

Lifestyle

Minta Design
Essentials.



Stockland



MINTA

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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

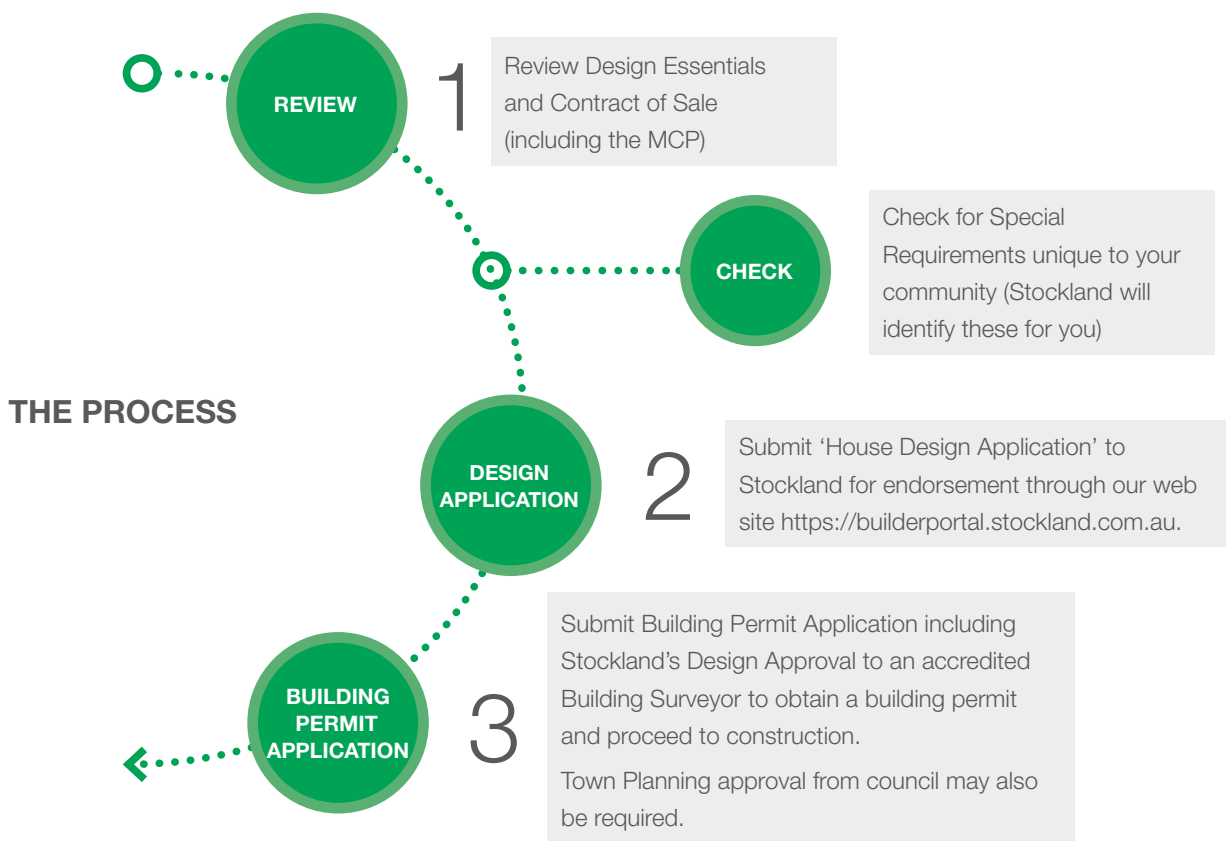
Submission Requirements

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 Covenant Administrator.



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

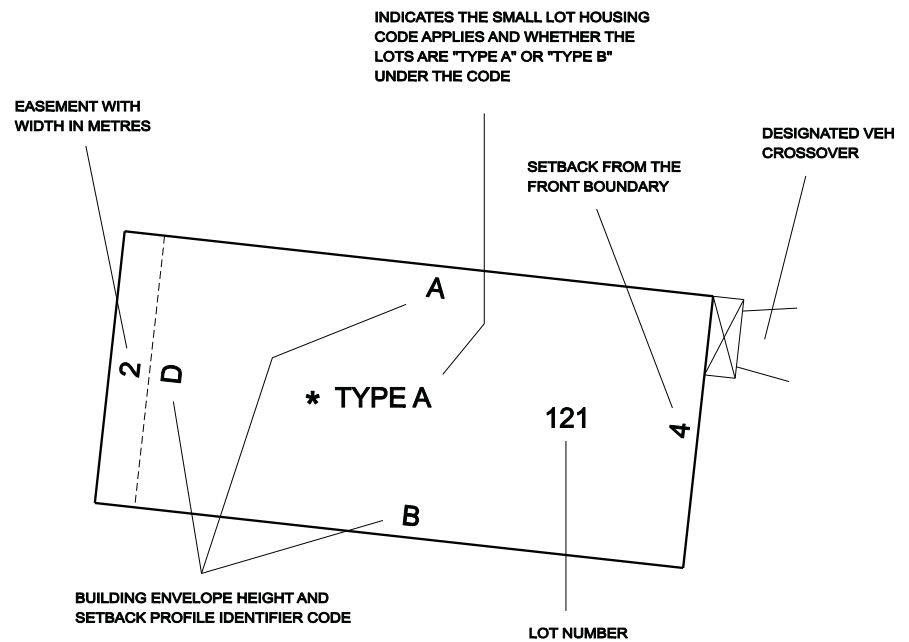
All minimum setbacks must be as shown on the Building Envelope plan contained within the Memorandum of Common Provisions (MCP) provided by Stockland in your contract of sale.

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

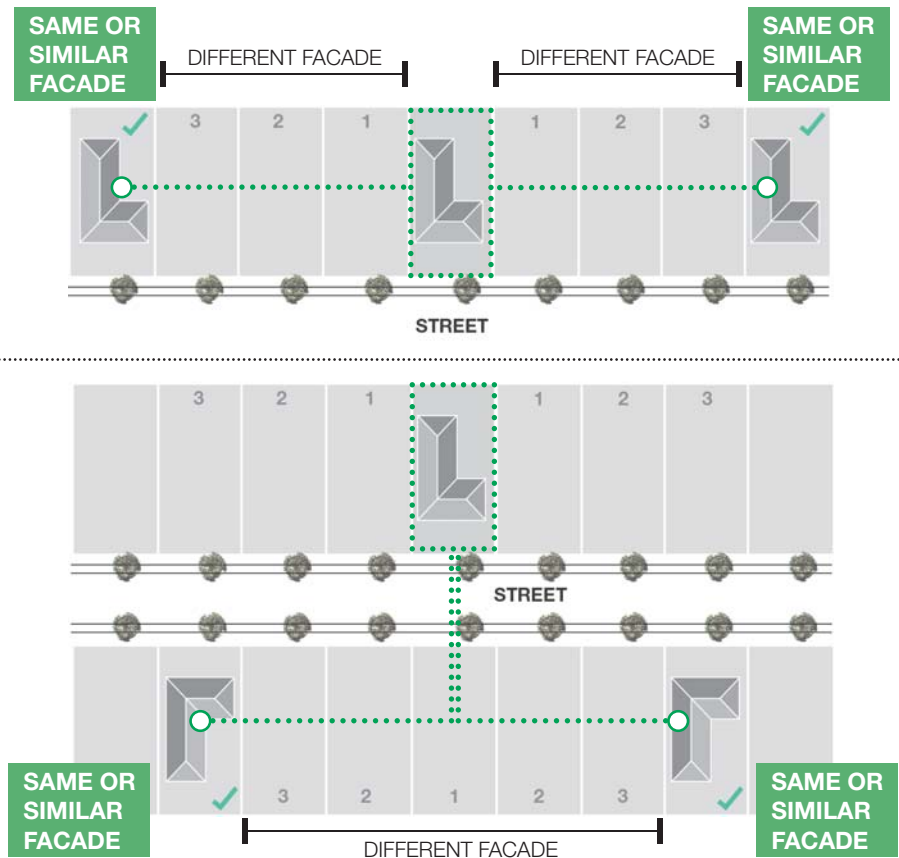
Your home must be elegant and sophisticated in its design and must be in keeping with the quality of homes within the Berwick area.

We encourage architecturally designed homes, Contemporary designs and Hamptons inspired designs which are all fitting for the Berwick streetscape.

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 roof, in which case it must have a minimum roof pitch of 10 degrees and a maximum roof pitch of 15 degrees.

Eaves

Eaves a minimum of 450mm deep are required for sections of roof visible from the street, with a minimum 2 metre return on the side.

Eaves a minimum of 450mm deep are required to all sides of double storey components.

Parapet Walls

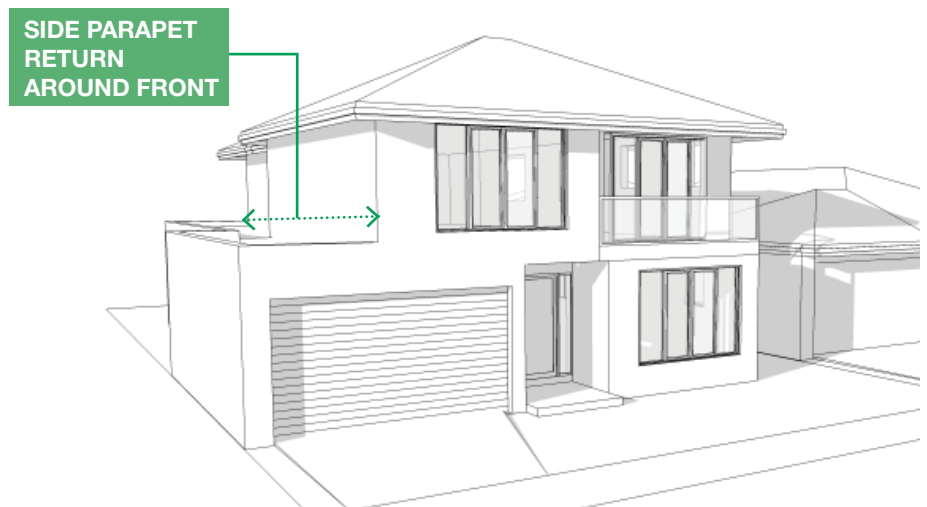
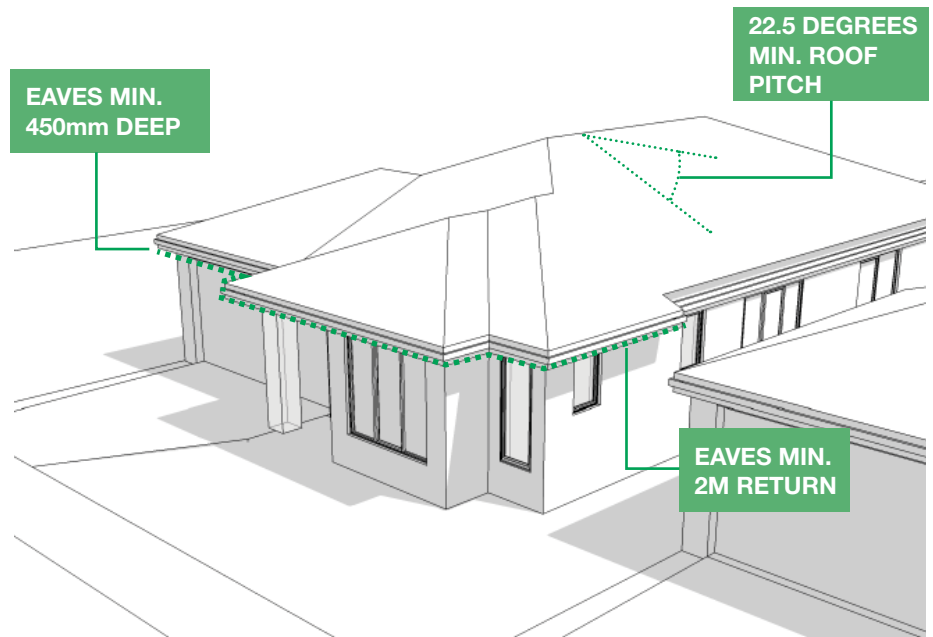
Flat roofs less than 5 degrees must be fully concealed by a parapet.

Any side parapet wall must return around the front façade and must not create a 'step' in the front façade wall.

Ceiling Heights

Your home 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

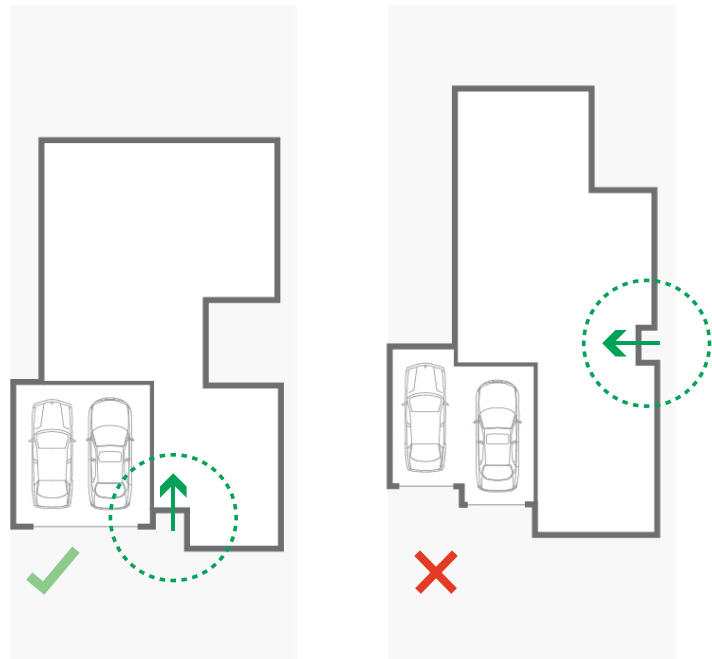
HOW YOUR HOME ADDRESSES THE STREET

Front Door facing the Street

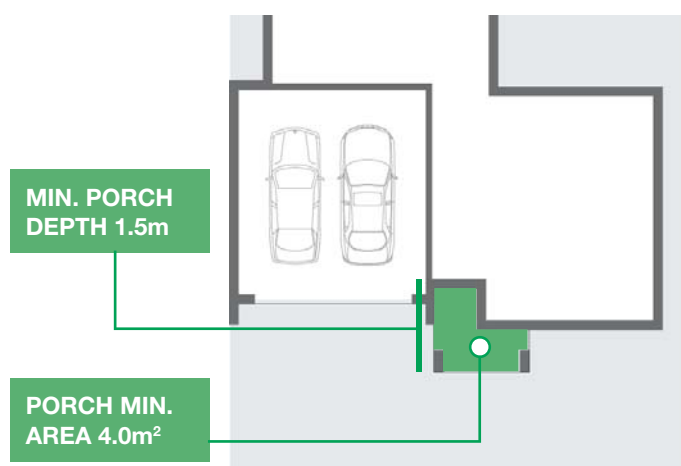
Your home must have a front door facing the street and either a verandah, porch or portico.

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 depth of 1.5m at some point.



Front Door facing the street



Porch, Portico or Verandah Size

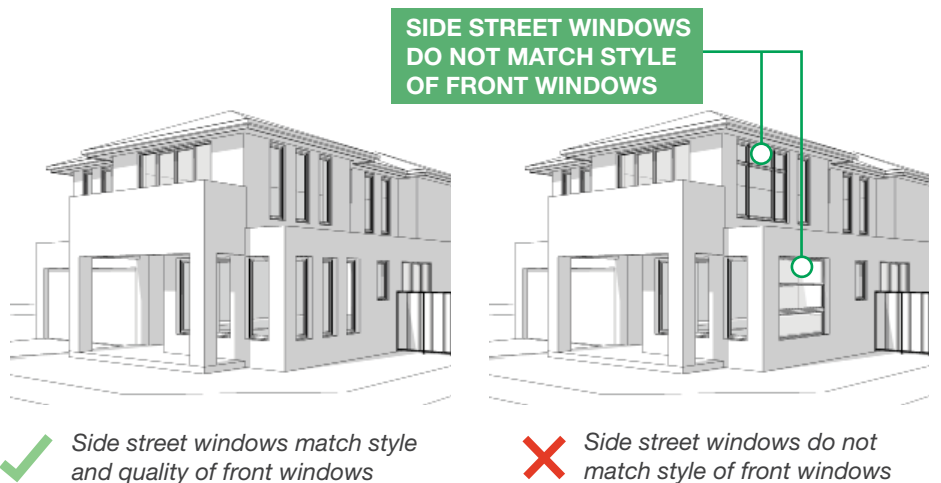
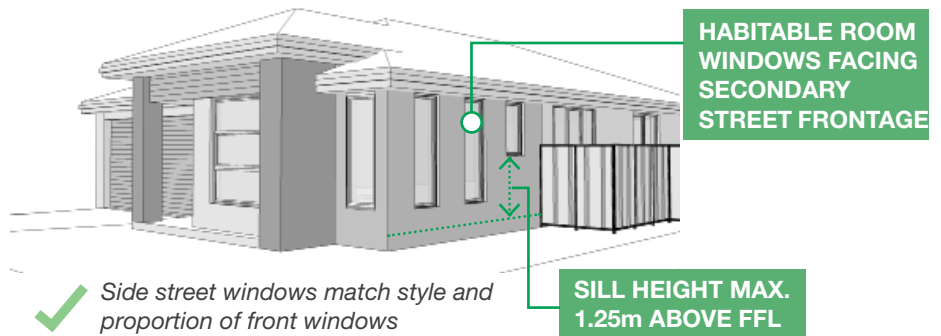
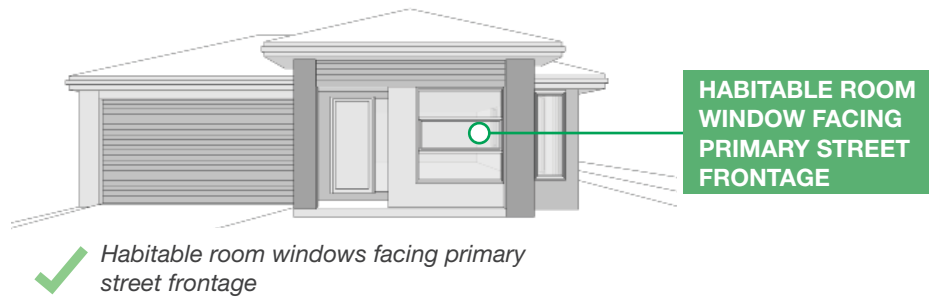
Windows

Your home must have a minimum of 1 habitable room window on each facade facing both the primary and secondary street frontages.

Windows that are readily visible from the street must be consistent in style and proportion and must have a maximum sill height of 1.25m above the finished floor level. These windows include:

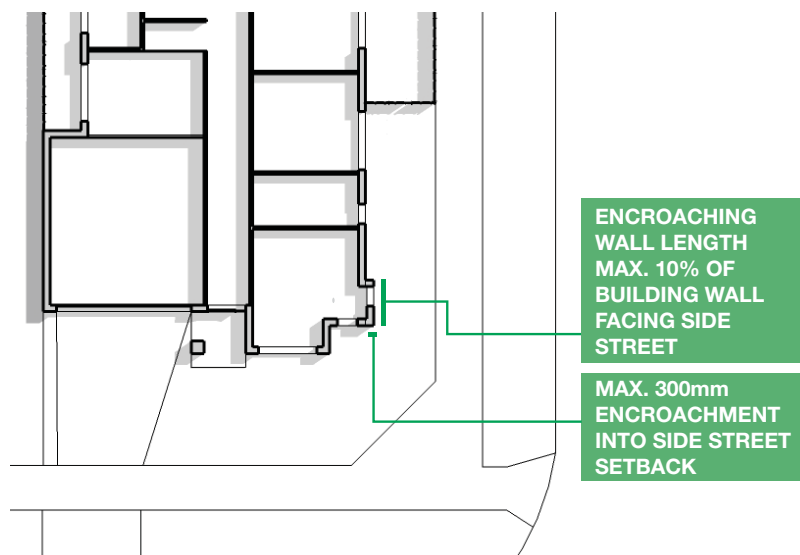
- ground floor and upper storey windows on the front facade facing the primary street frontage, and
- ground floor and upper storey windows forward of the corner fence return facing the secondary street frontage.

Blank walls with no windows are not permitted on any facade visible from both primary and secondary street frontages.



Corner Lots

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.



Second Storey Facade Articulation

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

External Materials

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

Any façade of your home visible from a street or public space must have a minimum area of 20% of a material or colour contrasting with the main material or colour.

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

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

For homes on corner and rear accessed lots, architectural treatment, façade elements, roof articulation, materials & colours incorporated on the front facade must return along the secondary street frontage up to the corner fence return. Refer to corner fence requirements.

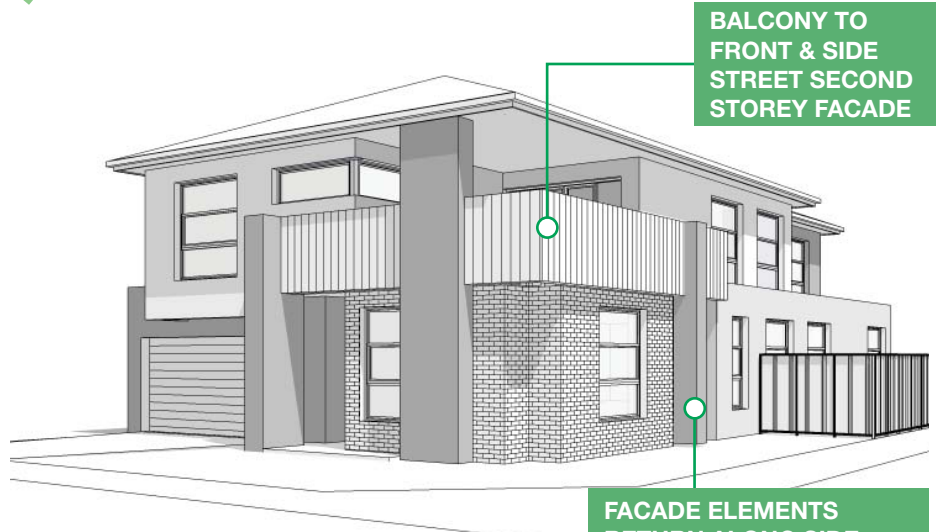
Roof, gutters and downpipes

Gutter & fascia colours are to match the roof colour. Downpipe colours must not contrast with wall colour.

Roof materials must not be: unfinished, reflective, galvanised, zinc, fibre cement, tray deck sheeting.



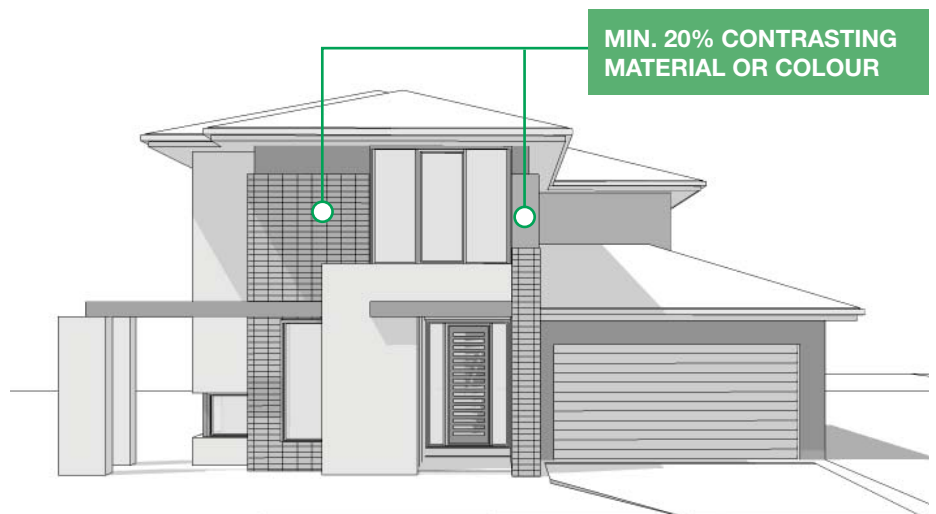
✓ *Front street elevation materials and colours continue for all facades visible to the street*



✓ *Corner Lot Architectural treatment, façade elements, roof articulation, materials & colours*

BALCONY TO FRONT & SIDE STREET SECOND STOREY FACADE

FACADE ELEMENTS RETURN ALONG SIDE STREET FRONTAGE UP TO CORNER FENCE RETURN



✓ *Additional setbacks and articulation to second storey facade*

MIN. 20% CONTRASTING MATERIAL OR COLOUR

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.

Single garages must have a maximum opening width of 3.5m. Double garages must have a maximum opening width of 5.5m.

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

Rear Access Garages

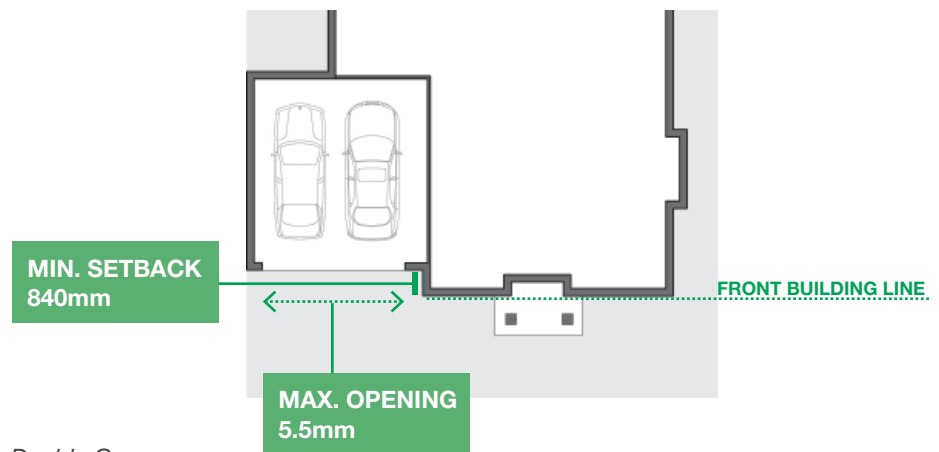
A Garage accessed from the rear of the property must be setback 500mm minimum from the rear property line.

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

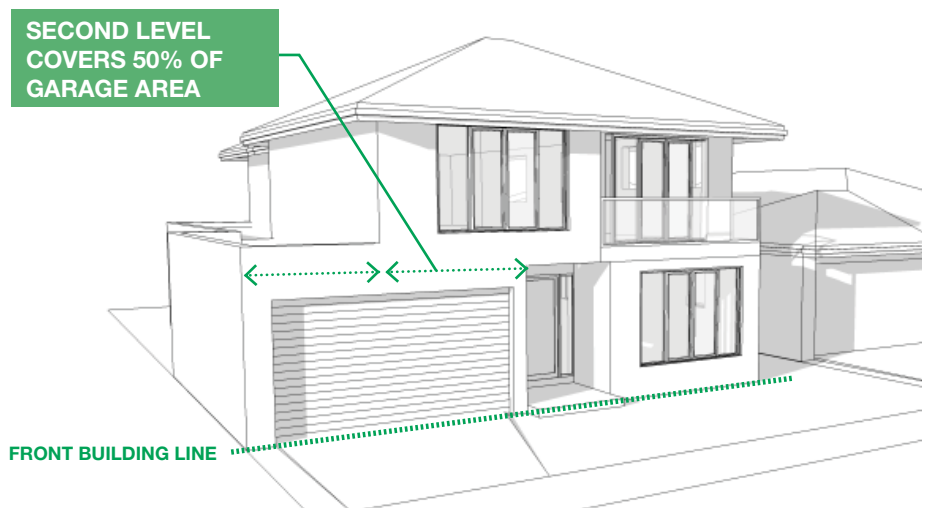
Triple Garages

If a triple garage frontage is proposed then:

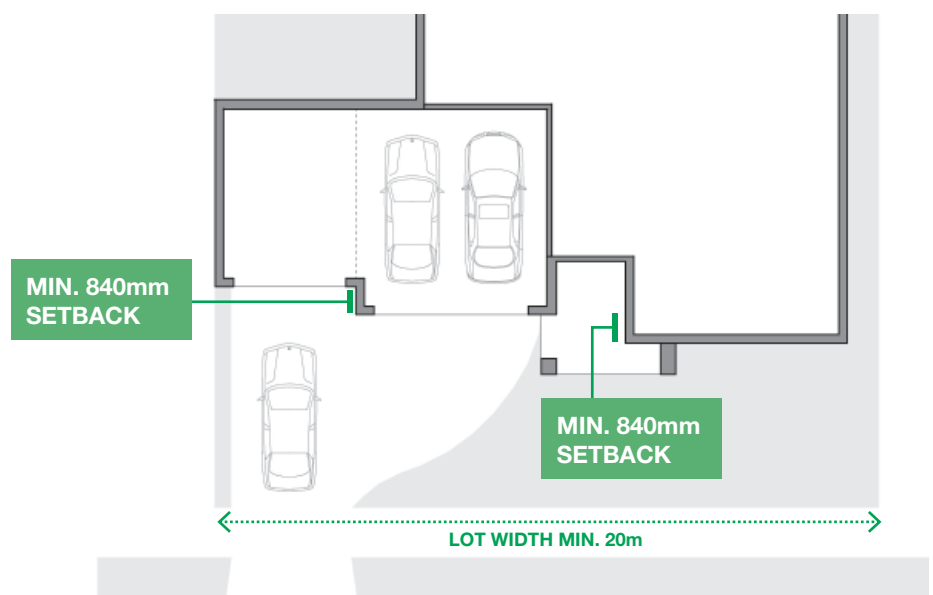
- The lot width must be at least 20.0m frontage
- The third garage must be setback a further 840mm from the other garage doors.



Double Garages



Garage Design - Double Storey home



Triple Garages

Garage Doors

Garage doors must be:

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

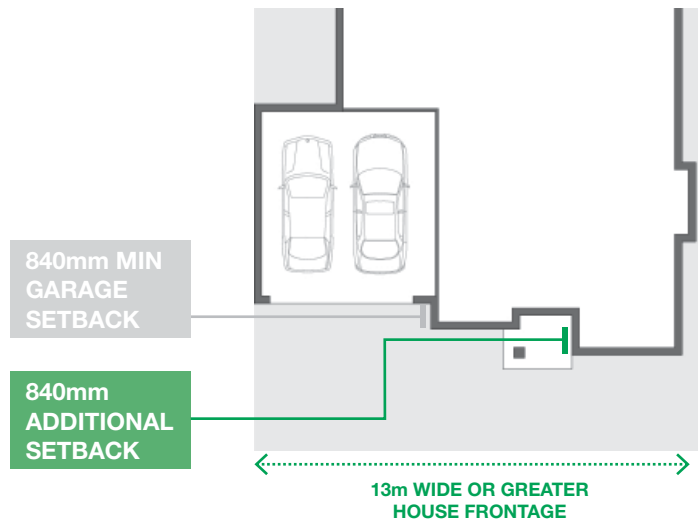
Roller doors will not be approved

Requirements for homes that are 13m or more in width

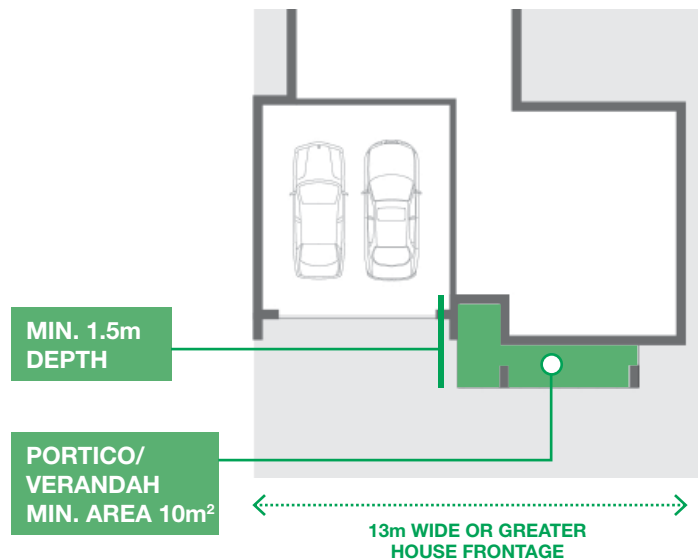
Where a home is 13.0m wide or greater at least one of the following is required:

- 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).

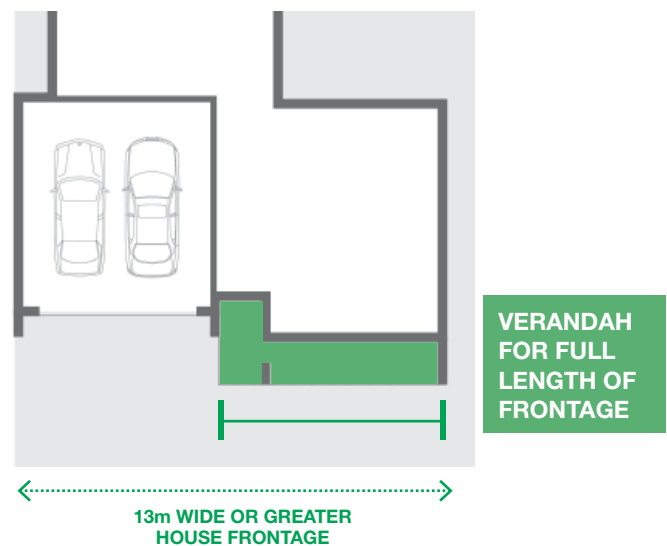
Note: An entry recess is not a step in the façade.



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

Extent of Landscaping

Lawn must be the dominant feature of your front landscape.

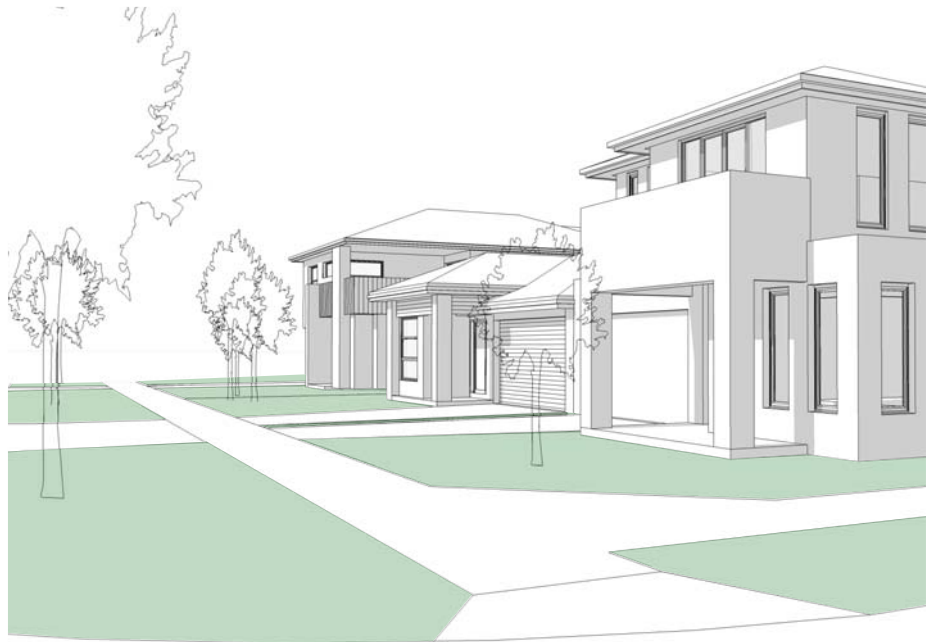
The lawn must extend to the front lot boundary in line with the pedestrian path.

The remainder of the front landscape may be made up of shrubs, native grasses, tufting plants or ground covers, so long as it is along the house boundary or side of the lawn.

Mulch, pebbles or rocks may be used to a minor extent where it is essential for drainage/retaining water around plant or tree bases or to line pathways.

Advanced trees may be planted within the lawn area.

Artificial grass is not permitted.



Lawn must be the dominant feature of the front landscape and must extend to the front lot boundary

Extent of Hard Paving and Decorative Rock

There should be no other hard paving visible from the street aside a pathway to a front door.

There should be no decorative rock visible from the street.

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.

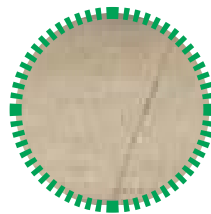
Retaining Walls

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

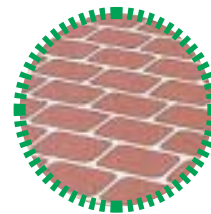
Retaining walls which abut a street must be constructed of stone or rendered masonry, in line with the village character and to the satisfaction of Stockland's architect.



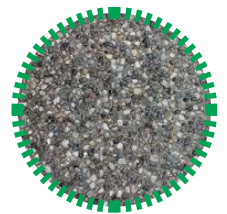
Stamped Concrete



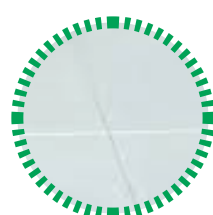
Coloured Concrete



Brick Pavers



Exposed Aggregate Concrete



Light-grey plain concrete



Advanced Trees

Where the lot has a frontage of less than 15m (excluding medium density product) there should be;

- At least one advanced tree planted between the front building line and front title boundary, and
- The minimum size of this tree is to be 45L pot, or 2m height on planting.

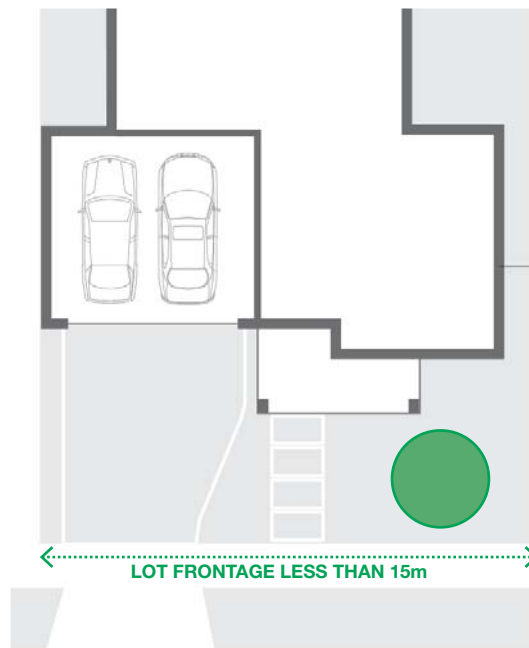
Where the lot has a frontage of 15m or greater there should be;

- At least two advanced trees planted between the front building line and front title boundary, and
- The minimum size of these trees is to be 45L pot, or 2m height on planting.

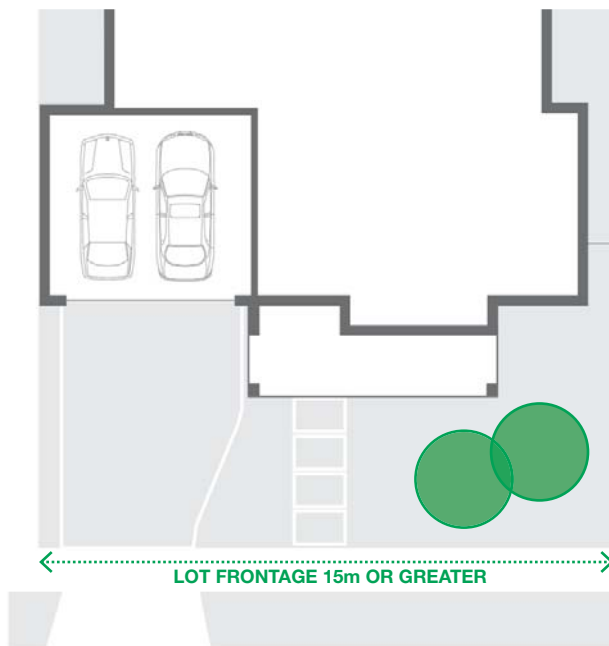
Landscaping Plan

Landscaping that differs from the above will be subject to Stockland's approval.

Plan must be submitted within 6 months of certificate of occupancy.



Lot frontage less than 15m - at least one advanced tree planted



Lot frontage of 15m or greater - at least two advanced trees planted

05

FENCING YOUR HOME

Mandatory side and rear fencing

The following fencing standard is required:

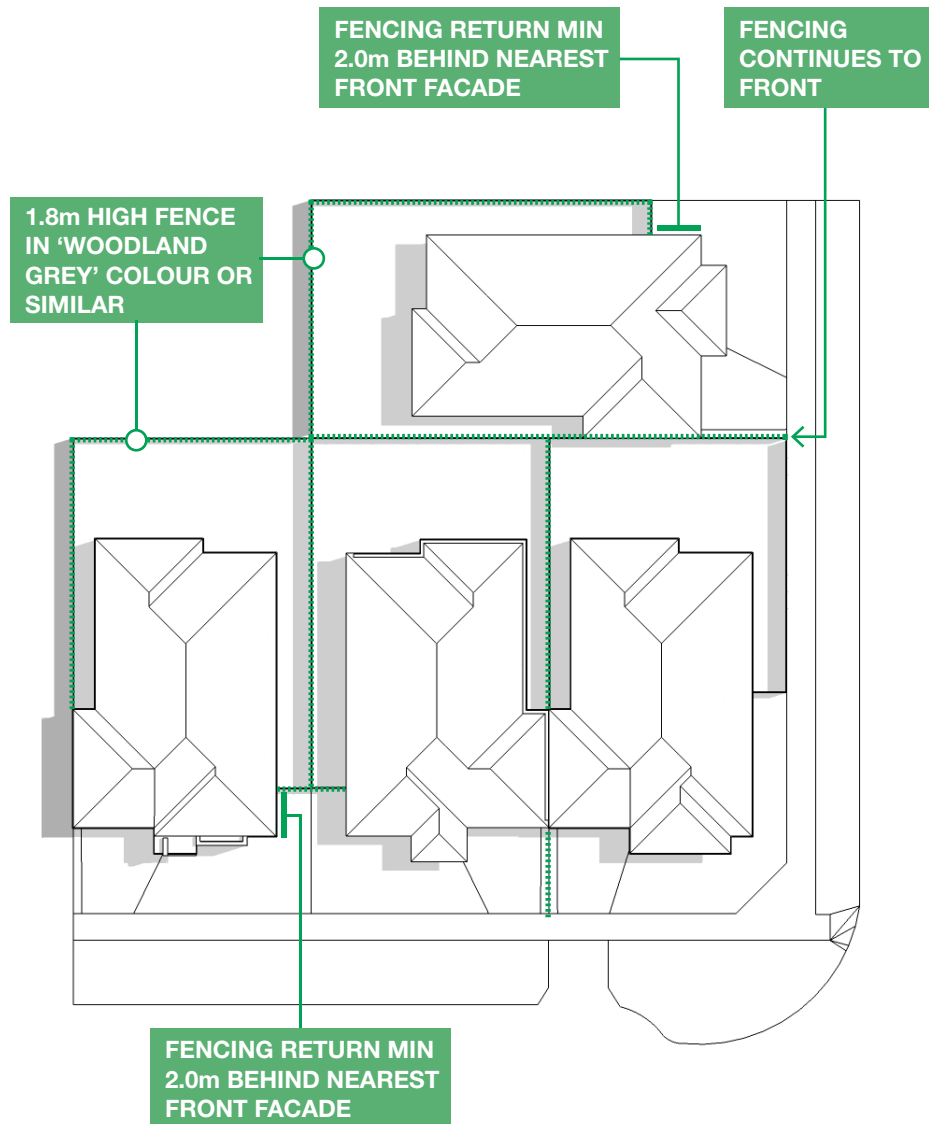
- Be constructed of 1.8m height pre-coated corrugated sheets and metal frame panels (Fencing Profile : Lysaght 'Custom Screen', or similar approved. Colourbond colour : 'Woodland Grey', or colour matched).
- Be returned at 90 degrees to the home to connect to the side of the home or garage at least 2.0m behind the nearest front facade.
- Continue to the front of a lot if a side boundary forms the rear boundary of an adjoining lot unless otherwise specified.

Corner allotments and allotments facing reserves

The following fencing standard is required:

- Be constructed of 1.8m height pre-coated corrugated sheets (Fencing Profile : Lysaght 'Custom Screen' or similar approved. Colorbond color : 'Woodland Grey', or color matched) fixed to a timber frame (i.e. Hardwood posts, 140sq., 3 no. timber rails and timber plinth). Hard wood posts are to be expressed, dressed and stained. Post to have a 45 degree pyramid shaped top with a timber peak fence capping.

No front fencing, unless specified by Stockland.



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.

Solar

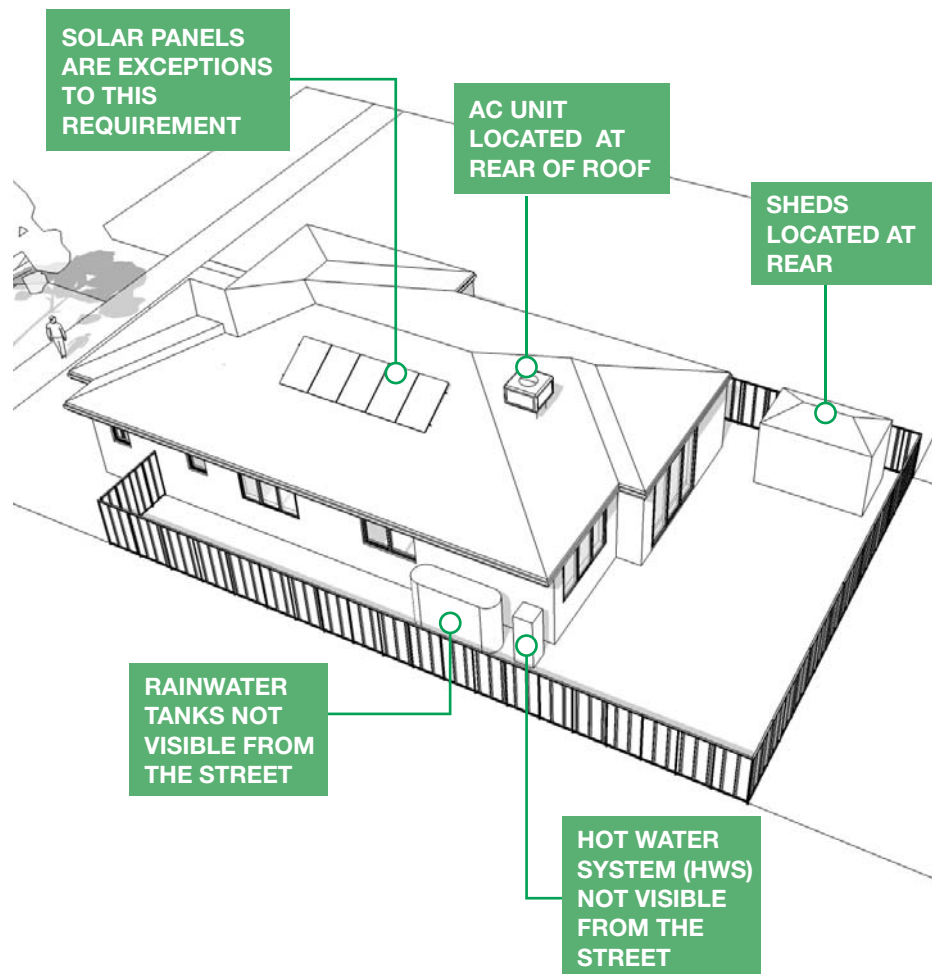
Solar panels must be installed on your home for energy efficiency.

A minimum of 2.5kw equivalent in solar panels must be installed on your roof.

The solar panels should be oriented to achieve maximum efficiency.

The solar panels used should be of a reputable brand and quality.

Alternative solar technologies such as solar tiles with 2.5kw capacity may also be accepted.



Evaporative Cooler Units

Evaporative cooler units must be the low profile “contour” type and the same colour as your roof. The units must be located at the rear half of the roof, and located so that they are generally not visible from the street or any public reserves.

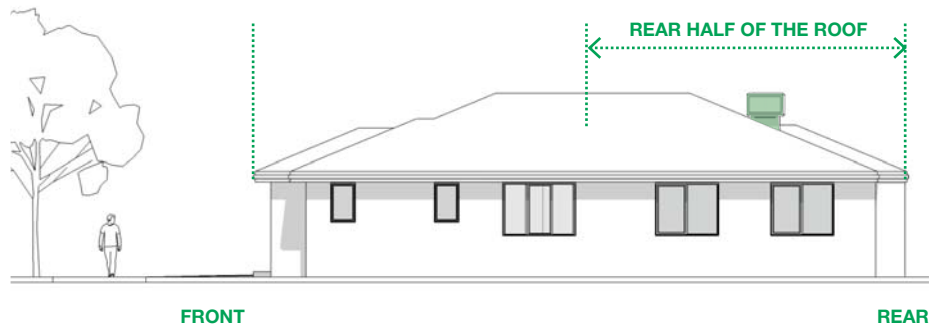
Exposed plumbing

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 located at the rear half of the roof



Non compliant evaporative cooler unit located at side of roof and above roof ridge line



Non compliant evaporative cooler unit located at front of roof and above roof ridge line

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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