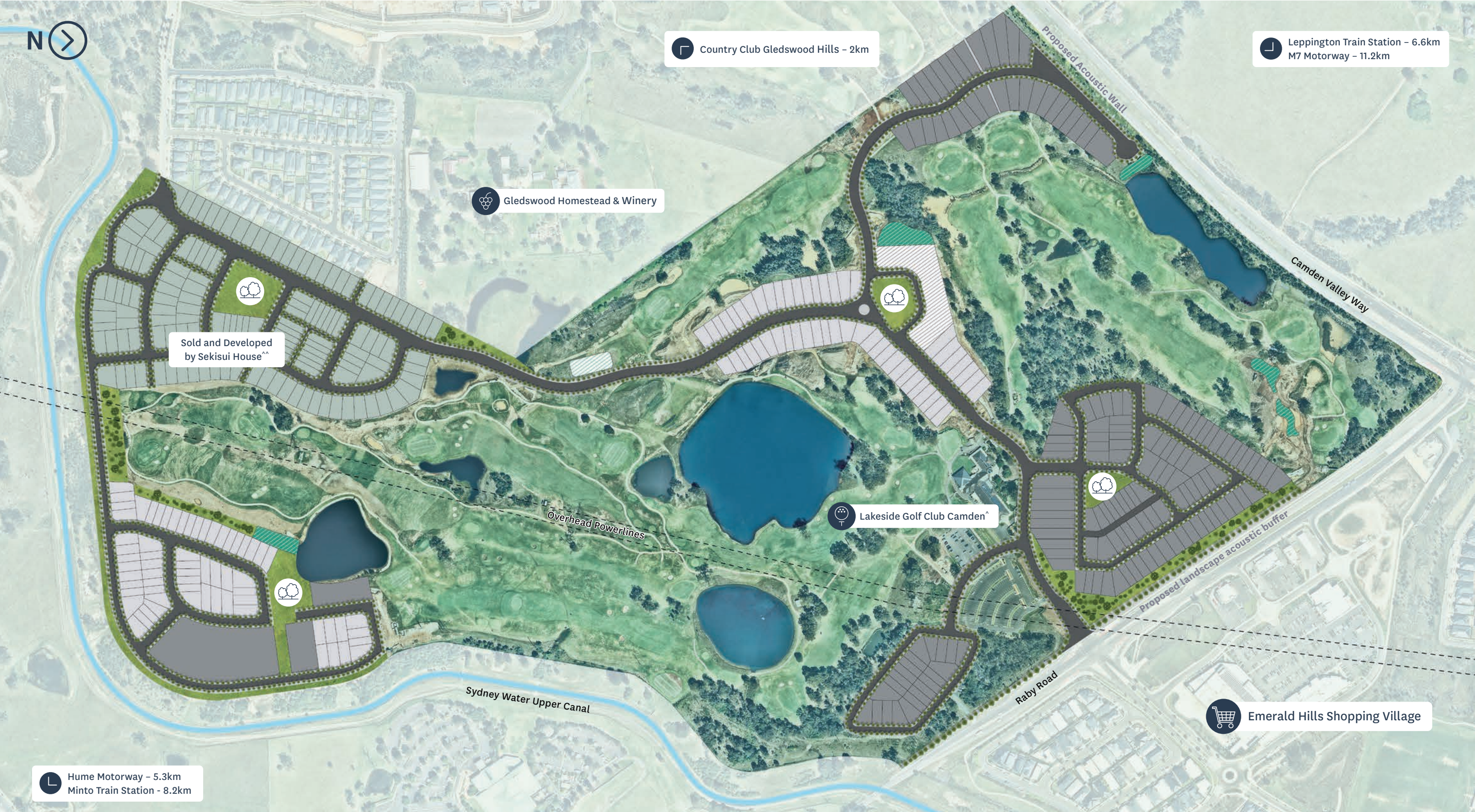
Stockland's commitment & objectives

Stockland's commitment to you is to encourage and showcase quality urban design throughout Lakeside. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles. Designing your ideal home is one of the biggest advantages of building new. Our Design Essentials are put together with you in mind to assist you in getting the most out of your investment and lifestyle.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment.
- Promote environmentally responsive development.
- Help you get the best out of your home site.
- Outline the process to get your home approved.
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing.
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.





Lakeside Masterplan

Small town lifestyle. Big city convenience.

With direct access to Raby Road, you will have easy access to Emeardl Hills Shopping Village and Leppington Train Station is a 6.6km drive away. Sydney CBD is 60kms by car and the nearby M5 and M7 offer easy access to local employment hubs, retail centres, schools, local shops and medical centres. And it gets better. The future Western Sydney Airport will be just 15km away, and the future South West Rail line is proposed for Oran Park and Narellen offering even greater connectivity to and from your pocket of peace and quiet.



Legend

- Lakeside Residential
- Proposed Subdivision
- Sold and Developed by Sekisui House
- Proposed Display Village by Sekisui House
- Golf Course Maintenance Shed*
- Future/Proposed Bio-Retention Basin
- Proposed Local Park

Masterplan supplied for the purpose of providing an impression of Stockland Lakeside Gledswood Hills and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (September 2022) and may change due to future circumstances. Any indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distances and travel time frames are estimates only, refer to distance or travel by car from 50 Raby Road, Gledswood Hills (unless specified otherwise) and are based on information obtained from Google Maps at the time of publication (September 2022). This document is not legally binding on Stockland. Stockland does not give any warranty in relation to any information contained in this document. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents. * Layout subject to change. Subject to approvals. ^Lakeside Golf Club Camden is owned and operated by an unrelated third party. Stockland does not give any warranty or make any representation regarding the operations and/or continued use of the land as a golf course, including the Golf Course Maintenance Shed. ^^All lots in this stage have been developed and sold by Sekisui House. Stockland does not make any representation or give any warranty in relation to Sekisui House and/or its products or developments.

DESIGN APPROVAL

Approval process

Stockland has prepared these Design Essentials to guide house design for its communities.

The Design Essentials should be read in conjunction with the NSW Housing Code and Council requirements.

Complying development certificate (CDC)

You may be able to seek a Complying Development Certificate (CDC) for your proposed home. You should talk to your builder/designer about this option, which may save you time and money.

Development application (DA)

Alternatively, you may wish to seek guidance from the relevant Council authority bodies and submit a development application to Council.

To ensure a smooth design review process, please pass this document on to your designer/builder so that a 'Home Design Package' can be prepared for endorsement by Stockland, prior to a CDC or Authority approval.

This Package must include:

- Site Plan (1:200);
- Floor plans;
- Elevations;
- Sections (1:100);
- External colours and materials selection;
- Landscape Plan (does not have to be professionally drawn up, you can use the site plan to mark up your proposed landscaping).

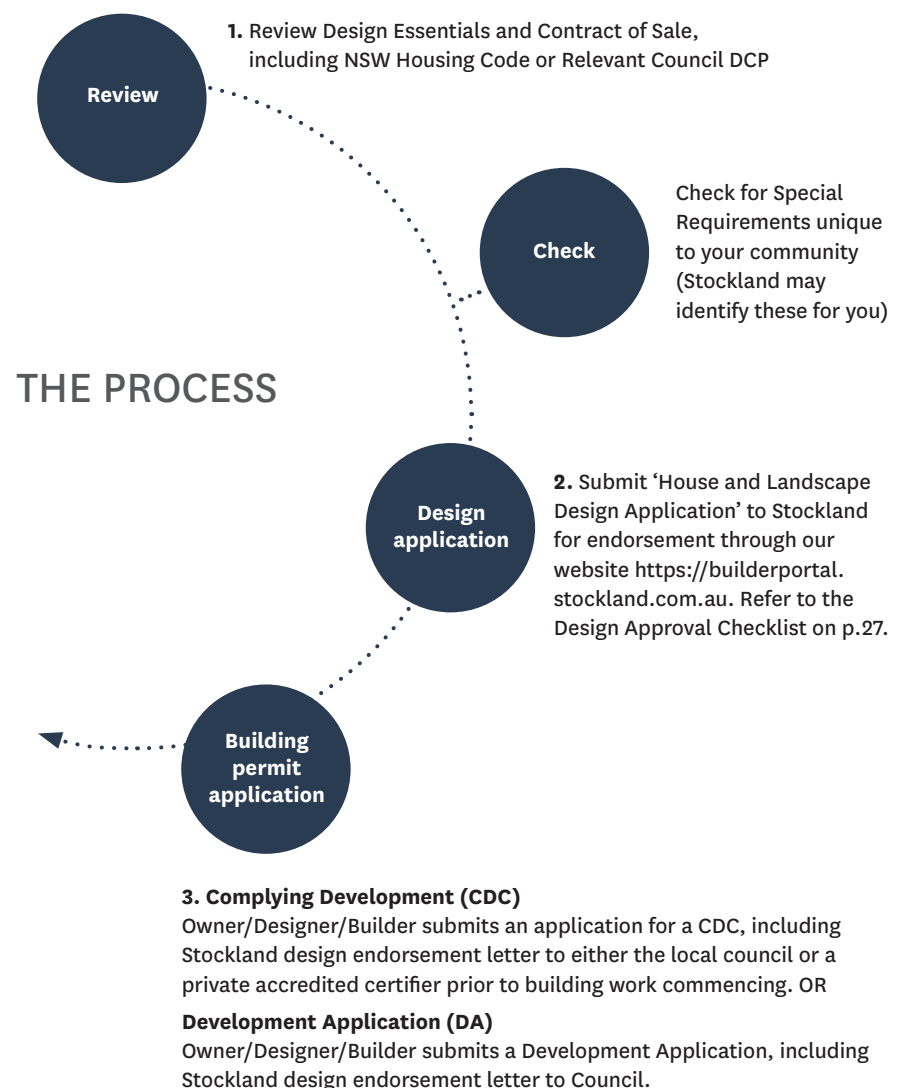
Any departures from the Design Essentials will be assessed separately and based on its architectural merits.

The key steps in the Approval process are outlined in the following chart (above right).

Compliance Bond

To promote design consistency in your neighbourhood a \$5,000 compliance bond is payable to Stockland upon settlement of your land. Once your home is built, and you have received an Occupation Certificate and completed your landscaping, you can apply online for a refund of your compliance bond. An inspection of your home will be undertaken to ensure it is in accordance with the plans approved by the Design Review Panel.

If a builder purchases land and enters into a house and land contract with a third party, the builder is responsible for the payment of the compliance bond to Stockland and for requesting the reimbursement. The builder may not pass this responsibility on to the third party without prior written consent of Stockland.



THE DESIGN ESSENTIALS

01

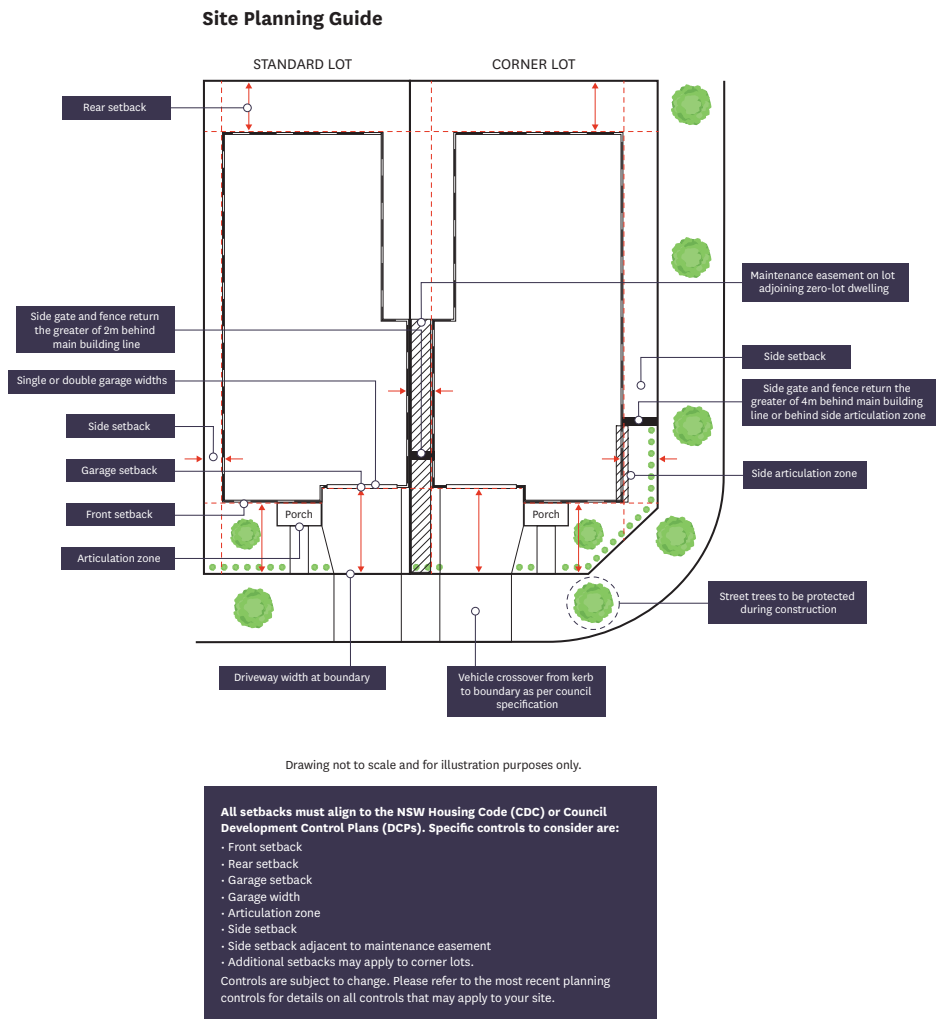
SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

Setbacks to building lines shall be as per NSW housing code (or Council DCP variations excepted).

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or a utility provider, this rectification cost will be passed on to the property owner.



02

THE STYLE OF YOUR HOME

2.1 Home style

Your home design must be “Contemporary” or “Hamptons” and in keeping with the other homes in your street.

Faux heritage styles (including detail) will not be permitted unless it is in keeping with the above architectural styles.



✓ Hamptons-inspired facade

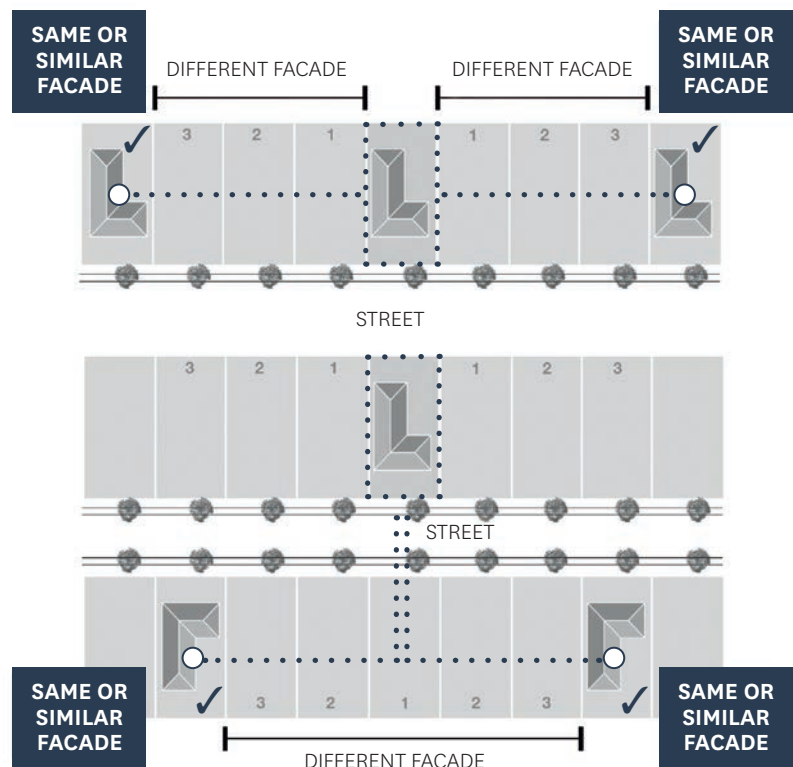


✓ Contemporary facade

2.2 House design separation

The house facade may not be the same as one within three lots either side or across the street, unless:

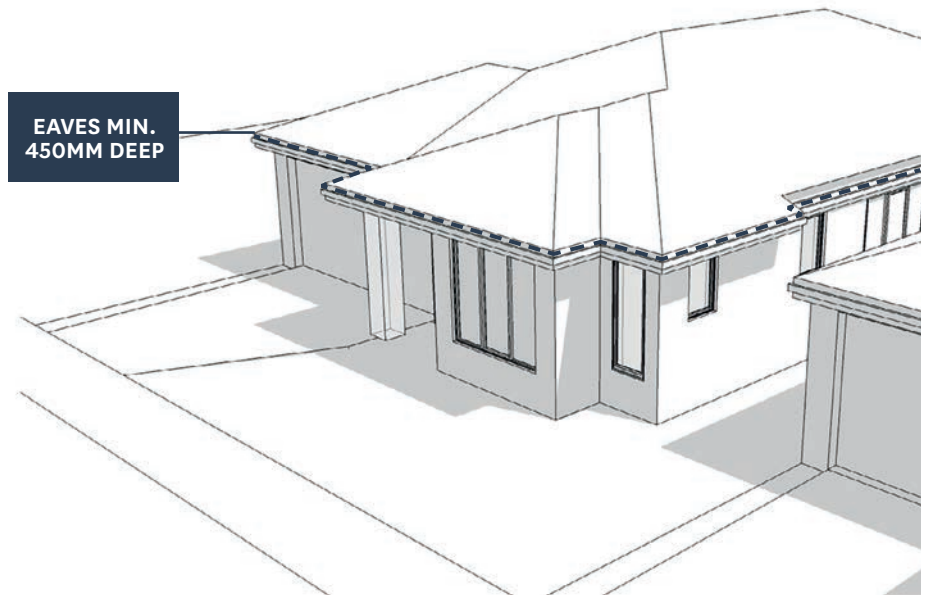
- It is approved in writing by Stockland and/or
- The house is part of a row of terraced homes or a medium density development.



2.3 Roof pitch

Roofing must be of a scale and form representative of contemporary architecture.

- Permitted roof forms are hip and gable, skillion or flat roof.
- Hip and gable roofs must have a pitch between 22.5–25 degrees.
- Skillion roof pitch is to be a minimum of 5 degrees with a maximum pitch of 15 degrees.
- Where a parapet or flat roof design is proposed, it must conceal the gutter line to ensure it is not visible from the street.
- Complex roof designs will be considered on architectural merit.



2.4 Eaves

Eaves, excluding fascia and gutter, are to be provided to all habitable rooms and sections of the roof visible from the street or public areas.

Eaves must overhang by a minimum of 450mm, unless a parapet roof is proposed.

Where zero-lot boundaries apply, the non-habitable rooms (i.e. garages) are exempt from this requirement.



03

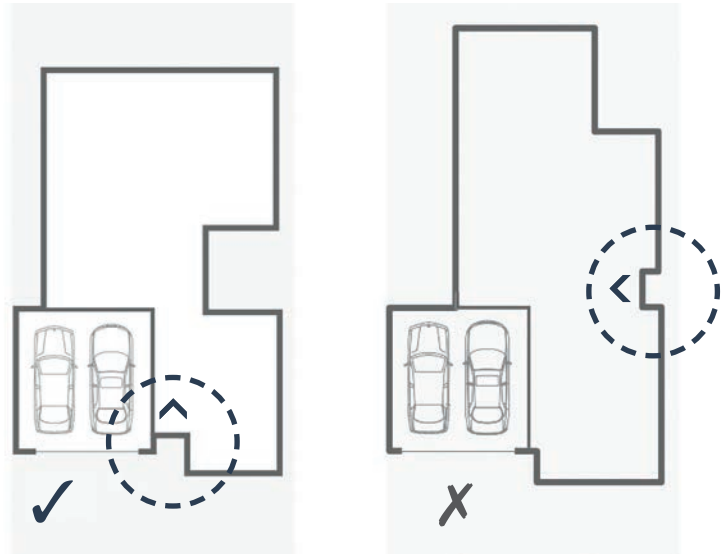
HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

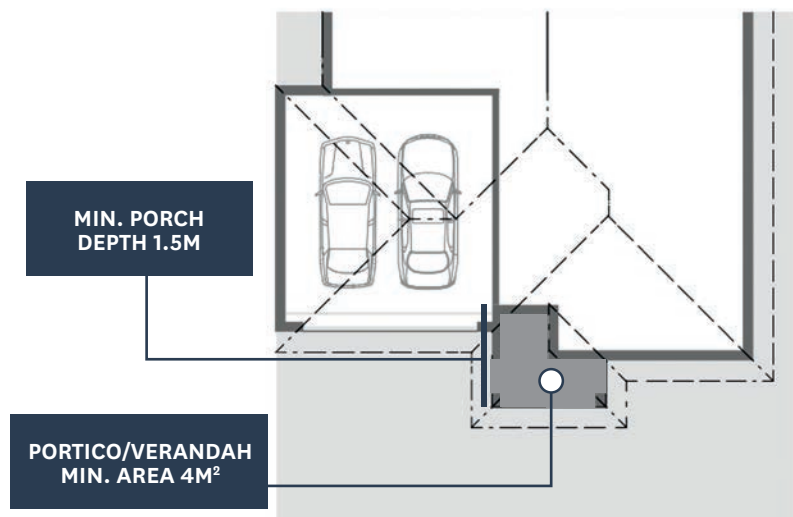
Your home must have a front door facing the street and either a verandah, porch or portico, to allow for passive surveillance.

3.2 Porch, portico or verandah size

Your home must have an undercover porch, portico or verandah with a minimum floor area of 4m² and a minimum depth of 1.5m.



Front door facing the street



Porch, portico or verandah size

3.3 Second-storey facade articulation

On double-storey homes any facade visible from the street or public space must incorporate articulation via balconies and/or roof articulation (e.g. a change in the wall and roof line).

3.4 External Materials

All external materials and colours must suit the character of the neighbourhood and be submitted to Stockland for approval.

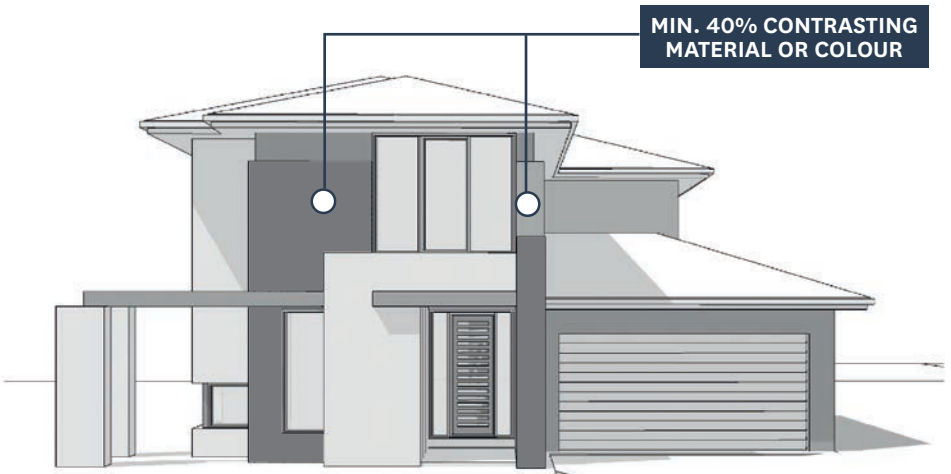
All facades visible from the street or public space must include the following:

- A minimum of two (2) contrasting materials or colours.
- No one material or colour can exceed 60% of the facade area. Note that 60% is calculated excluding windows, doors, garage doors and other openings.
- Facebrick must be light in colour and smooth faced. All proposed brickwork must be clearly noted on the plans and provided to Stockland for review and approval.
- Only one brick selection is permitted. Please refer to pre-endorsed brick selections shown on page 23.



✓ **Corner lot architectural treatment, facade elements, roof articulation, materials and colours**

✓ **Front street elevation materials and colours continue for all facades visible to the street**



✓ **Additional setback and articulation to second-storey facade**

3.5 Roof, gutters and downpipes

Metal sheet roofing (e.g. Colorbond) is mandatory on all homes. The colour of any metal sheet roofing is to be taken from the Colorbond range shown on the approved list on page 23.

All gutter and downpipe profiles or treatments must complement the design of the home.

3.6 Garages

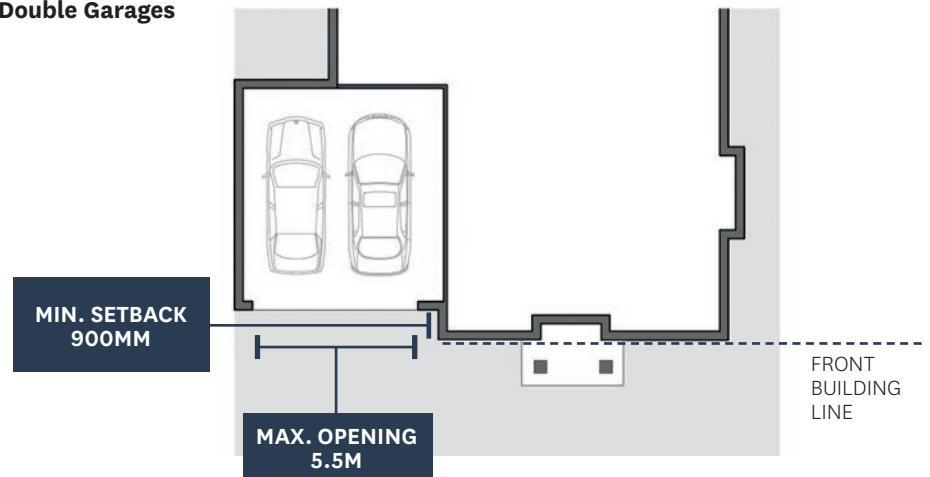
All garages are to be recessed a minimum of 900mm behind the front build line of the home.

The garage must be attached and match the quality and finish of the exterior of your home.

Roller garage doors and triple garages are not permitted.

Refer to page 23 for permitted garage colours and materials.

Double Garages



04

FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

All parts of the lot not built on or hard paved, that are visible from a front or side street or rear laneway, must be landscaped in the form of:

- Garden beds
- Turf
- Paving
- Decking

Your garden must be completed within 6 weeks of moving into your home.

Stockland encourages you to landscape and maintain the nature strip in front of your home to contribute to the overall presentation of the community.

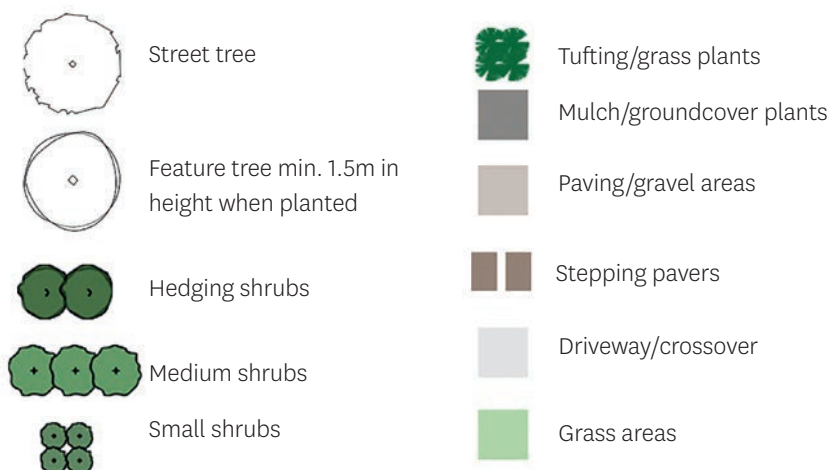
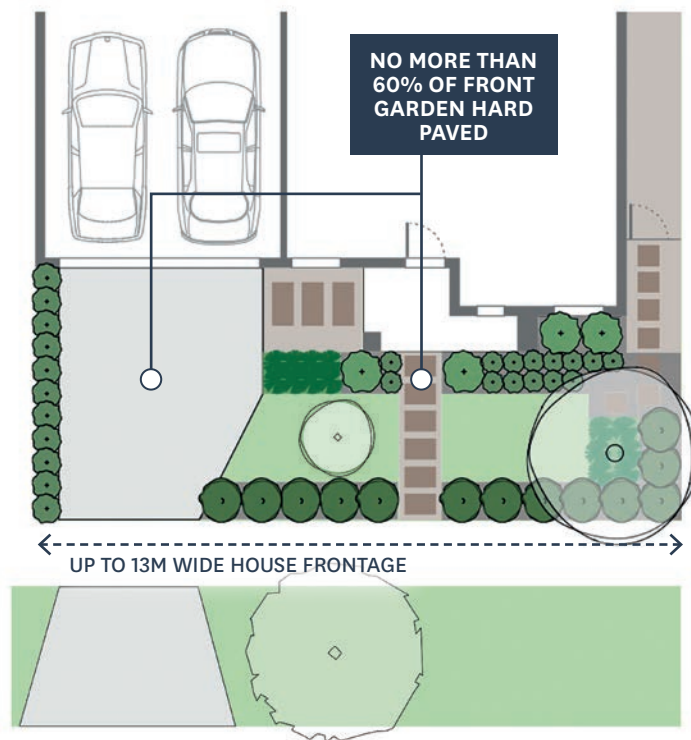
4.2 Extent of hard paving

No more than 60% of your front garden area is to be hard paved. This includes your driveway.

4.3 Garden beds and turf

Each lot is to provide two trees in the front garden and one tree in the rear garden.

- Trees must be a minimum of 100L pot size and must be selected from the tree species list included in the Species Schedule on page 26.
- All garden beds must be edged and mulched.
- Matilda Buffalo turf to the verge (between the kerb and front property boundary) is to be provided as part of the landscaping works.



Example proposed landscape plan

4.4 Driveways

The driveway is to be shown on the house plans submitted to Stockland for approval.

The driveway must be offset a minimum of 500mm from the nearest side boundary.

Driveways (between the front boundary and garage) are to be constructed with colour through concrete (colour is mixed with concrete prior to pouring).

Stencilled concrete is not permitted. To ensure suitable garage locations for home sites, vehicular crossing/garage locations have been pre-determined for all lots.

Where not already constructed, driveway crossings (between the kerb and front boundary) are to be constructed of plain concrete with a broom finish in accordance with Council's specifications. Cove or other types of concrete finishes are prohibited.

4.5 Letterboxes

Letterboxes are to be of smooth rendered masonry construction and be of a colour consistent with the palette of the house.

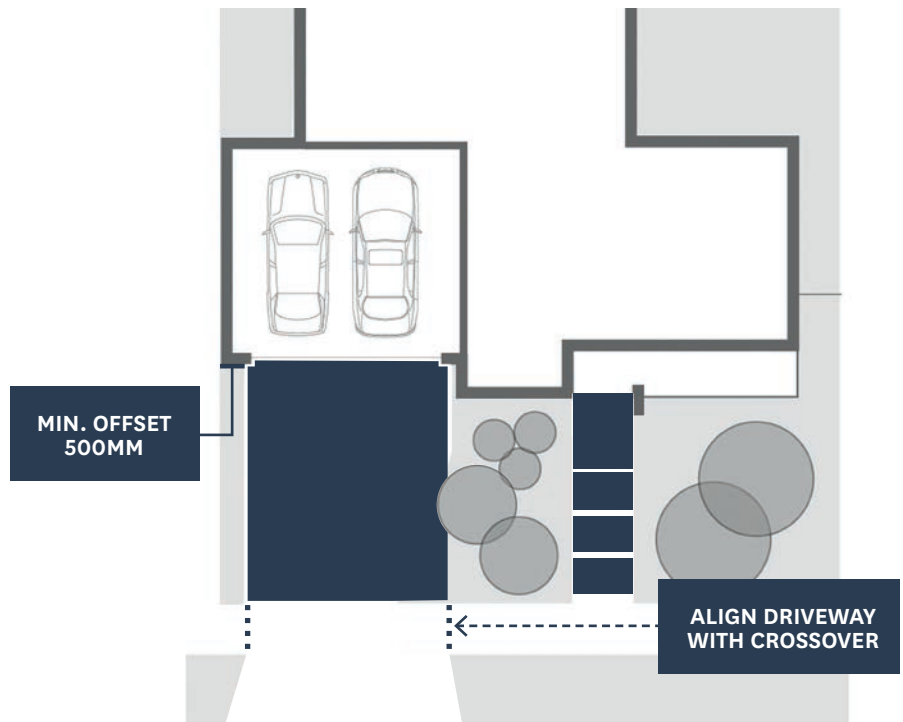
4.6 Retaining walls

Where retaining walls are visible from the street, they are to be of smooth rendered masonry or split-faced finish.

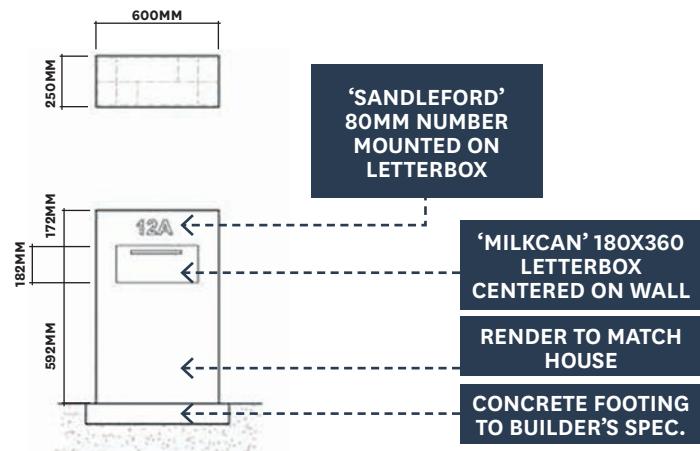
The colours of the retaining walls are to be consistent with the palette of the house.

Timber sleeper or log retaining walls are only permitted in the rear yards where they cannot be viewed from the public street.

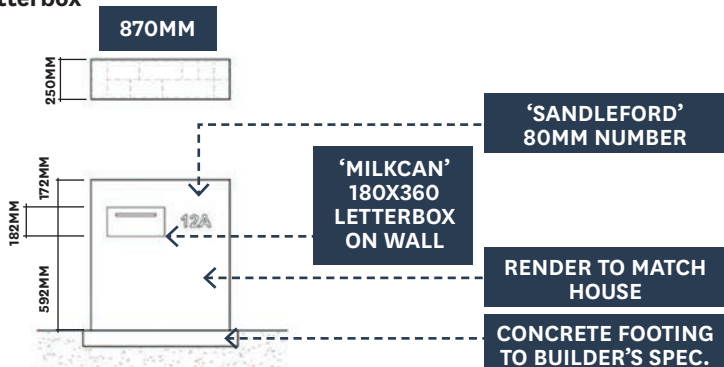
Alternative types of rear retaining wall can be considered by Stockland.



Standard Letterbox



Short Letterbox



5.1 General requirements

Fencing to property boundaries is to be undertaken in accordance with the required fencing type, with further specifications provided within the design guidelines.

Stockland will be constructing the rear fencing for all lots immediately adjoining the Golf Course as per your land contract. The purchaser will however be responsible for the ongoing maintenance associated with this rear fencing and ensure its structural integrity. Alteration and/or modifications to this rear fence are not permitted and where the fencing is damaged, it needs to be replaced as per the details within this document.

Front fences or walls along the front boundary are not permitted.

5.3 Mandatory side fencing and rear boundary fencing

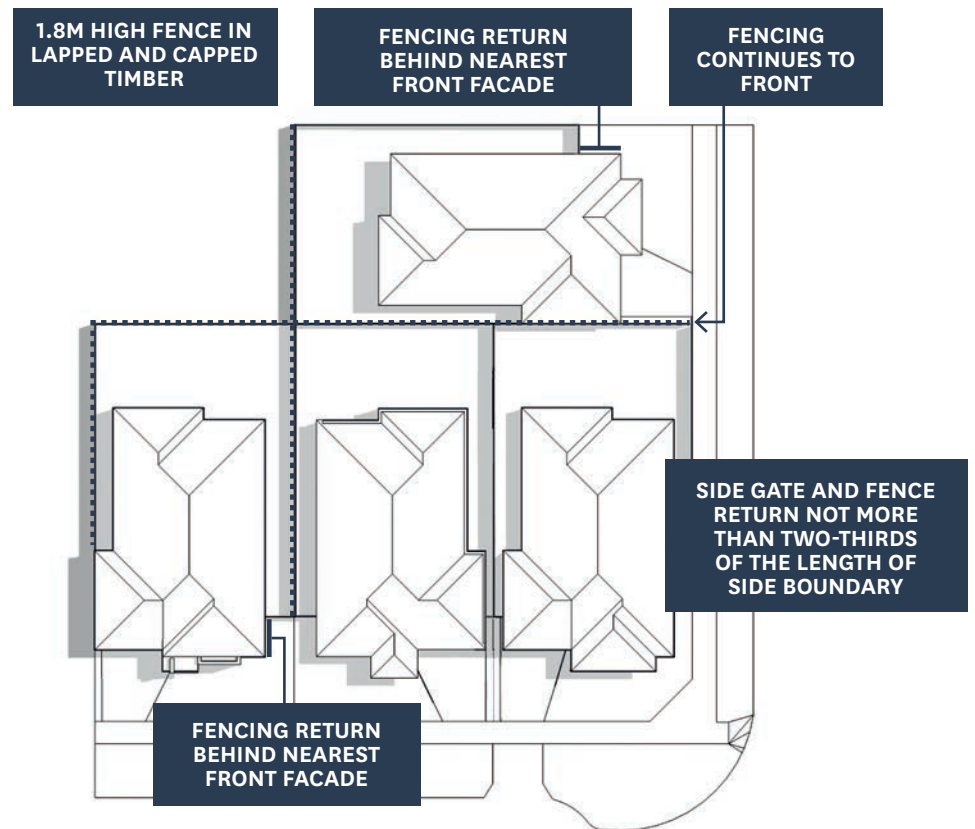
Side fencing is not to extend forward of the front of the building line and is to comprise of:

- Timber lapped and capped to a construction height of 1800mm;
- 65 x 65mm galvanised post with cap;
- Palings to finish 100mm above the finished surface.

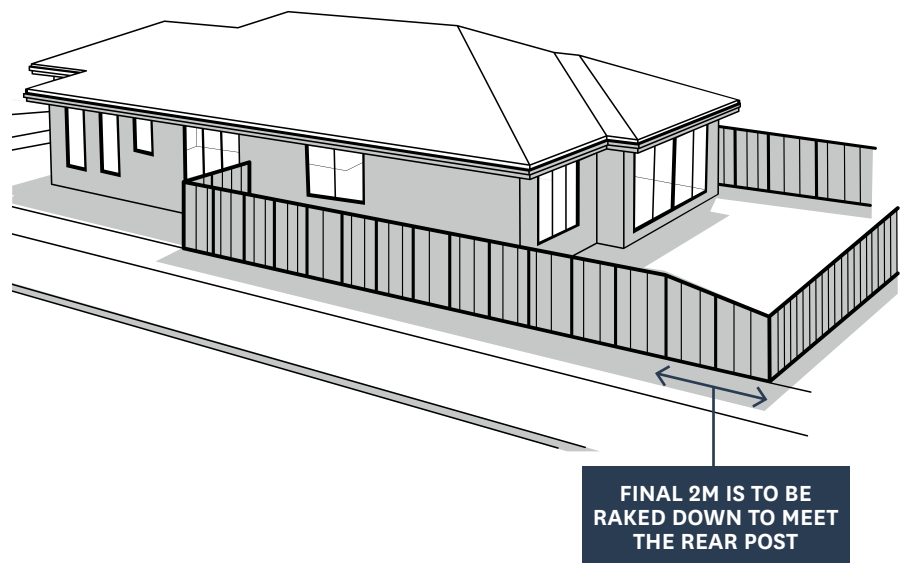
The return fence between the house and the boundary is to comprise of:

- 1700mm high primed timber palings;
- 10mm gap between palings;
- Palings to finish 100mm above finished surface;
- The outside of the gate is to be painted in Dulux 'Hog Bristle Quarter' colour;
- The use of rough sawn timber for the return fence and side gate is prohibited.

Where the side fencing adjoins the rear fence on lots adjoining the Golf Course, the final 2m is to be raked down to meet the rear post as per below.



Lots adjoining Golf Course*



5.4 Corner lot fencing

Fencing to the side boundary of an Iconic lot is to comprise of:

- 1800mm high, 86mm wide, 15mm thick primed timber palings spaced 10mm apart as shown in Figure 10;
- 1800mm high, 120mm wide dressed posts in 3m spacings;
- The timber slats and posts are to be painted in Dulux 'Hog Bristle Quarter' colour.

The side fence is not to be more than two-thirds of the length of the side boundary, or be of a distance that corresponds with the architectural design of the house.

The use of rough sawn timber for corner lot fencing is prohibited.

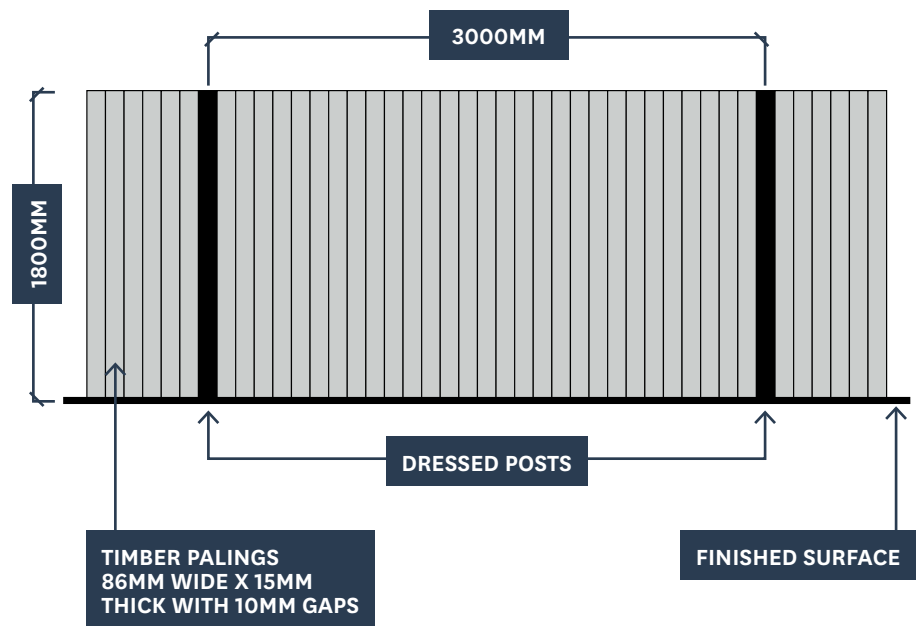


FIGURE 10 Iconic lot fencing.

06

EXTERNAL ELEMENTS

6.1 General requirements

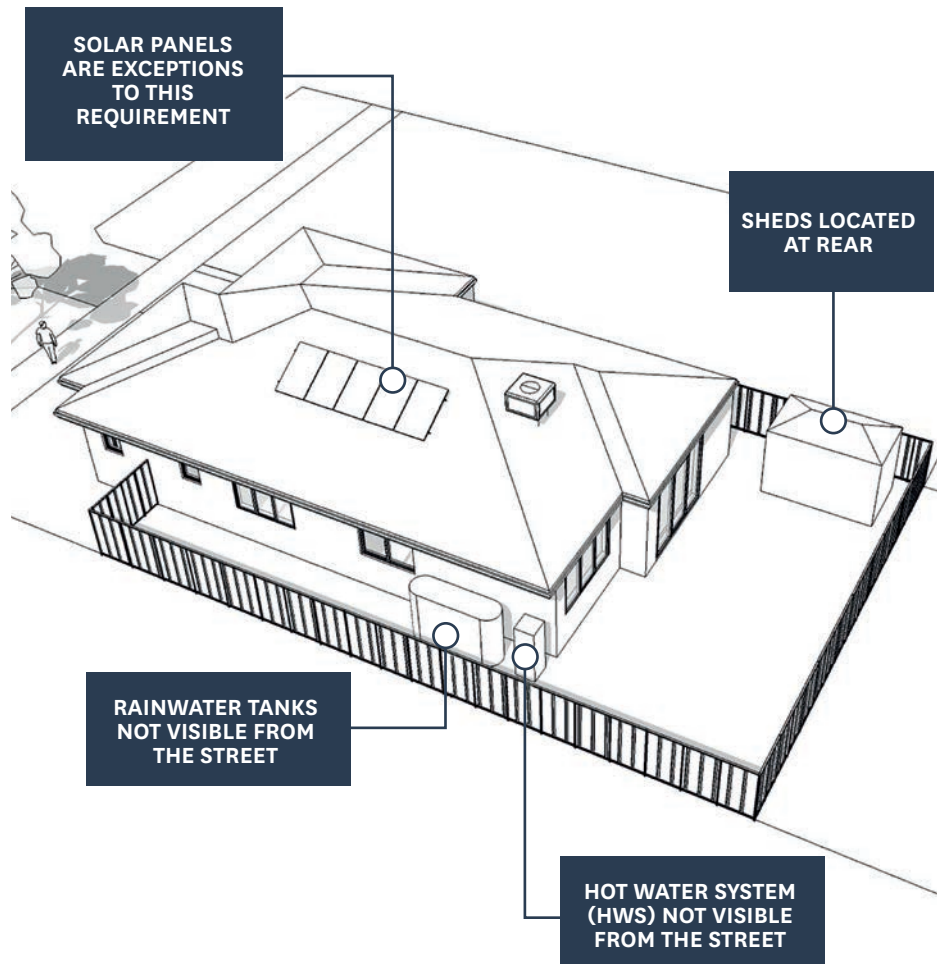
Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home, out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

6.2 Exposed plumbing

Exposed plumbing must not be visible from the front or side street or neighbouring public reserves. This excludes gutters and downpipes.



6.3 Presentation and maintenance of your property

An owner/builder must not permit, cause or authorise any damage to any adjoining lot and/or any other part of the Lakeside community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.

Where such damage occurs and Stockland is required to undertake repairs and rectifications, the owner/builder of the lot will be responsible to pay the cost of these works. Your property must be kept in a clean and tidy state at all times. Silt fences and rubble driveways are in place and must be maintained during the total construction of your home. Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal. The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times. The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day. No excavated material, rubbish or dumping shall be placed on any adjoining lot, private or public area within Lakeside.

For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders. When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained.

7.1 Energy efficiency & lighting

- All dwellings are encouraged to be designed and built to achieve reductions in greenhouse gas emissions in line with the relevant government regulations.
- It is encouraged that all internal light fittings such as downlights, pendants, wall mounts etc allow for compact fluorescents or LED.
- External light fittings must not result in excessive light spill.

7.2 Passive design

- Locate indoor and outdoor living spaces to the north of the dwelling to facilitate solar access in winter months.
- Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc to prevent significant summer solar heat gain.
- Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.
- If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

7.3 Water efficiency

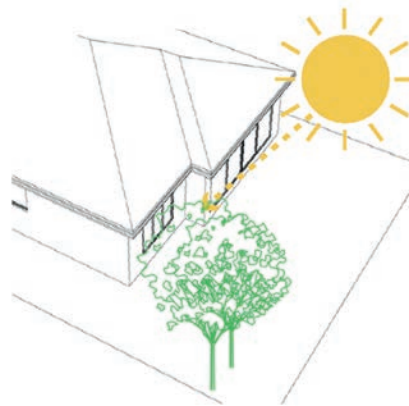
- All dwellings are encouraged to be connected to a rainwater tank for garden watering and car washing.
- Where a purple pipe recycled water system is in operation you will be required to connect for other purposes such as toilet flushing and washing machine supply.

Reducing energy, waste and water needs and usage, increasing comfort and reducing running costs for homeowners.

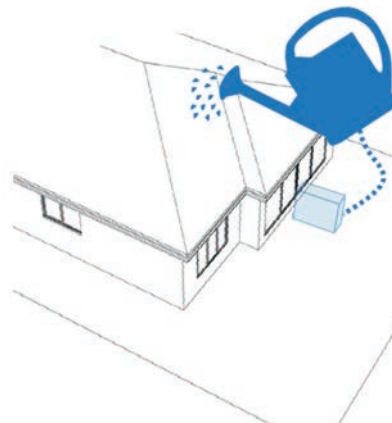
LED



NORTH



WATER

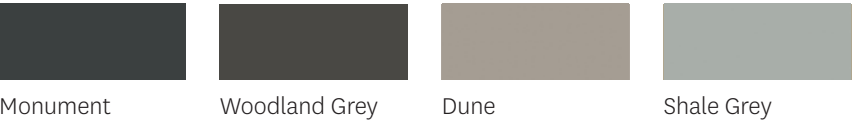


ROOF MATERIAL & COLOUR PALETTE

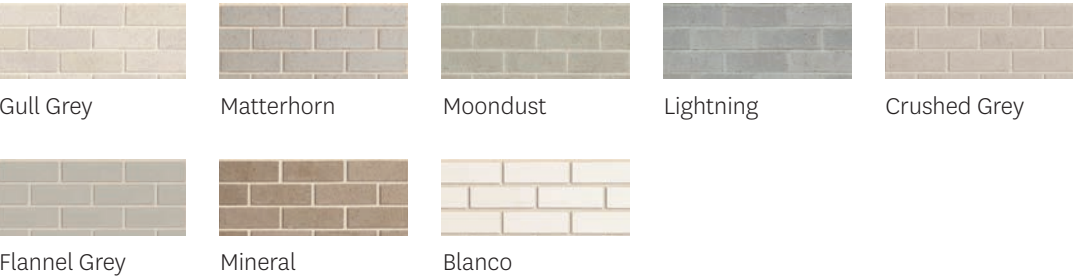
ROOF MATERIAL & COLOUR PALETTE

The colour and finish options selected in the colour palette are pre-endorsed selections. Other selections that are within the same colour tone ranges of one of the above palettes will be considered for approval by Stockland.

Permitted Colorbond Roof Colour



Permitted Brick Colours/Style



Permitted Render/Paint Colour Schemes Dulux



Permitted Accent Colours

Dulux



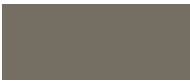
Colorbond®
Surfmist®



Colorbond®
Shale Grey™



Colorbond®
Evening Haze®



Colorbond®
Gully®



Colorbond®
Wallaby®



Colorbond®
Ironstone®



Mangrove®



Monument®

Permitted Driveway Colours

Dulux



Colorbond®
Monument®



Colorbond®
Wallaby®



Colorbond®
Dune®



Colorbond®
Evening Haze®

Permitted Garage Door Colours



Dune



Surfmist



Timbagrain
Classic Cedar



Woodland Grey

PLANTING SCHEDULE

PLANTING SCHEDULE

Species Schedule

Low Shrub Ground Covers

SPECIES NAME	COMMON NAME
Acacia cognate ‘Mini Cog’	Dwarf Acacia
Anigozanthos “Bush Gems”	Kangaroo Paw
Convolvulus Cneorum	Silverbush
Grevillea Obtusifolia	Grevilia
Hardenbergia Violacea	False Sarsaparilla
Myoporum Parvifolium	Creeping Myoporum
Westringia Fruticosa	Grey Box
Grevillea Rosmarinifolia	Rosemary Grevillea

Strappy Plants and Grasses

SPECIES NAME	COMMON NAME
Dianella Caerulea	Dianella
Kniphofia “Maid of Orleans”	Red Hot Poker
Lomandra Spp	Lomandra
Pennisetum Alopecureoides	Foxtail Grass

Hedge Plants

SPECIES NAME	COMMON NAME
Syzygium Leuhmannii	Small Leafed Water Gum
Acmena Smithii	Lilly Pilly
Dodonaea Spp	Dodonaea
Murraya Paniculata	Murraya



Hardenbergia violacea (False sarsaparilla)



Anigozanthos “Bush Gems” (Kangaroo Paw)



Kniphofia “Maid of Orleans” (Red Hot Poker)



Lomandra spp (Lomandra)



Murraya paniculata (Murraya)

Species Schedule

Medium Tall Shrubs/Screening Plants

SPECIES NAME	COMMON NAME
Acmena Smithii	Lilly Pilly
Banksia Spp	Banksia
Dodonaea Spp	Dodonaea
Magnolia Grandiflora 'Little Gem'	Dwarf Evergreen
Murraya Paniculata	Murraya
Syzygium Spp	Lilly Pilly
Viburnum Odoralissimum	Sweet Viburnum

Trees (species options for planting of trees)

The Lakeside Design Guidelines require the planting of three (3) trees per lot at a minimum pot size of 100L. At least two (2) trees are to be planted in the front yard. The trees must be selected from the list below:

Medium size

SPECIES NAME	COMMON NAME
Acmena Smithii	Lilly Pilly
Acer Palmatum 'Senkaki'	Coral Bark Maple
Banksia Serrata	Old Man Banksia
Corymbia 'Summer Beauty'	Summer Beauty
Corymbia 'Summer Red'	Summer Red
Eucalyptus 'Baby Crimson'	Baby Crimson
Eucalyptus 'Wild Fire'	Wild Fire
Gordonia Axillaris	Fried Egg Plant
Lagestroemia Indica	Crepe Myrtle
Mellaleuca Decora	Paperbark
Magnolia Grandiflora 'Exmouth'	Magnolia
Magnolia Grandiflora 'Little Gem'	Dwarf Evergreen Magnolia
Magnolia X Soulangeana	Tulip Magnolia
Malus Sp	Crabapple
Michelia Figo	Port Wine Magnolia
Nyssa Sylvatica 'Autumn Cascade'	Weeping Blackgum
Prunus Spp	Sour Cherry
Syzygium Leuhmannii	Small Leaf Lilly Pilly

Tall size

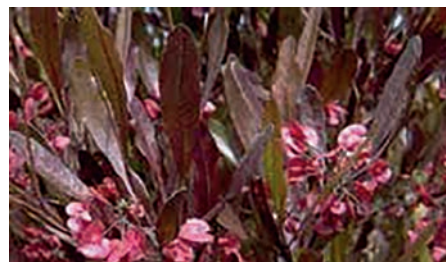
SPECIES NAME	COMMON NAME
Ceratopetalum Gummiiferum	NSW Christmas Bush
Cupaniopsis Anacardioides	Tuckeroo
Elaeocarpus Reticulatus	Blueberry Ash
Eucalyptus 'Orange Beauty'	Orange Beauty
Gleditsia Triacanthos 'Sunburst'	Honeylocust
Koelreuteria Paniculata	Golden Rain Tree
Pyrus Calleryana 'Bradford'	Bradford Pear
Pyrus Calleryana 'Capital'	Capital Pear
Robinia Pseudoacacia 'Frisia'	Golden Robinia
Sapium Sebiferum	Chinese Tallowwood
Tristanopsis Laurina 'Luscious'	Water Gum
Waterhousia Floribunda	Weeping Lilly Pilly



Banksia Spp (Banksia)



Syzygium Leuhmannii (Small Leaf Lilly Pilly)



Dodonaea Spp



Tristanopsis Laurina 'Luscious' (Water Gum)

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- ☐ Existing and proposed contours
- ☐ Proposed floor levels
- ☐ All setback dimensions to boundaries
- ☐ Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc)

Floor plan

1:100 scale

- ☐ Internal layout
- ☐ Dwelling areas
- ☐ Dimensions (including setbacks, articulation, porch, etc)
- ☐ Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc)
- ☐ Sheds, outbuildings, pergolas, etc

All elevations

1:100 scale

- ☐ External materials and colours
- ☐ Proposed floor levels and building heights from natural ground level
- ☐ Eave dimensions
- ☐ Roof pitch
- ☐ Sheds, outbuildings, pergolas, etc
- ☐ Facade ratio

Sections

1:100 or 1:50 scale

- ☐ Built form and natural ground level
- ☐ Site cut/fill
- ☐ Retaining walls

External materials & colours schedule

- ☐ Wall cladding material and colour
- ☐ Roof material and colour
- ☐ Gutters, fascias, downpipes colour
- ☐ Window and door frames colour
- ☐ Decks, verandahs, etc
- ☐ Fencing material and colour
- ☐ Driveway material and colour

Landscape plan

1:100 scale

- ☐ Plant list, including species and sizes
- ☐ Front fencing details, material and colour
- ☐ Driveway material and colour
- ☐ Paving or hardscape material and colour
- ☐ Retaining walls

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