THE bridges AT highlands

Lifestyle design essentials

Stockland
it's your place

email **design@stockland.com.au**

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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 good 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

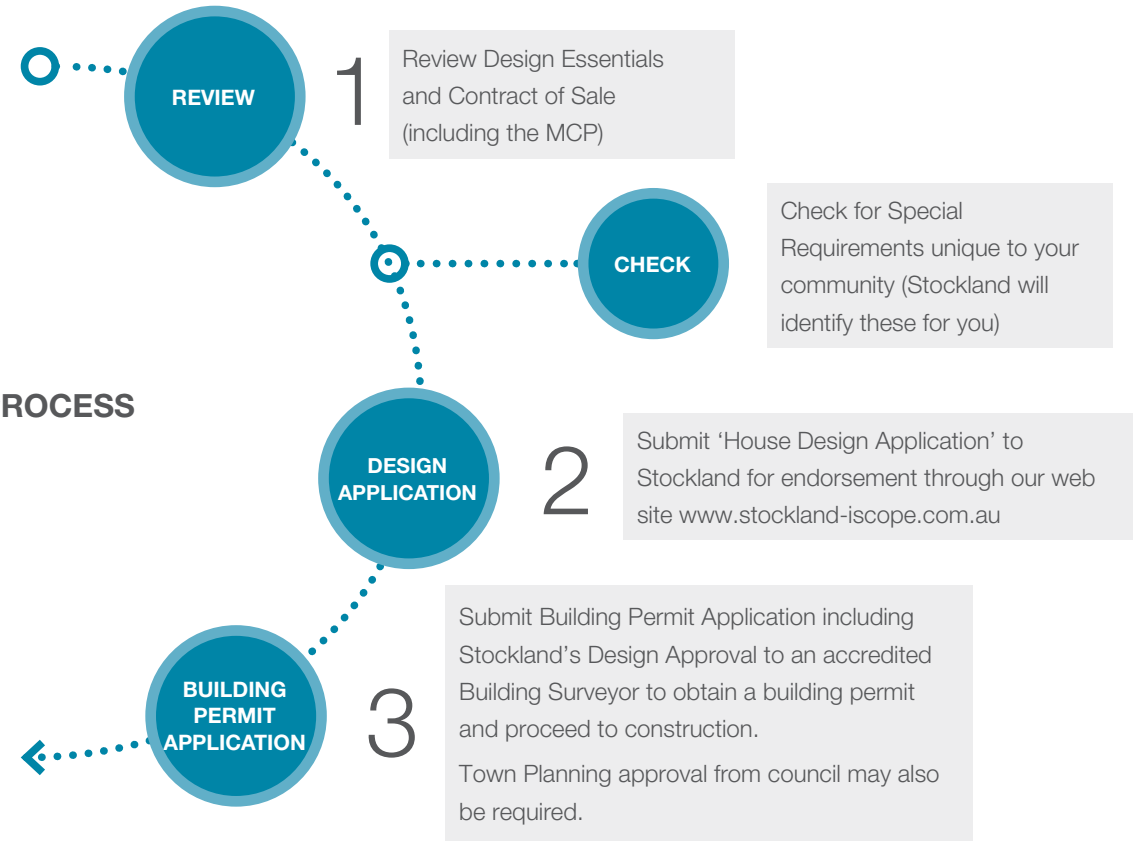
In order to build, you must apply and have an application package approved by Stockland's Architect. Design Approval by Stockland does not constitute building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building permit must be obtained from the local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

THE PROCESS



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

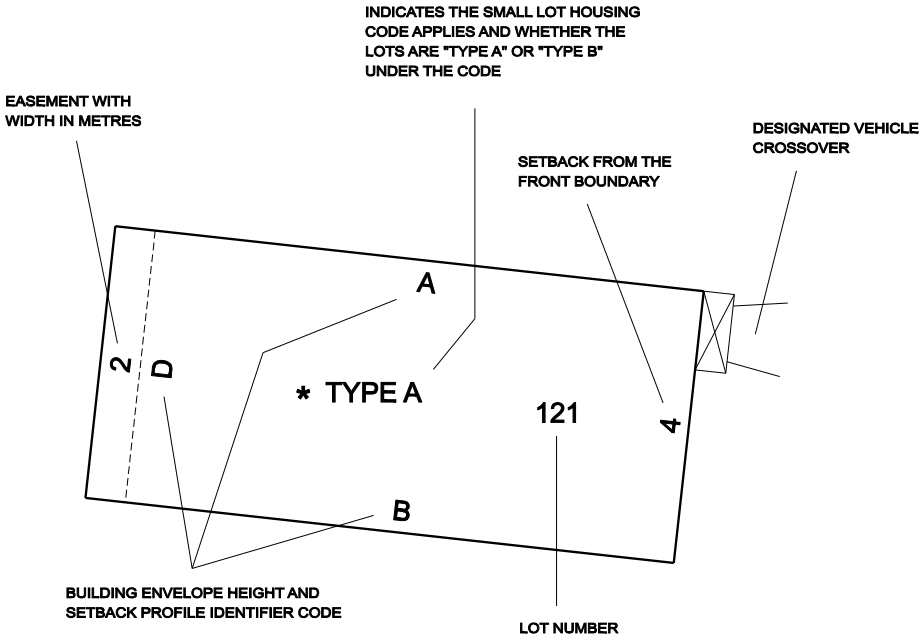
All minimum setbacks must be as shown on the Building Envelope plan contained within the Memorandum of Common Provisions (MCP) provided by Stockland in your contract of sale.

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 broad band optic fibre network if present.

Small Lots

Depending on local Council requirements small lots under 300sqm may be subject to the small lot housing code and/or require Town Planning permit. Please contact the Stockland Customer Relations Coordinator for more details.



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.

Contemporary Facade

Faux heritage styles not permitted

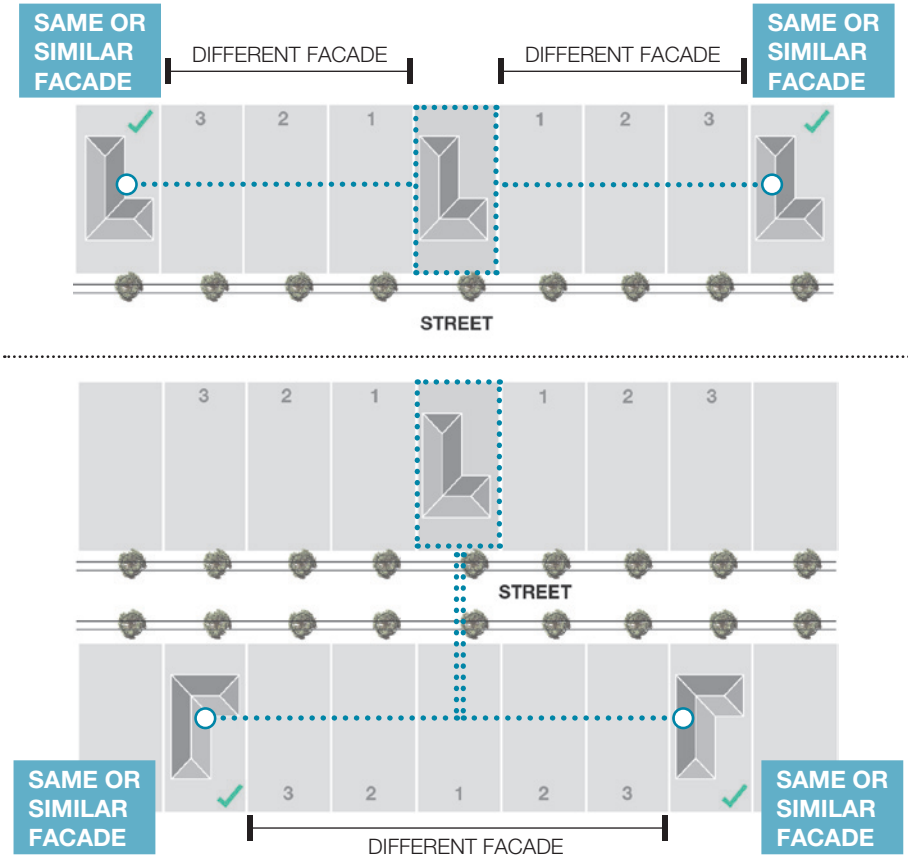
Faux heritage features not permitted

Eave brackets not allowed

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.

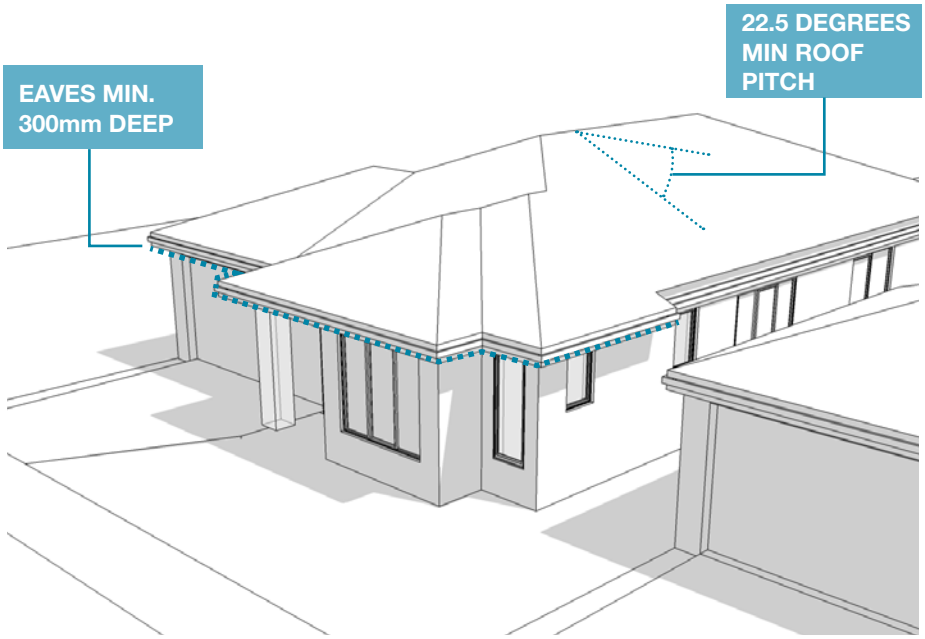


Roof Pitch

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.

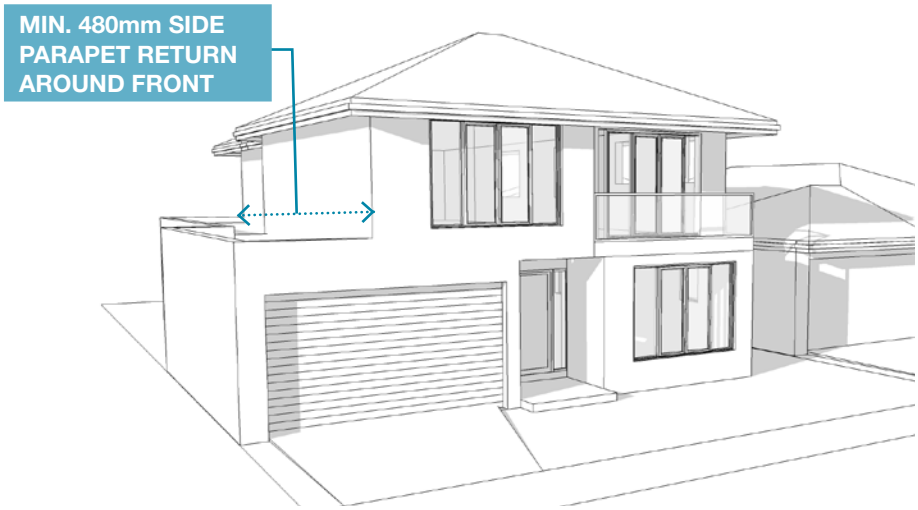
Eaves

Eaves a minimum of 300mm deep are required for sections of roof visible from the street.



Parapet Walls

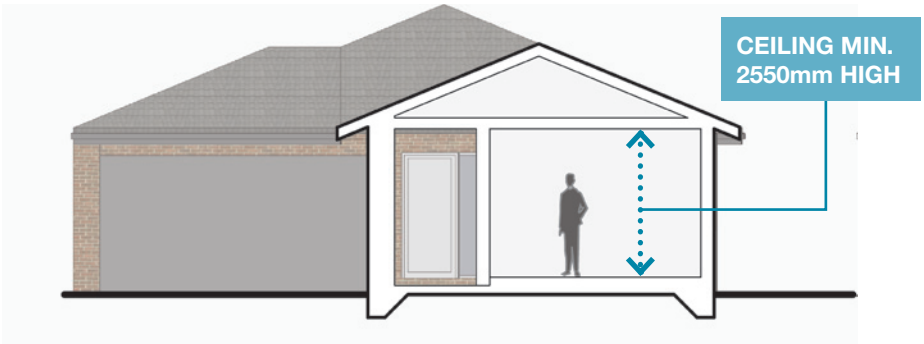
Any side parapet wall must return around the front façade a minimum of 480mm.



Ceiling Heights

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

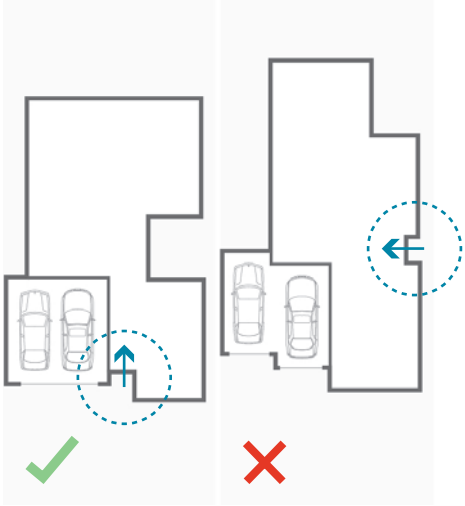
Double storey designs have minimum ceiling heights for the second storey in accordance with Building Regulations.



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.

Windows facing primary street frontage

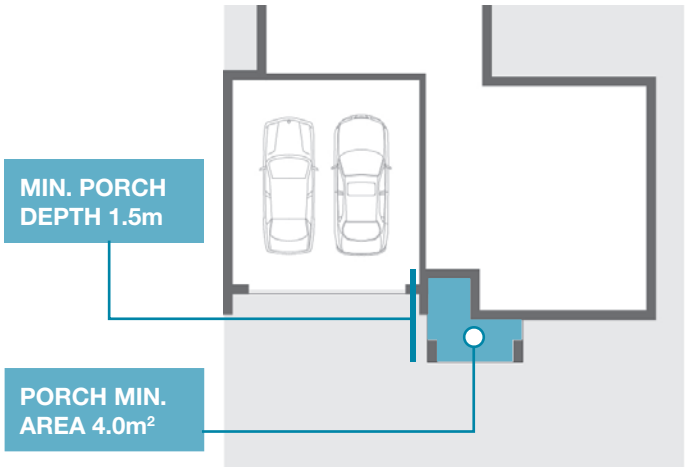
Side street windows match style and quality of front windows

Side street windows match style and quality of front windows

Side street window does not match style of front windows

Porch, Portico or Verandah size

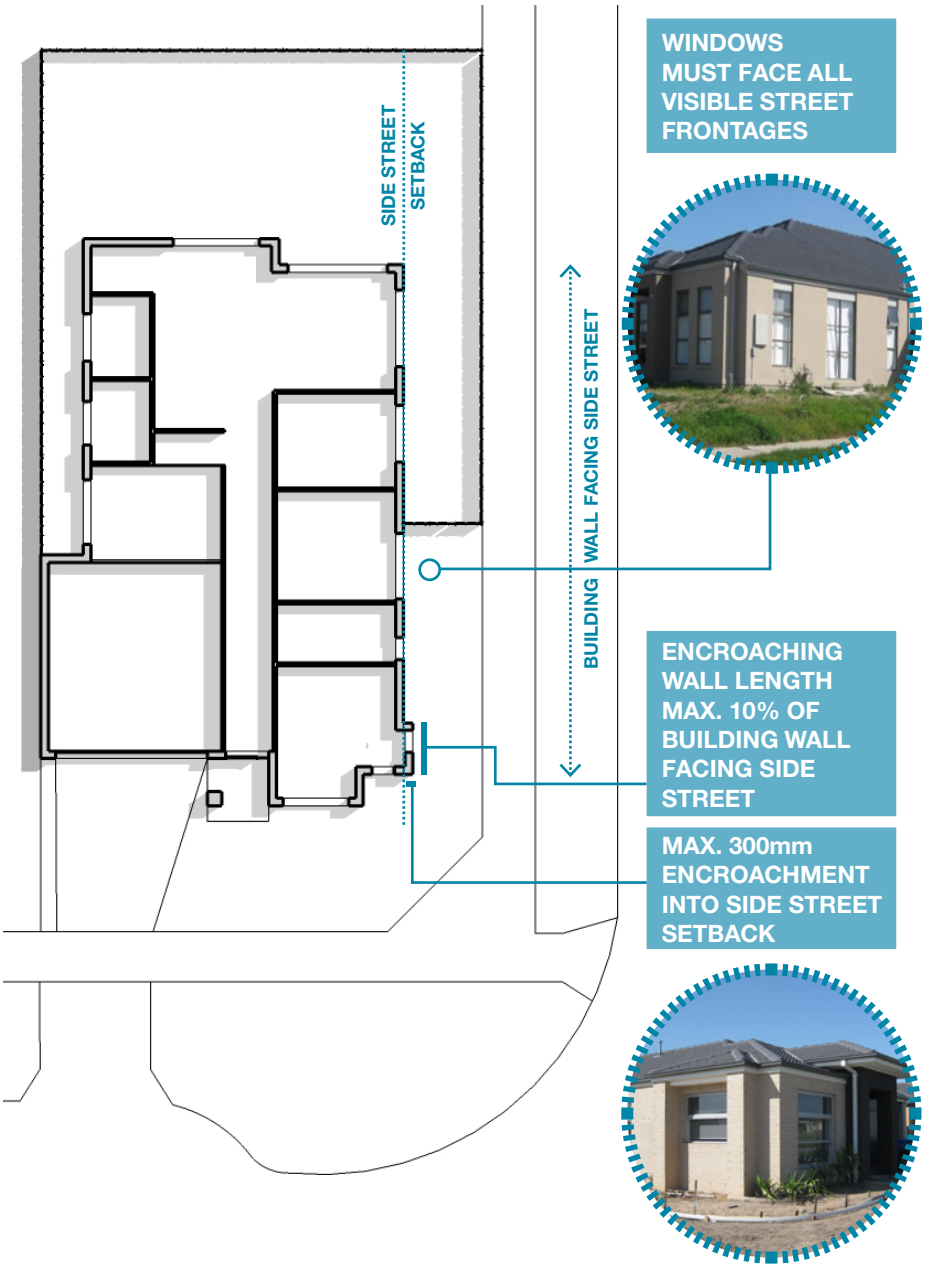
Your home must have a porch, portico or verandah with a minimum area of 4.0 square meters and a minimum 1.5m deep at some point.



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 300 millimetres into the setback on a side street for a maximum length of 10 per cent 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

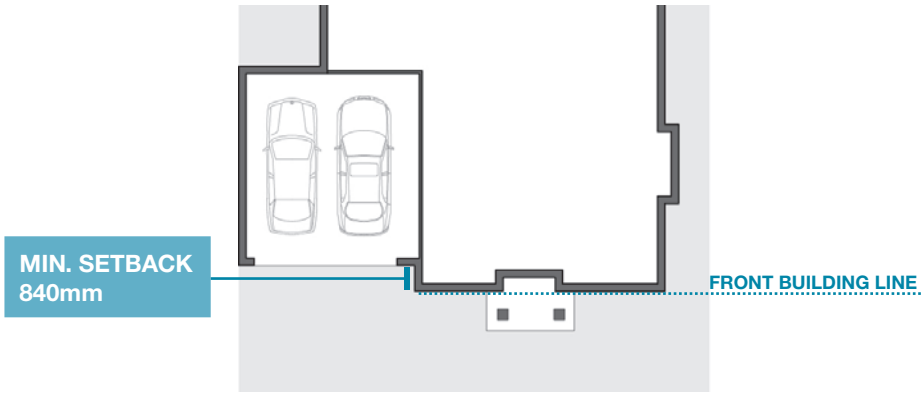
A Garage accessed from the rear of the property must be setback 500mm minimum from the rear property line.

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

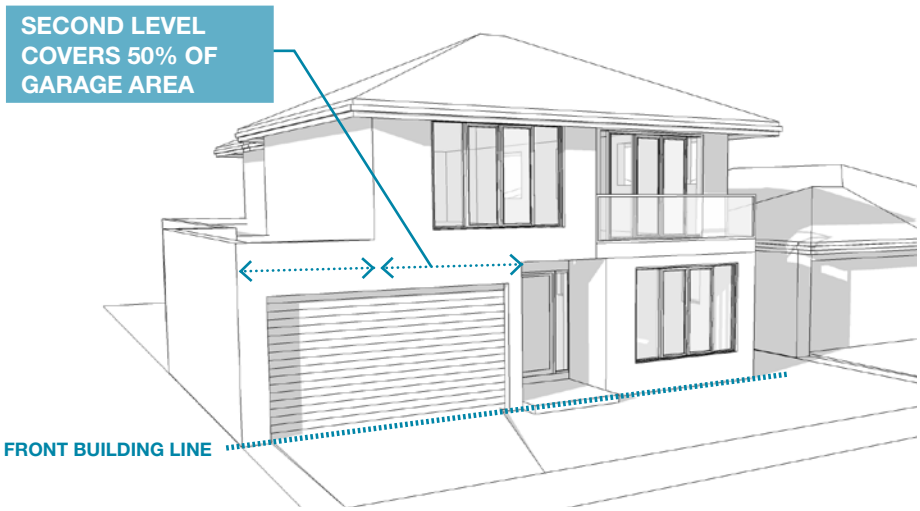
Triple Garages

If a triple garage frontage is proposed then:

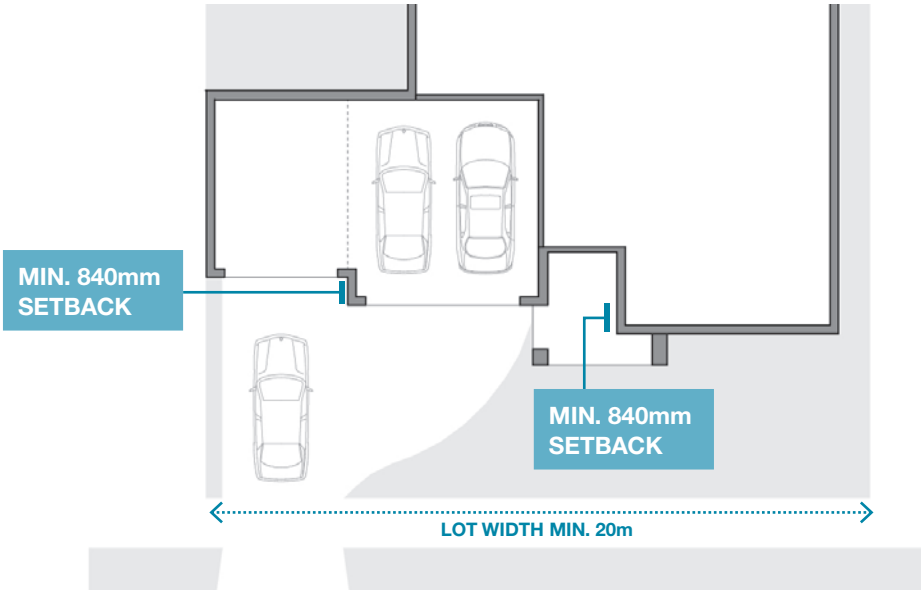
- The lot width must be at least 20.0m frontage
- The third garage must be setback a further 840mm from the other garage doors.



Garage Setback



Garage Design - Double Storey home



Requirements for homes that are 13m or more in width

Where a home is 13.0m wide or greater at least one of the following is required:

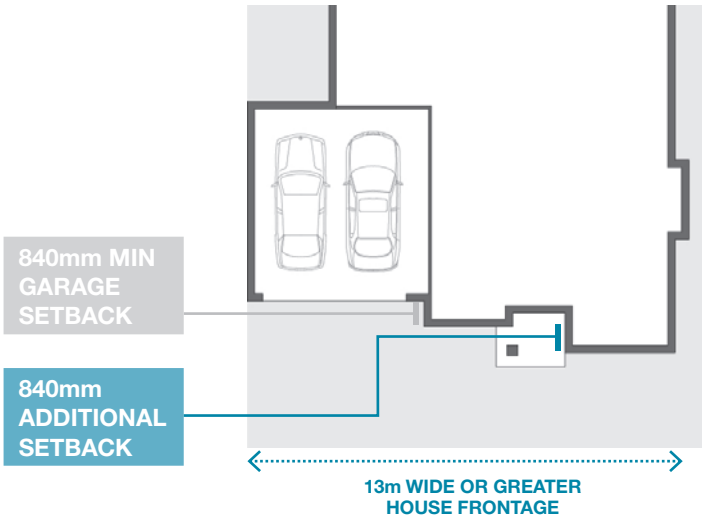
- A step in the front façade of a minimum 840mm (this step must be in addition to any step at the garage), or
- A portico / verandah with a minimum area of 10 sqm. The porch must also have a depth of minimum 1.5m deep at some point, or
- A verandah for the full length of the frontage (excluding the garage).

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

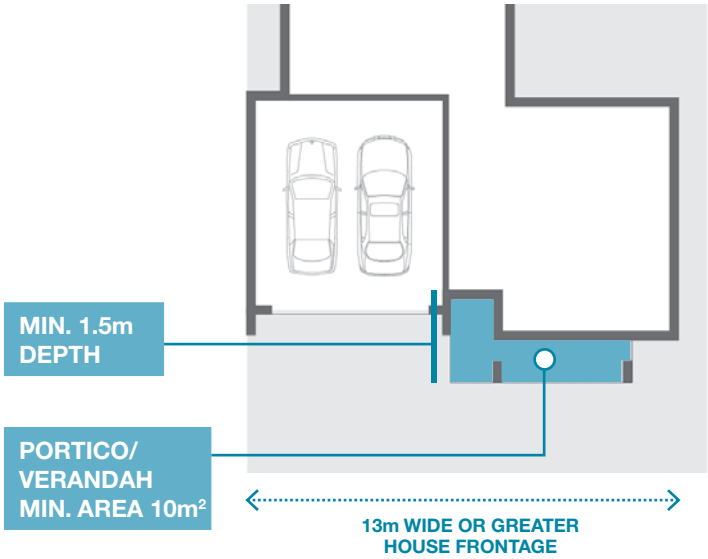
Double storey homes

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

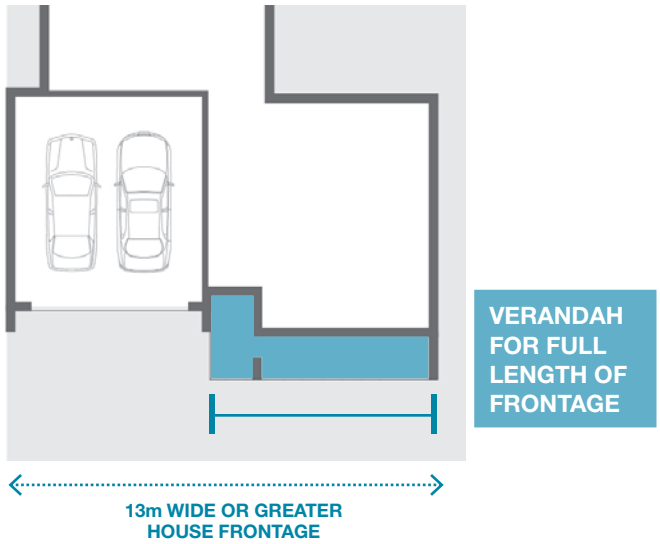
Front or side street and rear laneway facing second storey facades must incorporate balconies and/or additional setbacks and articulation.



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

At least 20% of the front of your home must contrast with the main finish.

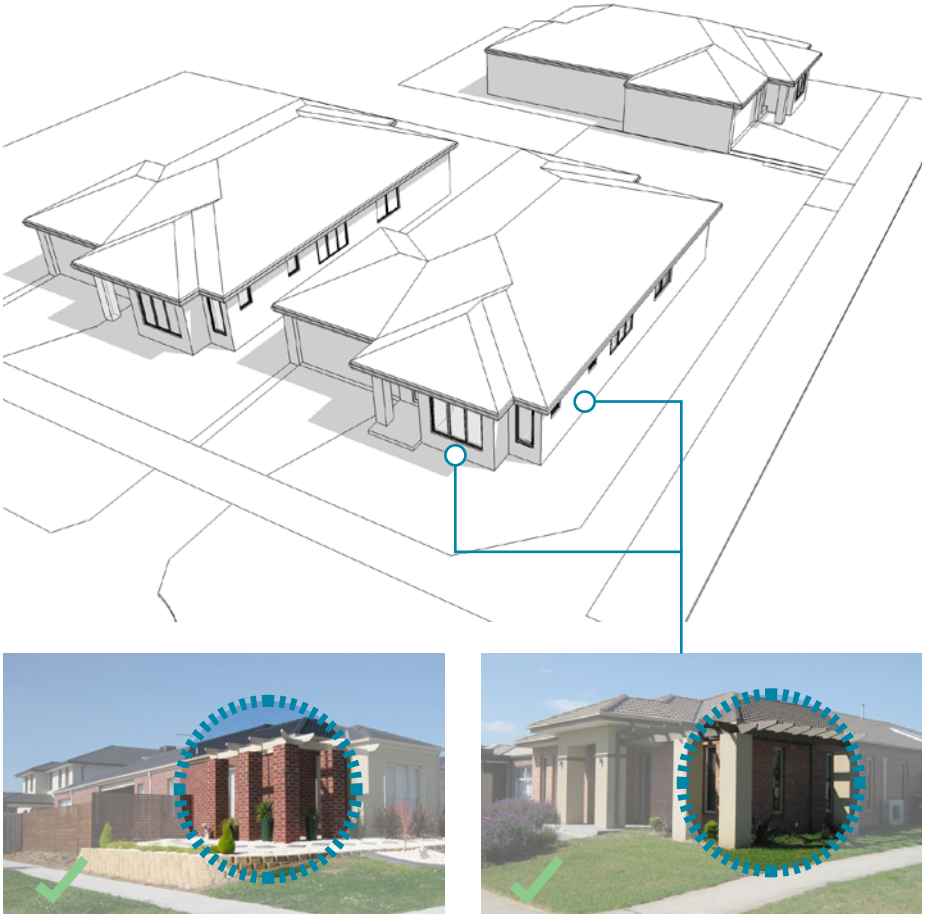
The 20% is calculated excluding windows, doors, and garage doors and other openings.

For homes on corners and rear accessed lots this requirement applies to all facades visible from the street.

Roof, gutters and downpipes

Gutter & downpipe colours are to match the roof colour.

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



Front street materials and colours continue to side street facade

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.

Driveways

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

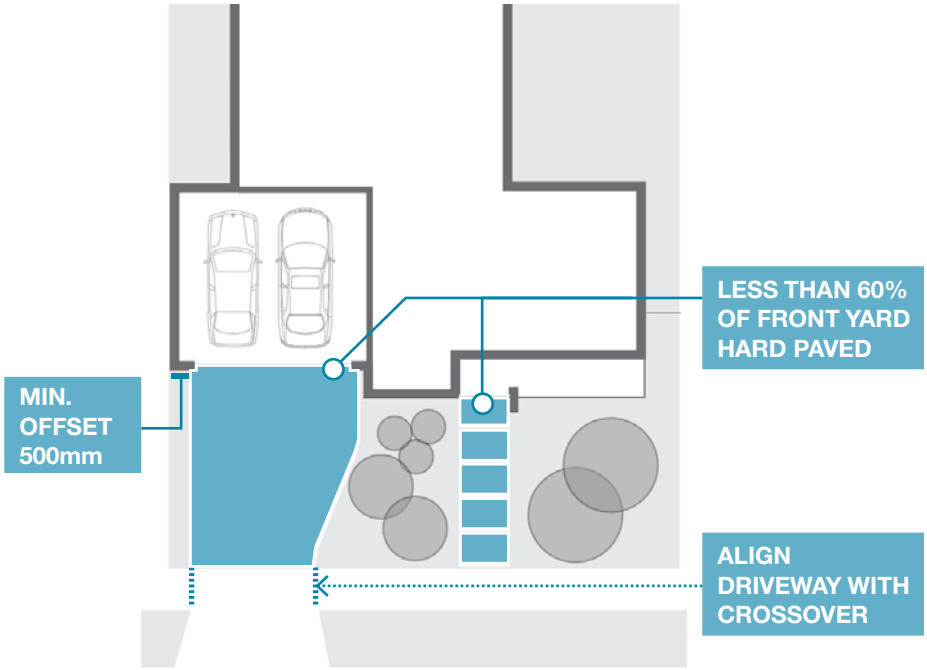
The driveway must be offset a minimum of 500mm from the nearest side boundary.

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.

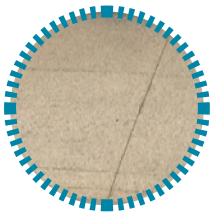
Plain concrete driveways (in light-grey 'standard' concrete) are prohibited.



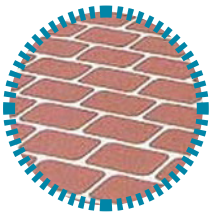
Min. 500mm landscape strip

Driveway does not align with crossover

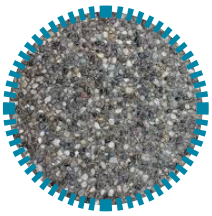
Stamped Concrete



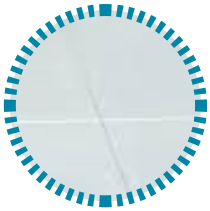
Coloured Concrete



Brick Pavers



Exposed Aggregate Concrete



Light-grey plain concrete

05 FENCING YOUR HOME

General Requirments

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.

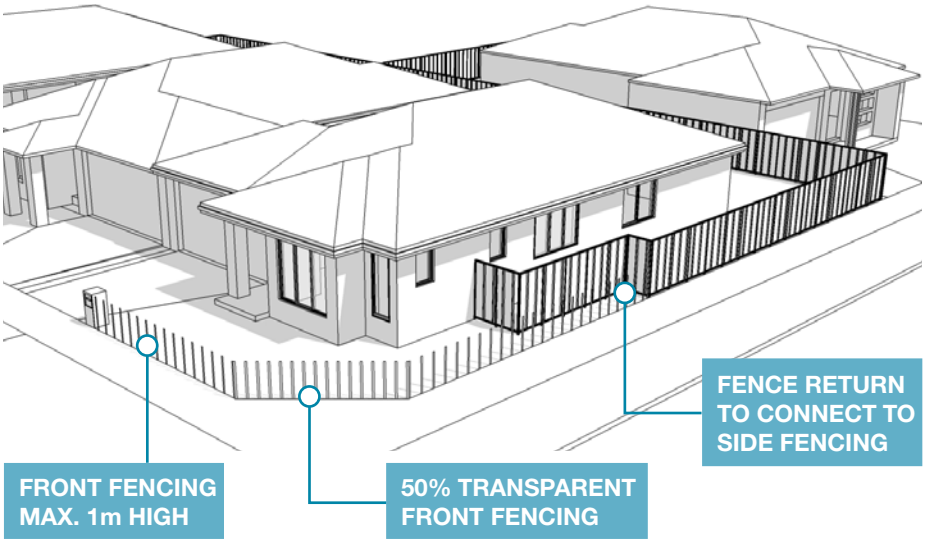
Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland's Customer Relations representative.

Optional Decorative Front fences & retaining walls

Front fences and retaining walls are permitted where they:

- Compliment the style and colour scheme of the home
- Are no higher than 1m
- 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.



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

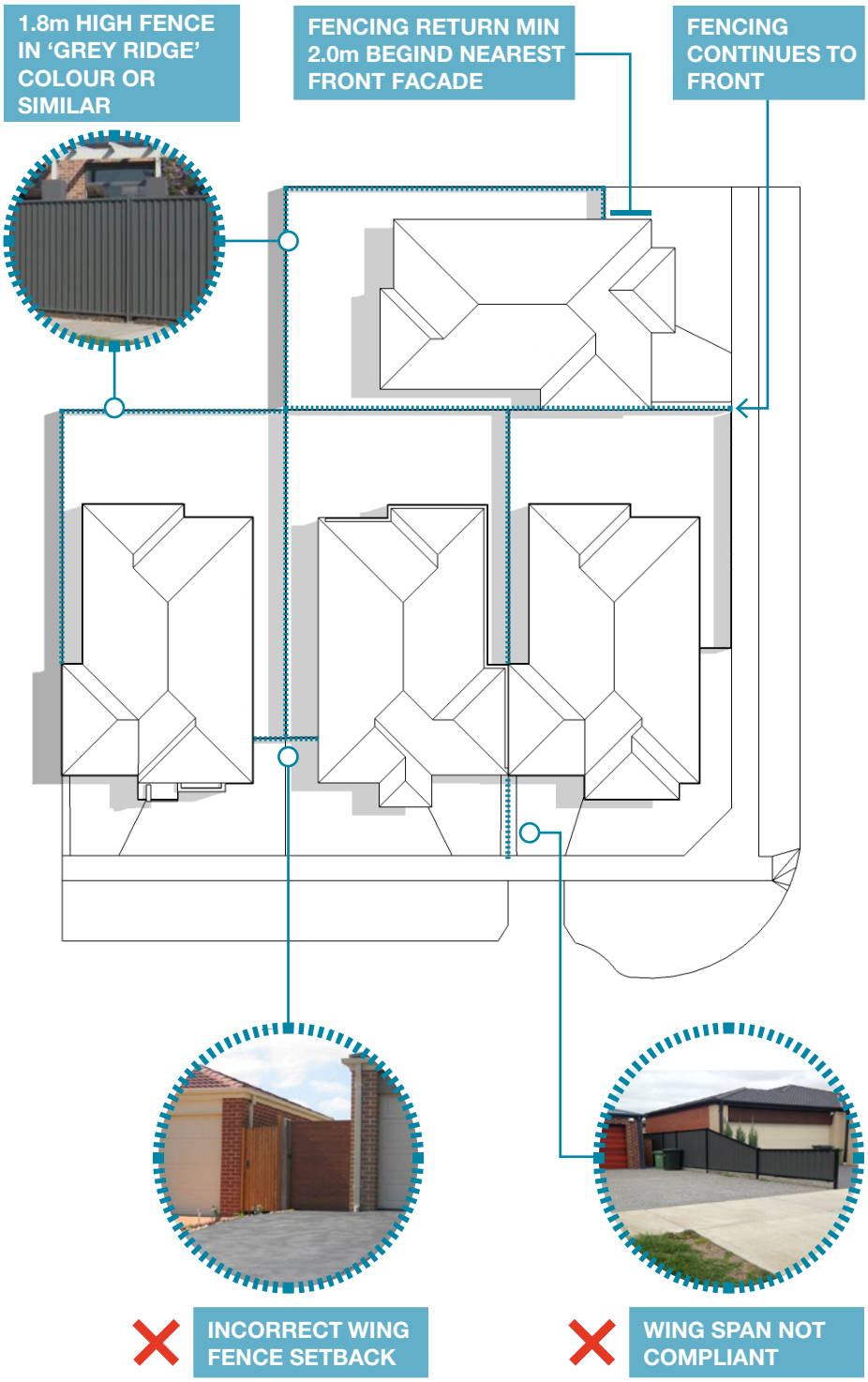
If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by Stockland before commencing construction.

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

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

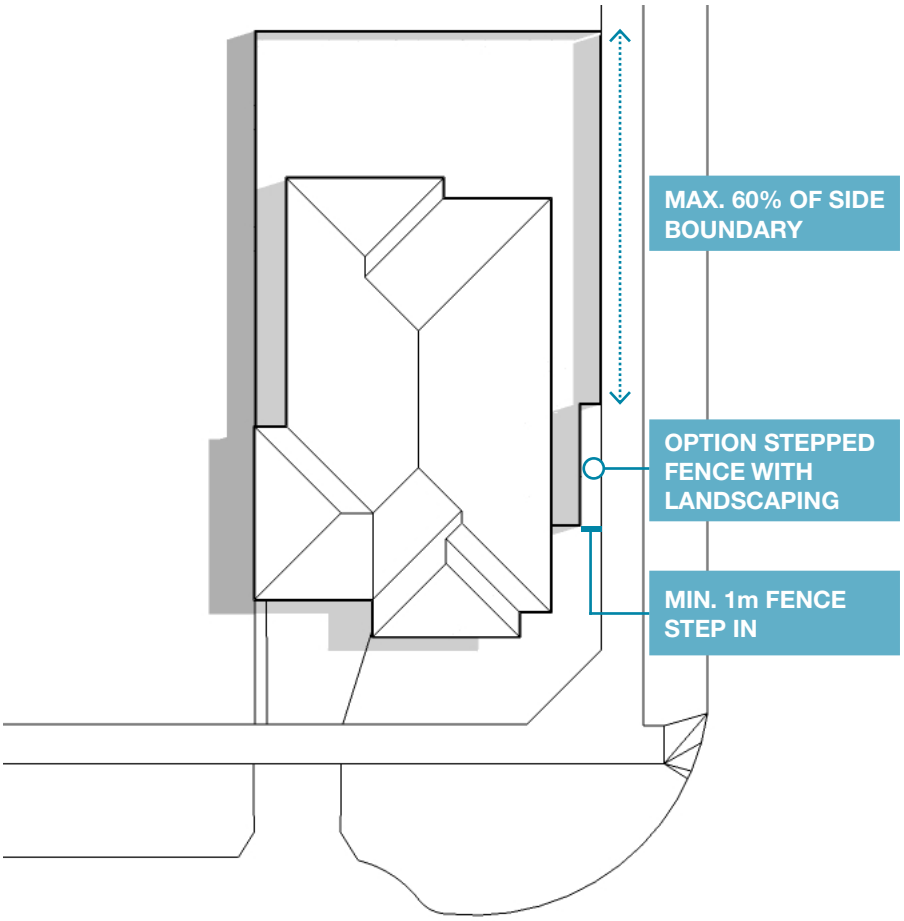


Mandatory side fencing to corner and rear access lots

The following fencing standard is required

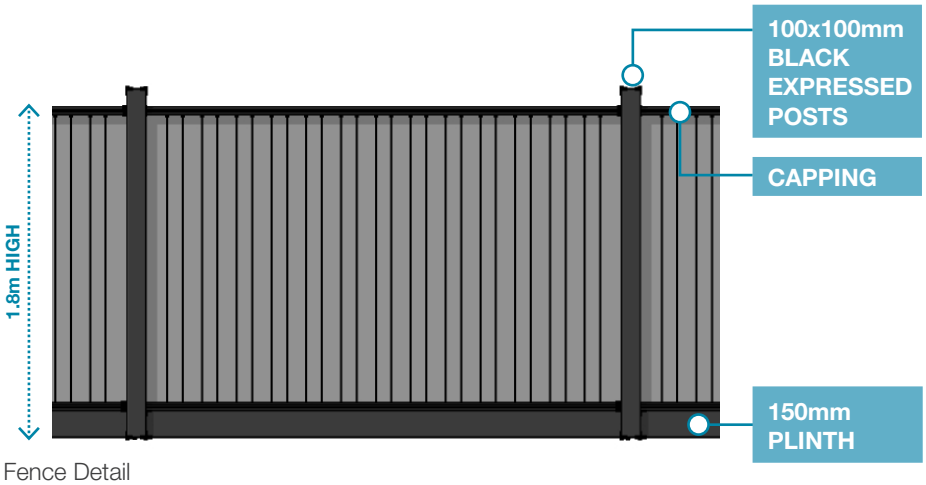
- Be constructed of 1.8m high pre-coated metal sheeting panels (eg. Colorbond®) in 'Grey Ridge' colour or coloured to match
- 100 x 100mm expressed posts, capping and 150mm plinth detail
- Acceptable fencing profiles include 'Lysaghts'® 'Neetascreen or Stratco's® Superdeck range or similar profiles approved in writing by Stockland's Architect
- Not exceed 60% of the length of the side boundary taken from the rear boundary
- On sloping sites fences should be stepped
- All fencing shall be set true and plumb

Fences on corner lots must not extend beyond the point indicated on the relevant council approved building envelope plan contained in your MCP.



Corner Lot - Side Street Fencing

Sloping Site - Stepped Fence



Fence Detail

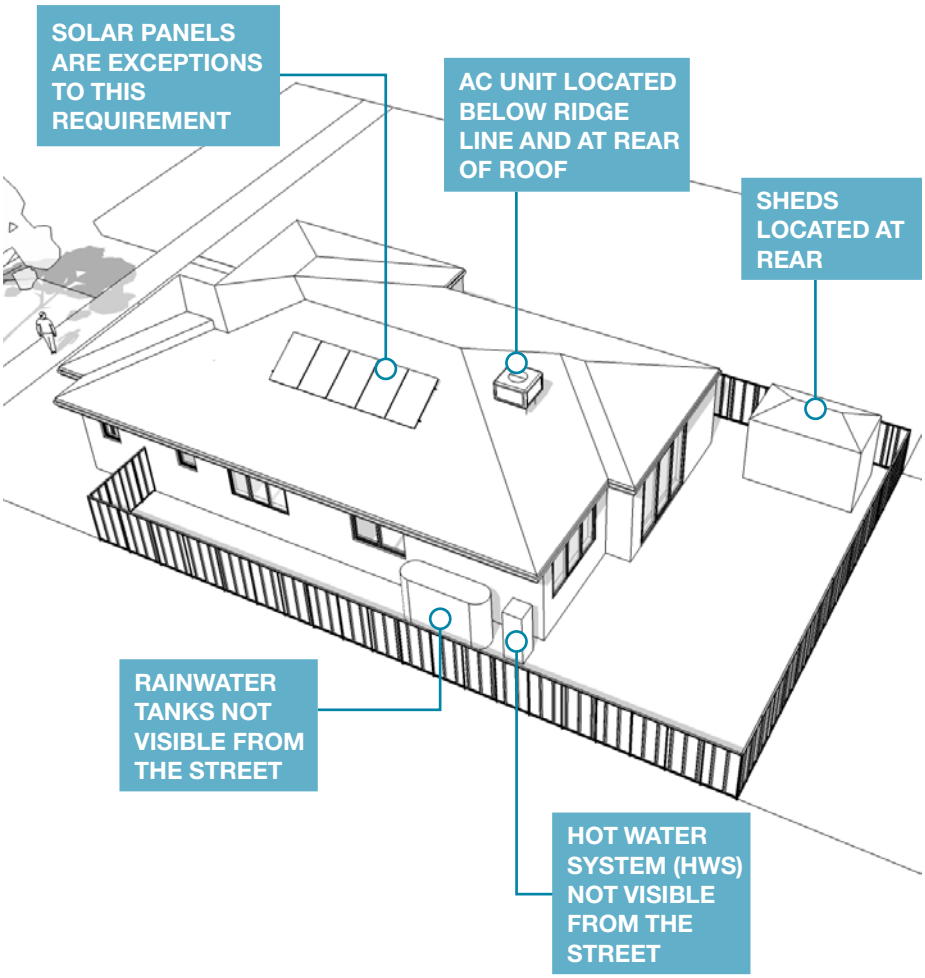
06 HOW TO MAKE ADDITIONS TO YOUR HOME

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, rain water 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

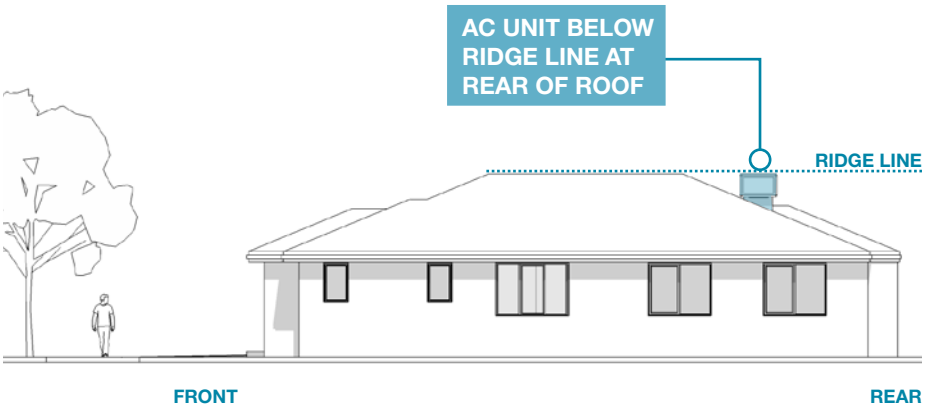
Exposed plumbing

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, it's 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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