

The Banks Premium Design Essentials

November 2017

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Introduction

Stockland’s Commitment & Objective

Stockland’s commitment to you is to encourage and showcase quality urban design. 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.

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 streetscapes
- Promote environmentally responsible development
- Provide certainty about the standard of housing
- Assure you that everyone will contribute equally to achieving a strong neighbourhood character
- Protect your investment
- Promote a modern Australian architectural style that responds to the Australian climate and fosters a cohesive streetscape, and
- Deliver on ‘The Community Vision’

The Community Vision

Stockland is presented with a unique opportunity to deliver a high quality master planned community. It will provide a wide range of high quality 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 the signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

Promoting Good Design

The Design Essentials encourage a cohesive streetscape whilst promoting variety in house design.

The Essentials are designed to create a neighbourhood that is visually interesting, promotes diversity and is of a consistent high quality. To achieve this objective the Design Essentials facilitate excellent residential design.

By following the Design Essentials carefully you will help to contribute to the creation of a more desirable neighbourhood and enhance the value of your home and community.

Design Approval

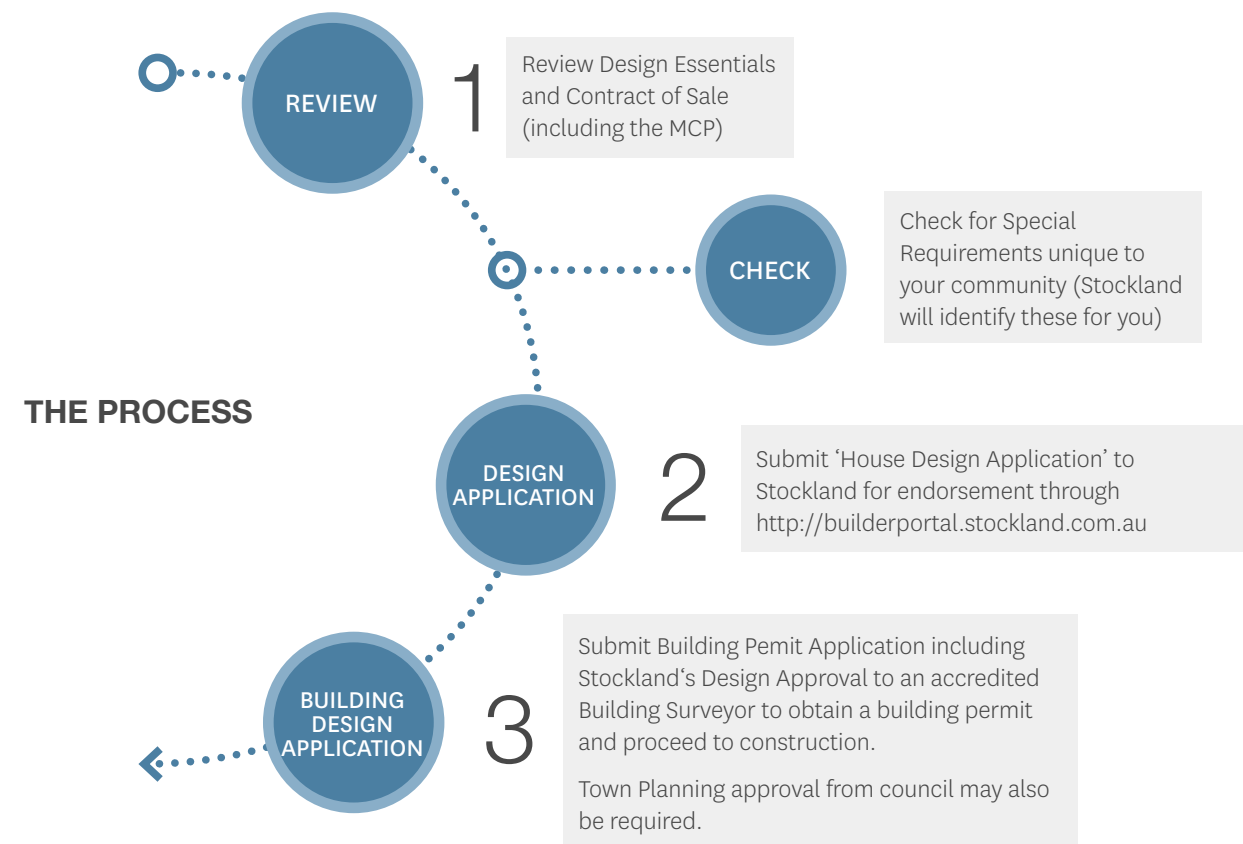
Submission requirements

In order to build, you must apply and have an application package approved by Stockland's Architect. Design Approval by Stockland does not constitute building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building permit must be obtained from the local Council or a private Building Surveyor before construction can commence.

The Process

Stockland's Architect will endeavour to assess proposals in the shortest possible time, generally within ten business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. The progress of the home will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Architect, or any other queries, should be directed to the Stockland Customer Relations Coordinator.



Developer's responsibility

Whilst Stockland will endeavour to ensure compliance with these Design Essentials wherever possible, Stockland will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any non-compliance with these Design Essentials.

The Design Essentials

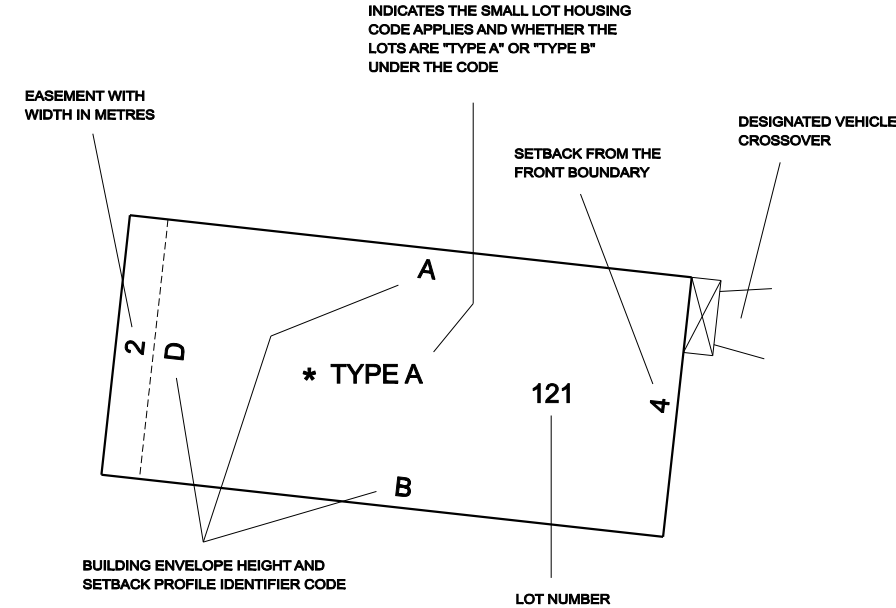
01 Siting and servicing your home

Minimum setbacks

All minimum setbacks must be as shown on the Building Envelope plan contained within the Memorandum of Common Provisions (MCP) provided by Stockland in your contract of sale.

Service connections

You must ensure that your home is connected to all available in-ground services according to the service provider’s standards including the purple pipe system for recycled water and the broadband optic fibre network if present.



Example of Building Envelope Plan in the Memorandum of Common Provisions (MCP)

02 The style of your home

Choosing a home style that fits in with your neighbourhood

Home style

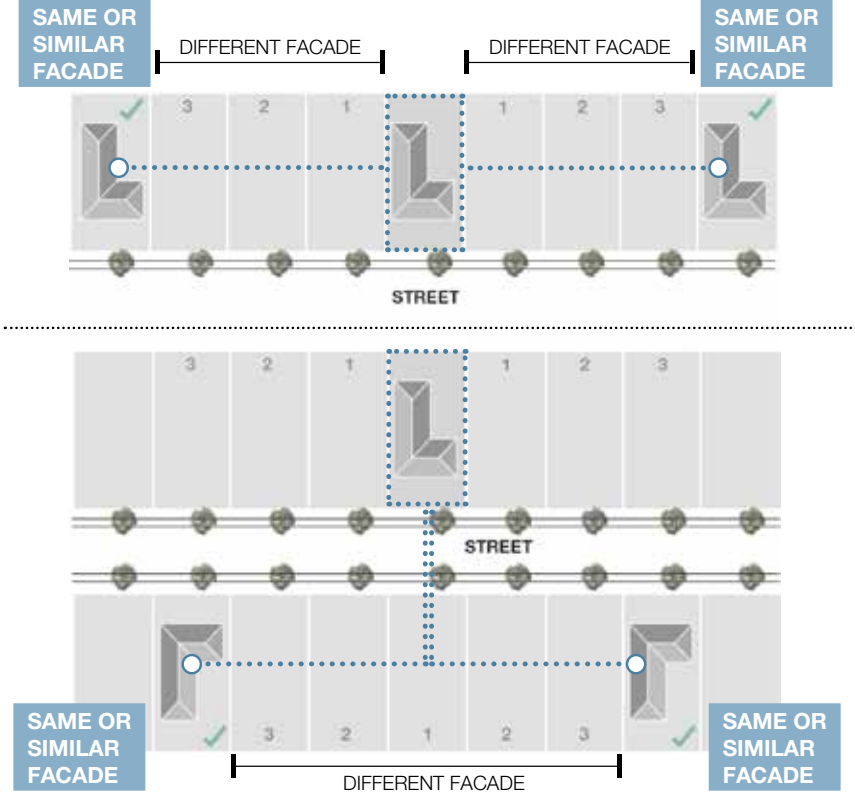
Your home design must be “contemporary” in keeping with the other homes in your street.
Faux heritage styles and detailing will not be permitted.



House design separation

The house 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.



Roof pitch

A minimum roof pitch of 22.5 degrees is required unless it is a skillion or curved roof, in which case it must have a minimum roof pitch of 17 degrees.

Eaves

Eaves a minimum of 450mm deep are required for all sections of roof visible from a street where there is not a parapet.

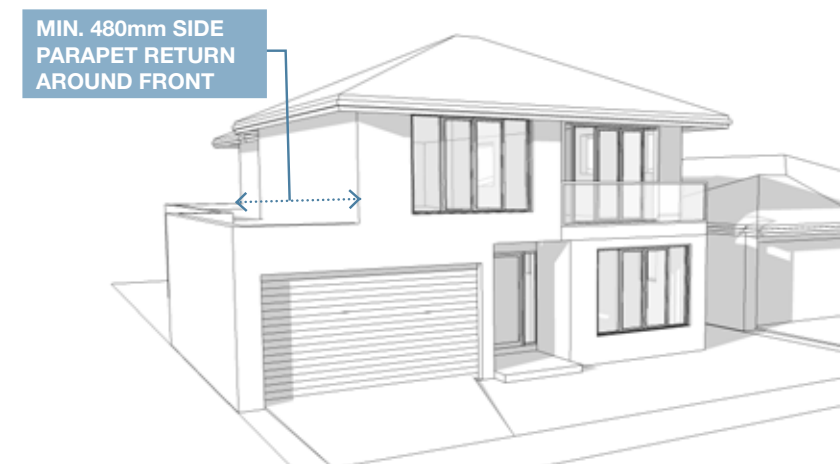
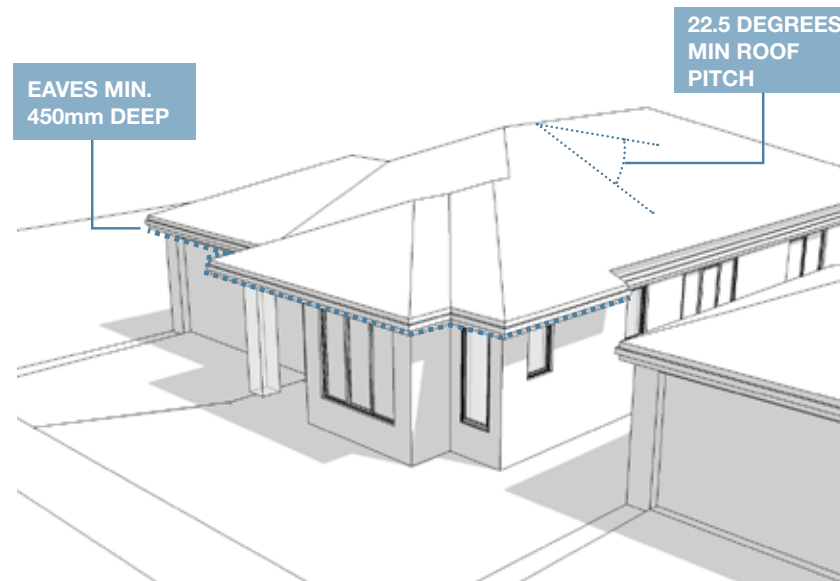
Parapet walls

Any side parapet wall must return around the front façade a minimum of 480mm.

Ceiling heights

The front rooms of single storey homes must have a minimum ceiling height of 2550mm.

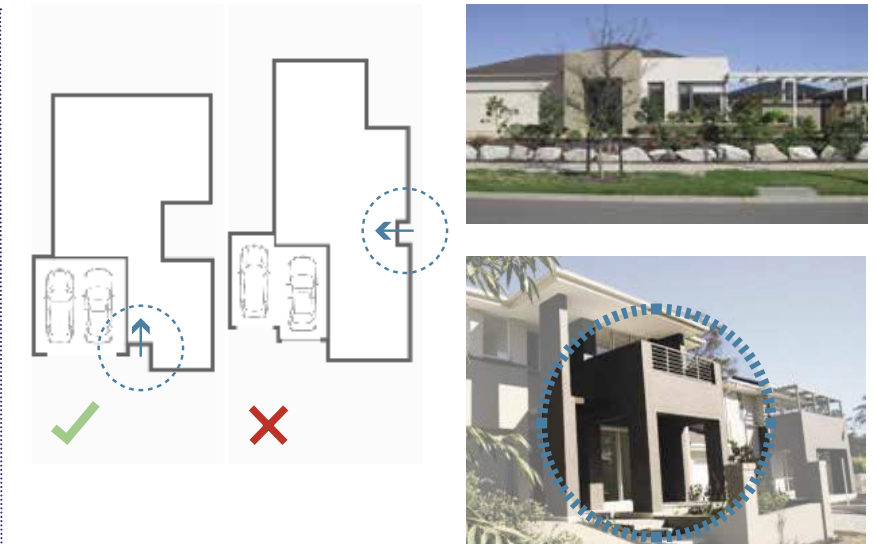
Double storey designs have minimum ceiling heights for the second storey in accordance with Building Regulations.



03 How your home addresses the street

Front door facing the street

Your home must have a front door facing the street and either a verandah, porch or portico.



Windows facing the street

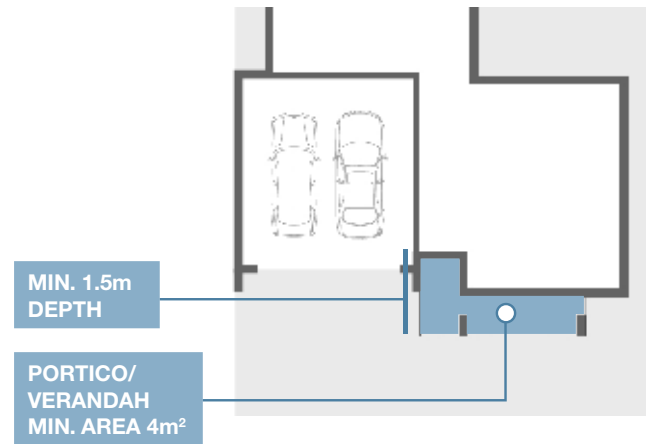
Your home must have windows facing the primary street frontage.

Visible side street windows must match the style and quality of the front windows.



Porch, portico or verandah size

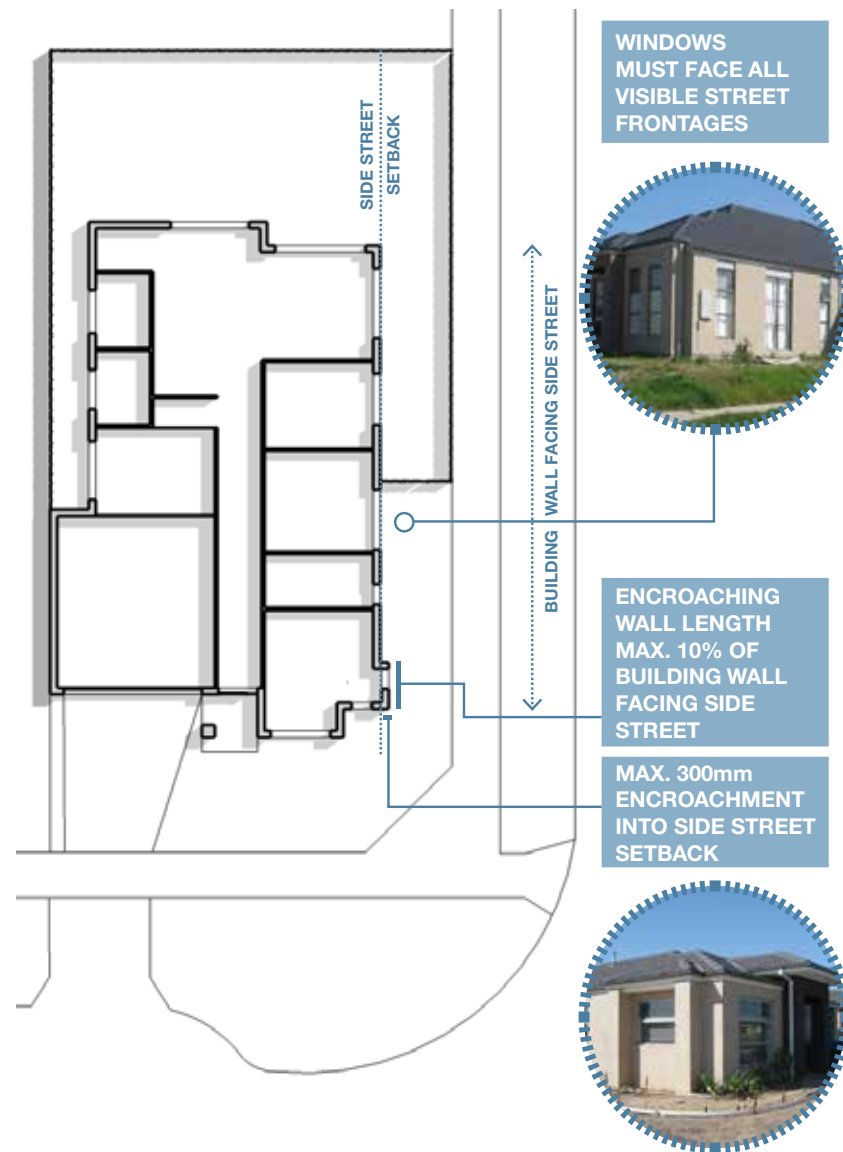
Your home must have a porch, portico or verandah with a minimum area of 4.0 square metres and minimum 1.5m deep at some point.



Corner & rear access lots

In the case of corner and rear accessed allotments, windows that are readily visible from the street (e.g. windows on the front elevation, ground floor windows forward of the corner fence, upper storey windows etc.) must be consistent in style and proportion. As a minimum these windows must be within 8m of the front boundary, with a maximum sill height of 1.25m above the finished floor level.

A building on a corner lot may encroach not more than 300mm into the setback on a side street for a maximum length of 10% of the building wall facing that side street.



Garages

The garage must be attached and match the quality and finish of the exterior of your home. Carports will not be approved.

Single and double garages must be setback a minimum of 840mm from the front or side building line unless otherwise noted in the MCP.

The exception to this is where the house is double storey and the second level covers 50% of the garage area. In this case, the garage can be in line with the front or side building line.

Double garages cannot exceed 7 metres in width (measured as the internal clear width plus the external wall).

Rear access garages

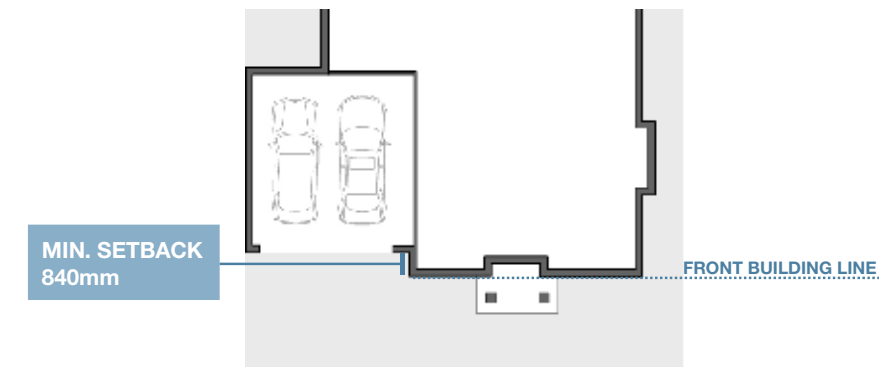
A garage accessed from the rear of the property must be setback 500mm minimum from the rear property line.

Rear access garages can be detached but must match the look of the dwelling.

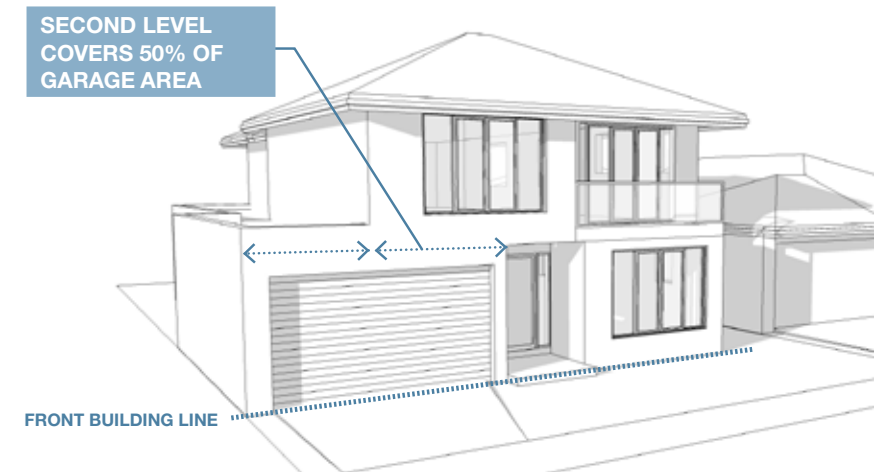
Triple garages

If a triple garage frontage is proposed then:

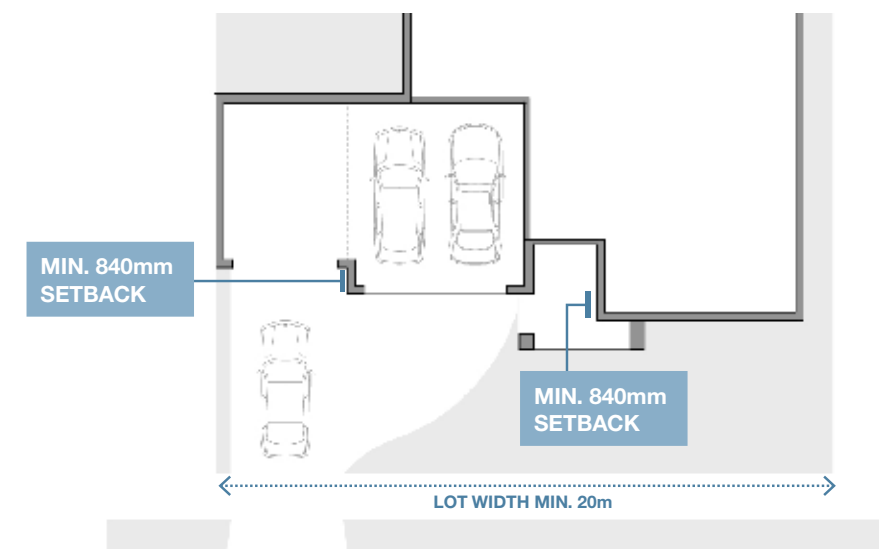
- The lot width must be at least 20m frontage
- The third garage must be setback a further 840mm from the other garage doors.



Garage Setback



Garage Design - Double Storey home



Garage doors

Garage doors must be:

- Panel lift, or
- Sectional overhead, or
- Tilt-a-door

Roller doors will not be approved.

Requirements for homes that are 13m or more in width

Where a home is 13m wide or greater at least one of the following is required:

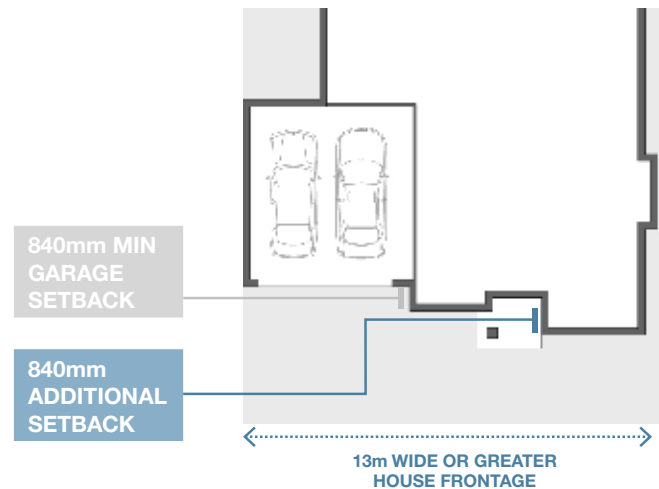
- A step in the front façade of a minimum 840mm (this step must be in addition to any step at the garage), or
- A portico/verandah with a minimum area of 10 sqm. The porch must also have a depth of minimum 1.5m deep at some point, or
- A verandah for the full length of the frontage (excluding the garage)

Note: An entry recess is not a step in the façade.

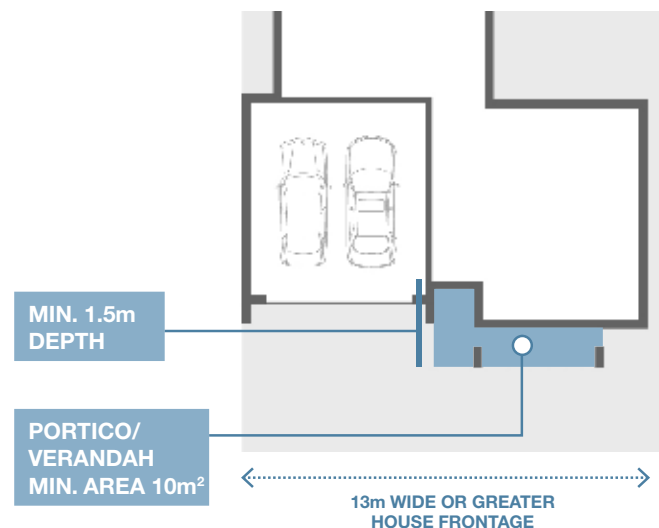
Double storey homes

Single storey colour and material requirements apply to the second storey.

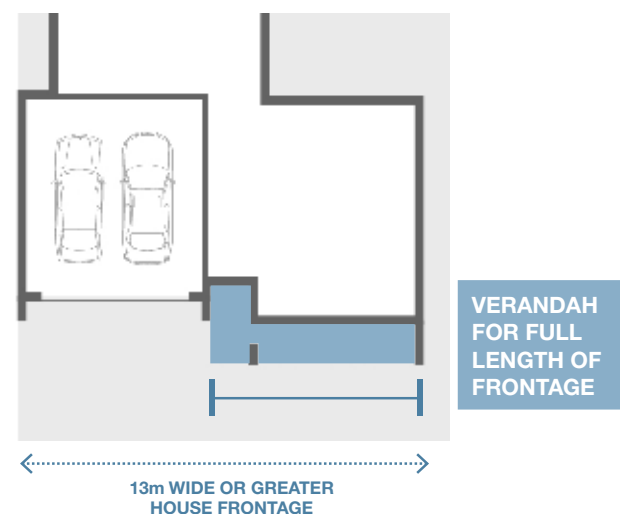
Front or side street and rear laneway facing second storey facades must incorporate balconies and/or additional setbacks and articulation.



Option: 840mm additional step in front facade



Option: Portico/Verandah min area 10sqm and min depth 1.5m



Option: Verandah for full length of frontage

04 Finishing the outside of your home

External Materials

Choosing external materials

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

For homes on corner and rear accessed lots the front street elevation materials and colours must continue for all facades visible to the street.

Walls

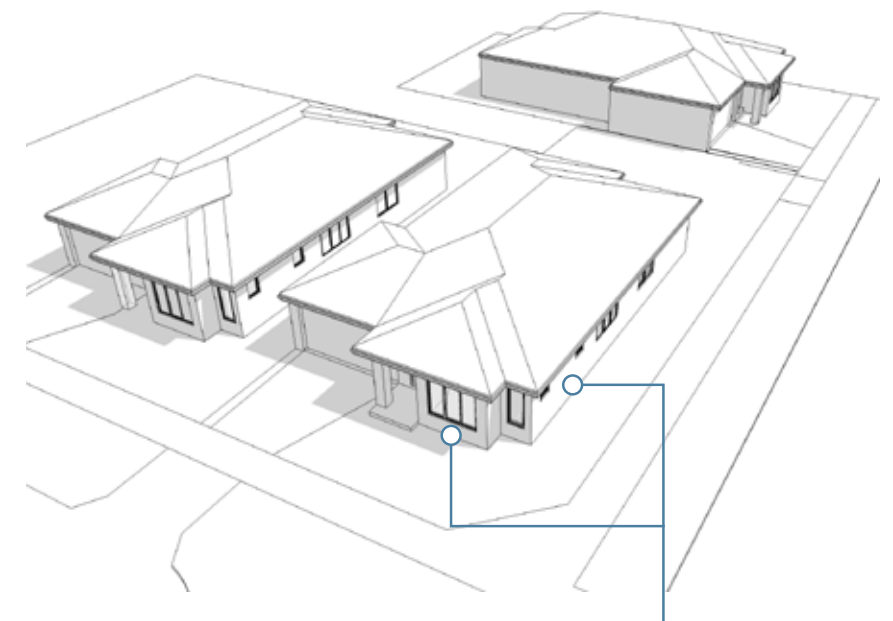
Any façade of your home visible from a street or public space must have a minimum area of 40% of a material or colour contrasting with the main material or colour.

The 40% is calculated excluding windows, doors, and garage doors and other openings.

Blank walls are not permitted on the side elevation facing the street.



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



Front street materials and colours continue to side street facade

Roofs, gutters and downpipes

Gutter & downpipe colours are to match the roof colour.

Your roof material is to be either:

- Corrugated Colorbond or similar, or
- Low profile roof tiles in mid-dark grey tones, to the approval of Stockland's architect. A list of approved tiles is available from Stockland

Your Garden

Extent of landscaping

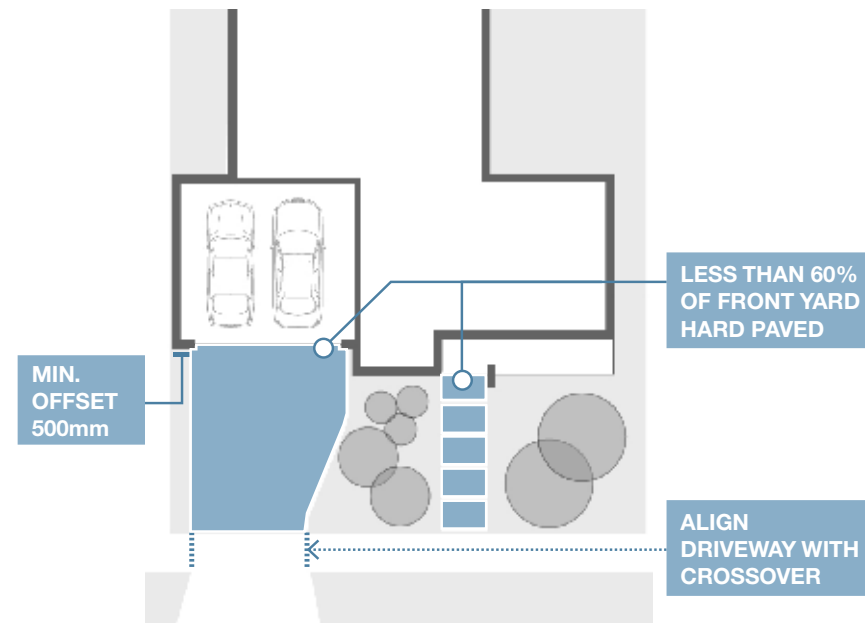
All parts of the lot not built on or paved that are visible from a front or side street or rear laneway must be well maintained. Garden beds are to contain organic or pebble mulch.

Your garden must be completed within 1 year of Stockland receiving your certificate of occupancy.

Stockland encourage you to landscape and maintain the nature strip in front of your home.

Extent of hard paving

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



Min. 500mm landscape strip



Driveway does not align with crossover

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 must align with the crossover provided by Stockland and be constructed within 1 year of Stockland receiving your Certificate of Occupancy.

Acceptable driveway materials are:

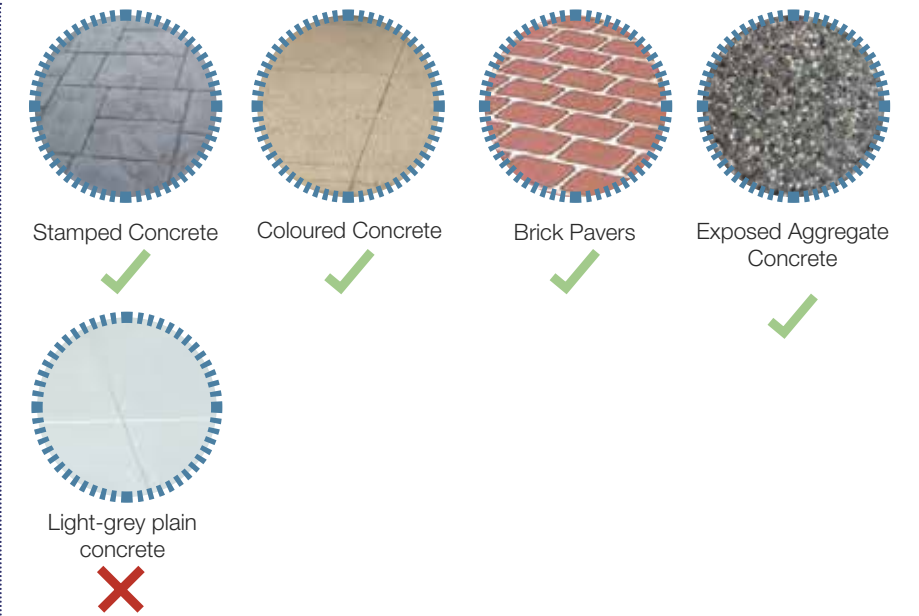
- Stamped or coloured concrete
- Brick, slate or natural stone pavers
- Exposed aggregate concrete

Plain concrete driveways (in light-grey 'standard' concrete) are prohibited.

Retaining walls

The vertical face of any retaining wall cannot be more than 1.2m in height, otherwise it must be stepped back.

Retaining walls which abut a street must be constructed of stone or rendered masonry, in line with the village character and to the satisfaction of Stockland's architect.



General requirements

Stockland does not provide fencing. Fencing design drawings must be submitted for approval by Stockland’s Architect.

Fencing other than optional front fencing is to be constructed prior to you moving in to your home.

Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland’s Customer Relations representative.

Optional decorative front fences

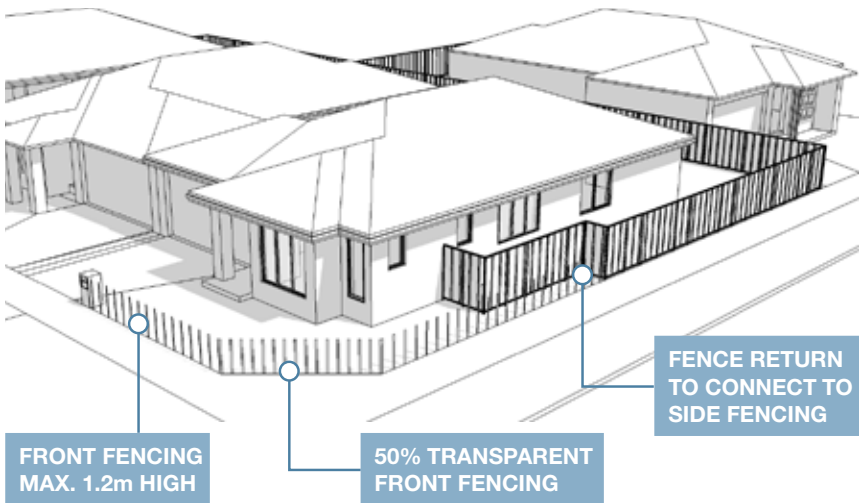
Front fences are permitted where they:

- Compliment the style and colour scheme of the home
- Are no higher than 1.2m
- Are 50% transparent
- Return along the side boundaries to connect back to the side fences or walls of your home
- Have been approved by Stockland

If an adjoining neighbour has already built a Stockland approved front fence, your fence will not have to return along the adjoining side boundary.

If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by Stockland before commencing construction.

Chain mesh or chain link fencing systems will not be approved.



Alternative to front fencing



Front fencing compliments style and colour scheme of home



Front fence 50% transparent

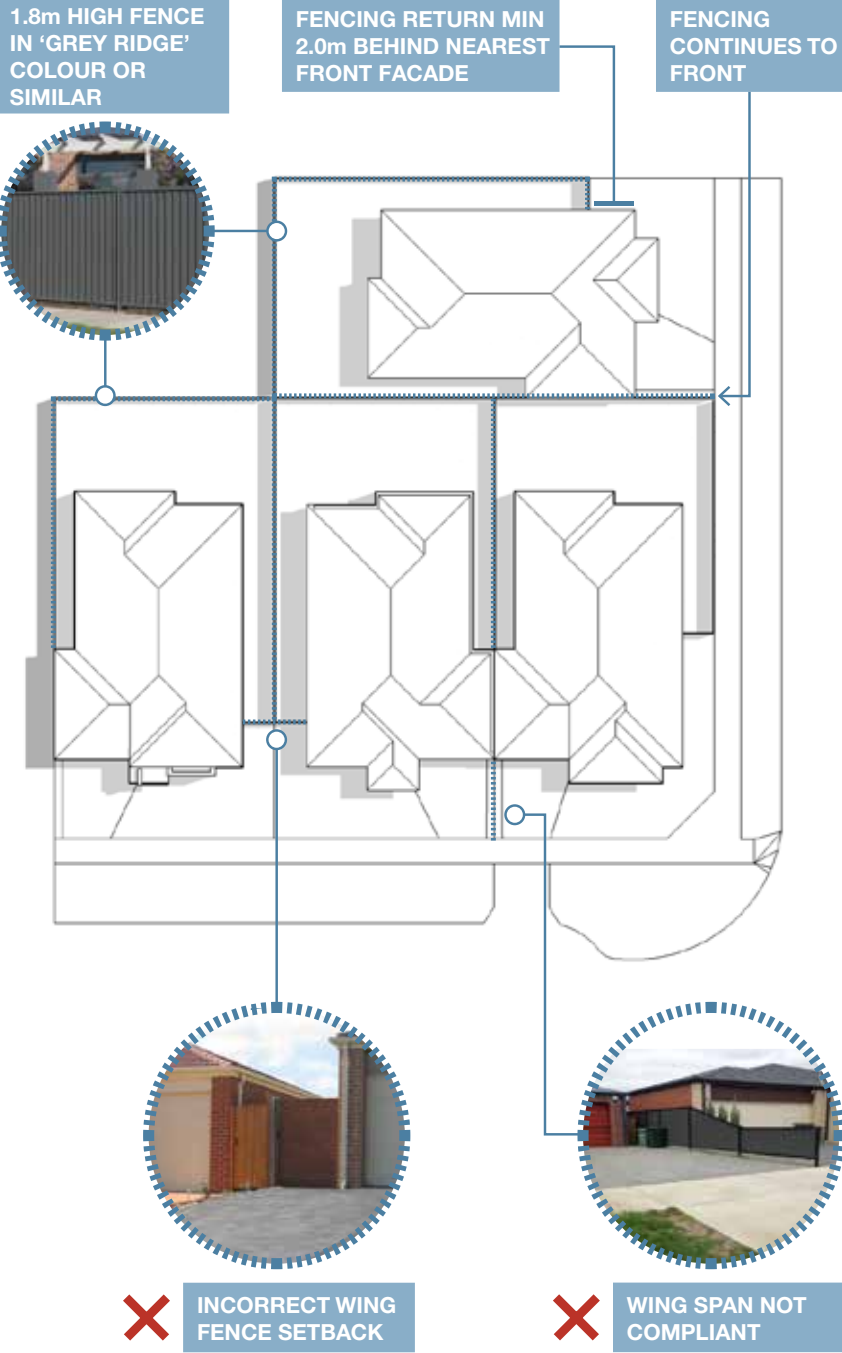


Front fence not transparent and does not compliment the style & colour scheme of the home

Mandatory side and rear fencing

The following fencing standard is required:

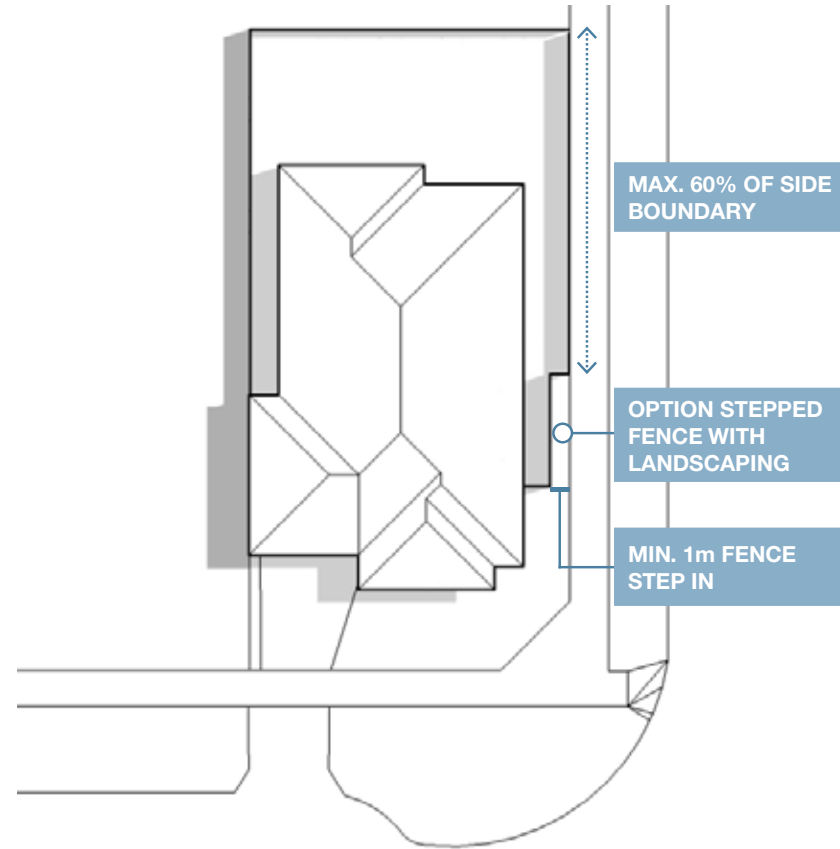
- Be constructed of 1.8m high pre-coated metal sheeting panels (.eg. Colorbond®) in ‘Grey Ridge’ colour or coloured to match
- Acceptable fencing profiles include Lysaght’s® ‘Neetascreen’ or Stratco’s® ‘Superdek’ range, or similar profiles approved in writing by Stockland’s Architect
- Be returned at 90 degrees to the home, to connect with the side of the home or garage wall at least 2.0m behind the nearest front facade
- Continue to the front of the lot if a side boundary forms the rear boundary of an adjoining lot unless otherwise specified



**Mandatory side street
fencing to corner and
rear access lots**

Mandatory side fencing to corner and rear access lots:

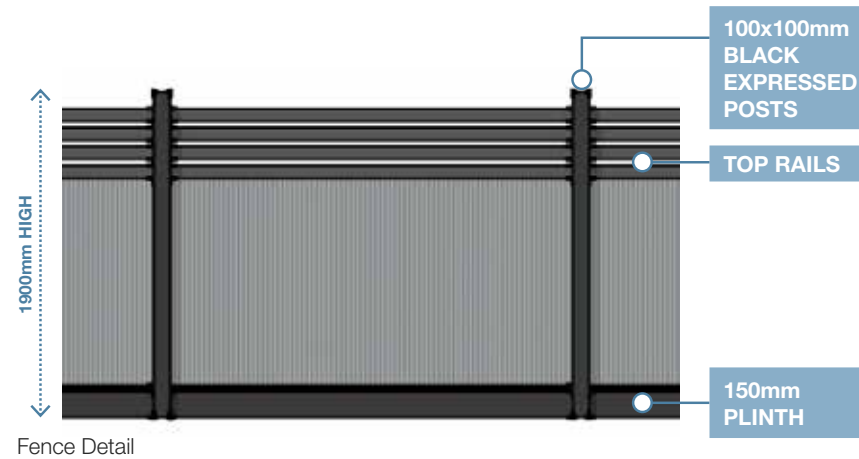
- Homestead profile:
 - Be constructed of pre-coated metal sheeting panels (e.g. Colorbond®) in 'Grey Ridge' colour or coloured to match
 - Acceptable fencing profile is Lysaght miniscreen or similar profiles approved in writing by Stockland's architect
 - The fence height is to be 1900mm from the bottom of the plinth to the top of the post
- Expressed posts: 100 x 100mm in black
- Top rails: four in total, each being 75 x 16 x 2350mm in black
- Bottom plinth: 150mm x 1.6mm in black (with a 38 x 25mm stiffener in black)
- Not exceed 60% of the length of the side boundary taken from the rear boundary
- On sloping sites the fencing is to be stepped
- All fencing is to be true and plumb



Corner Lot - Side Street Fencing



Sloping Site - Stepped Fence



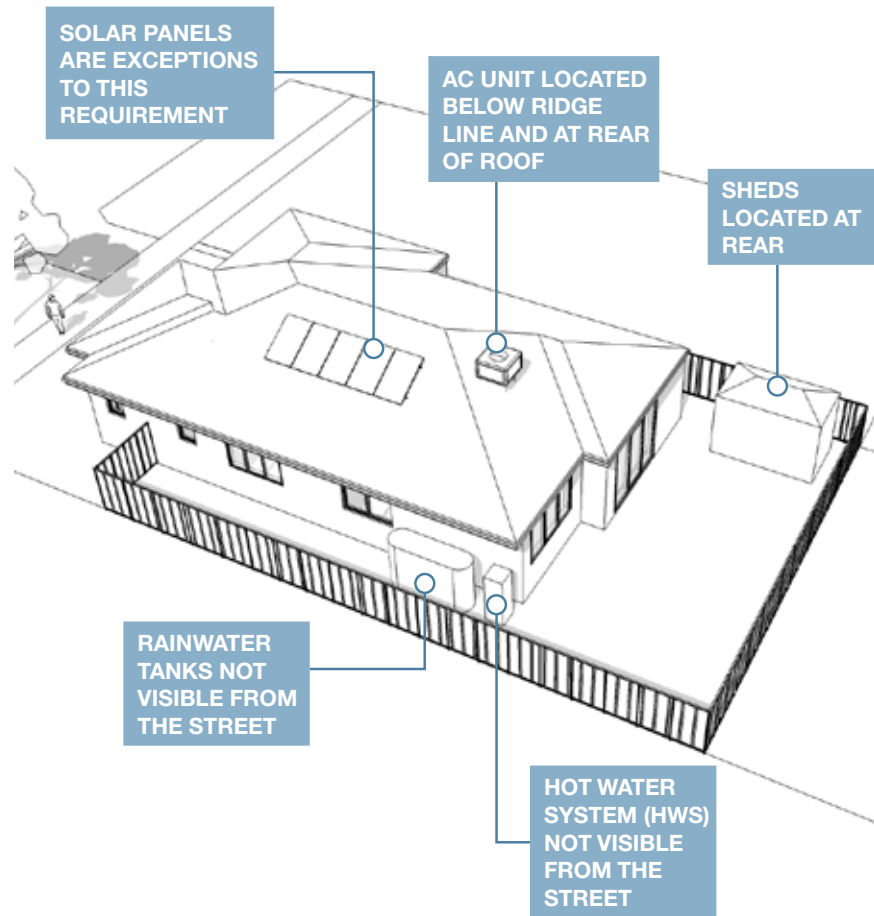
06 How to make additions to your home

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, and washing lines, solar pool heating coils.

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



Evaporative cooler units

Evaporative cooler units must be the low profile “contour” type and the same colour as your roof and placed at the rear of the roof ensuring that the top of the unit is below the roof ridgeline.

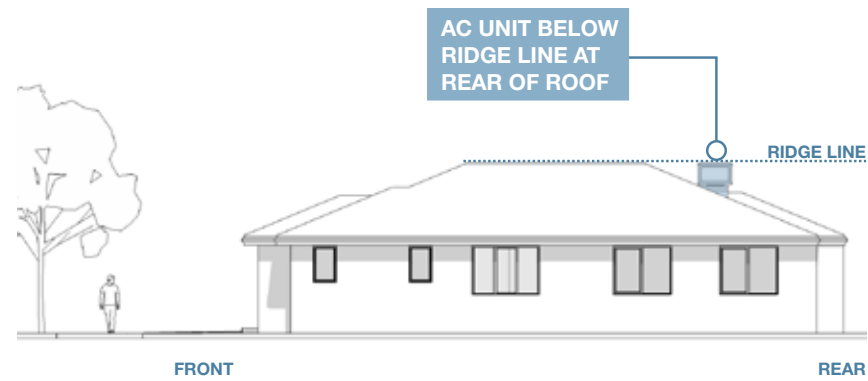
Exposed plumbing

Exposed plumbing must not be visible from the front or side street or neighbouring public reserves.

This excludes gutters and downpipes.

Sheds, outbuildings, pergolas

Any shed, outbuilding or pergola greater than 10m² in area that is more than 3m in height above natural ground level must compliment the finish of your home and be approved by Stockland.



Evaporative Cooler Units must be placed below the roof ridgeline at the rear of the roof



Non compliant evaporative cooler unit above roof ridgeline



Non compliant evaporative cooler unit located at front of roof



An approval issued under these Design Essentials is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Stockland Development Pty Limited, its architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed buildings of the associated site development works.

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**Stockland Edgebrook
Sales & Information Centre**

125 Tuckens Road
Clyde, VIC 3978

Stockland Development Pty Ltd

Level 7, 452 Flinders Street,
Melbourne 3000 Victoria
P: 03 9095 5000
F: 03 8684 5000



Stockland
it's your place



stockland.com.au/edgebrook