



McKeachie's Run Design Essentials

Our vision for McKeachie's Run is all about the great outdoors. Whether you're strolling or cycling along one of the many walkways, getting ready for a game of footy at our new regional sports field, playing in the park, or just relaxing in the backyard, open space is the key to life in this community.

Approval Checklist

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 stockland-iscope.com.au which also contains relevant project information under Reference Library. Any queries should be directed to
NSW Design on: Tel 02 9035 2000
Email: design@stockland.com.au

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.

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 be provided to all habitable rooms and must overhang at a minimum of 450mm to all pitched roofs.
- 2.3 Roof pitch: for hips and gables minimum 22.5° and maximum 30° and for mono pitched skillions minimum 5° maximum 22.5°.

ROOF COLOURS PALETTE



COLOURBOND®
Monument



COLOURBOND®
Woodland Grey



COLOURBOND®
Jasper



COLOURBOND®
Windspray



COLOURBOND®
Dune



COLOURBOND®
Wallaby



COLOURBOND®
Basalt



COLOURBOND®
Cove



COLOURBOND®
Gully

General Note for all Colour Selections:

The colour and finish options selected in all of the colour 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 or black selections will not be considered.

3.0 COLOURS, MATERIALS AND FEATURES

- 3.1 It is a requirement that you use a mix of materials and colours for the front facade of your home (secondary façade for all corner lots).
- 3.2 The face brick selected must be smooth finish and single in colour. **Red, black or mottled colour bricks will not be endorsed.**

4.0 GARAGE AND ACCESS

- 4.1 The garage must be set back from the building line at a minimum of 1m to ensure that the garage is not a dominating feature.
- 4.2 Driveways are to be constructed of a single colour concrete or pavers
- 4.3 The driveway colour must complement the dwelling.
- 4.4 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. If the length of the wall exceeds this length, then a step of at least 480mm in the wall must be incorporated into the design.
- 5.3 The secondary street side boundary fencing must be set back at least 2m behind the main building line.

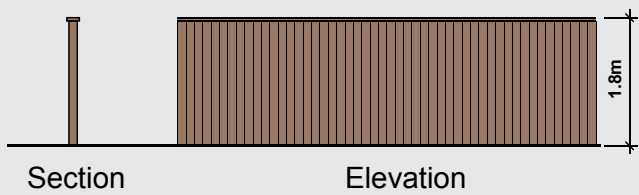
6.0 LANDSCAPING

- 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.
- 6.2 Each lot is to provide a minimum 400mm garden bed planted with a row of low shrubs or hedges at the front boundary of the lot.
- 6.3 Each lot is to provide a feature tree with a minimum pot size of 45L in the front setback.

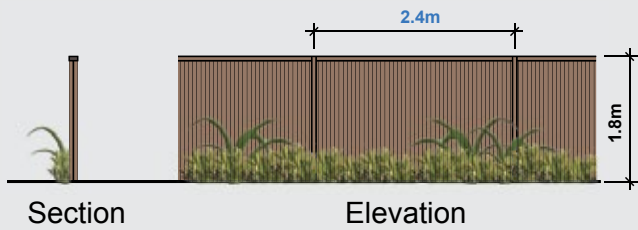
7.0 FENCING AND RETAINING WALL

- 7.1 Retaining walls in the front setback, that are visible to the public, must be constructed out of flat cut timber sleepers (no logs) or concrete masonry material such as 'concrib,' 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 the normal ground level fence, i.e. 1.8m high.
- 7.4 Side boundary fencing must be set back at least 1m behind the main building line. (See diagram A on opposite page.)
- 7.5 Secondary street fencing must be 1.8m high lapped and capped timber fence with expressed post of 100x100mm at the centre and tall grass and/or shrubs planted in front (type 2). (See diagram B on opposite page.)
- 7.6 Letterbox is to be of either masonry, rendered or timber and is to complement the house. Stainless steel posts mounted are not permitted.
- 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.

A: SIDE AND REAR BOUNDARY FENCE: TYPE 1

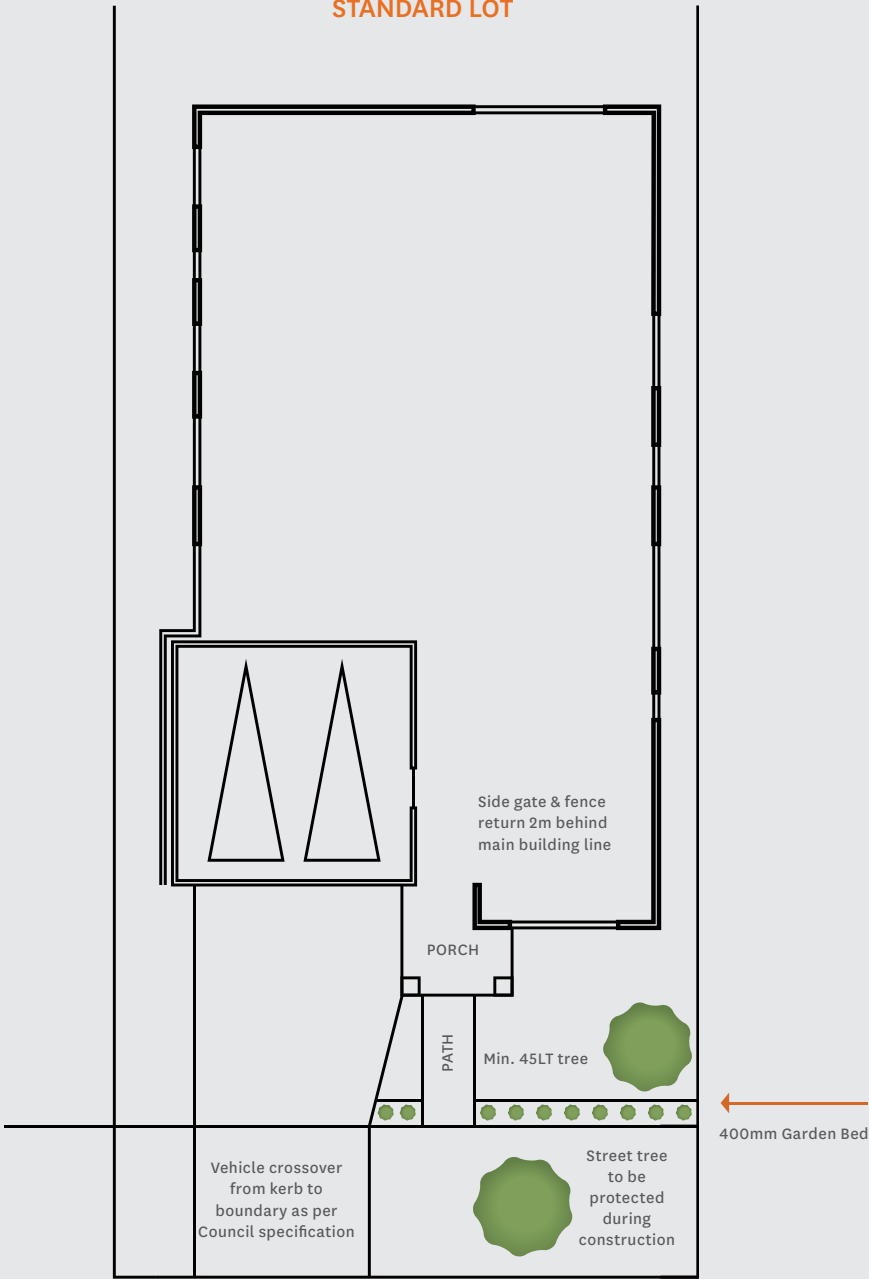


B: AND REAR BOUNDARY FENCE: TYPE 2



Landscape Plan Guide

STANDARD LOT



Drawing not to scale and for illustration purposes only

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INFORMATION
ON STOCKLAND
COMMUNITIES
CAN BE FOUND AT
STOCKLAND.COM.AU
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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

DISCLAIMER OF LIABILITY: It should be noted that meeting the controls described in this Design Essentials document and securing a design endorsement from Stockland does not constitute an approval or from Maitland City Council or certification from an Accredited Certification Authority. 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. All information is subject to change without notice. Printed August 2015.