# *Lifestyle* design essentials



Stockland it's your place

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VERSION C


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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

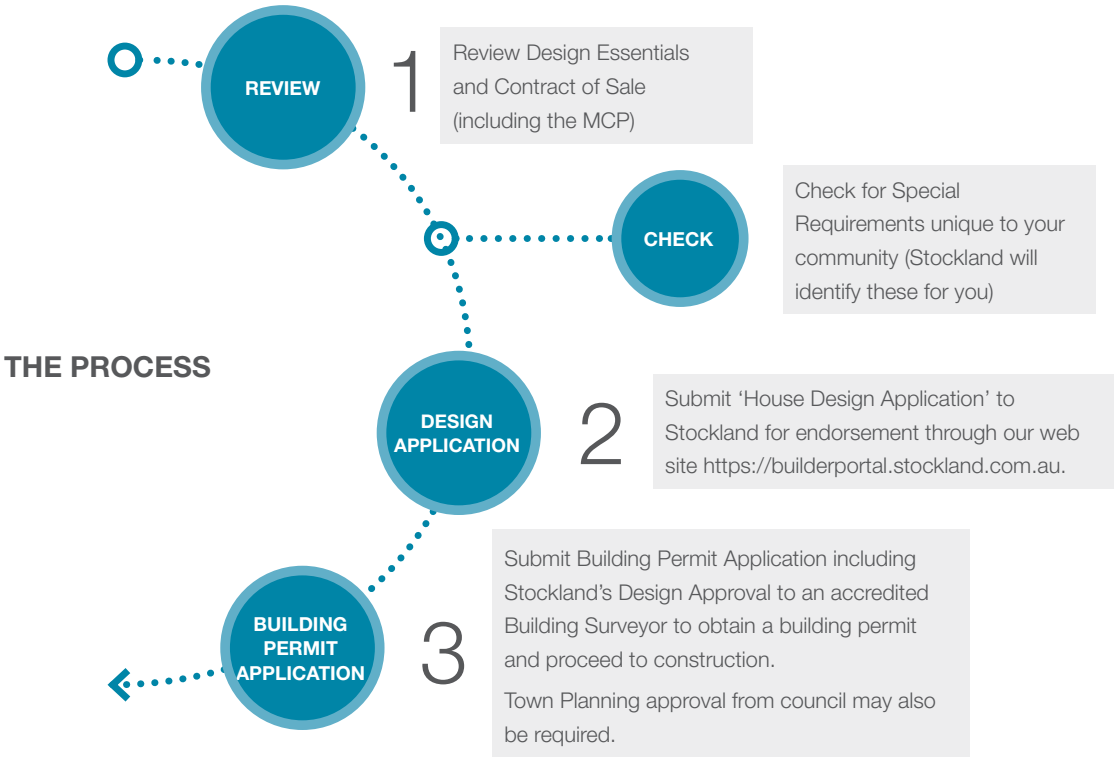
## *Submission Requirements*

These Design Essentials apply to all lots within Stages 1-6 and 8 - 9 at Mt Atkinson, Lot Numbers 1001-6126 and 8001-9035. The construction of two dwellings on a lot is strongly discouraged unless the lot is on a corner of 600m$^2$ or larger, and is subject to a planning permit approval by Melton City Council. 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

## 1.1 Min. Setbacks - Lots 300sqm and above

Dwellings on lots above 300sqm must have a minimum front setback of 4 metres and a rear setback of 2 metres.

Certain lots over 300sqm have a reduced 3 metre front setback. Please refer to Annexure 1 of this document or the MCP to determine the applicable front setback to your lot.

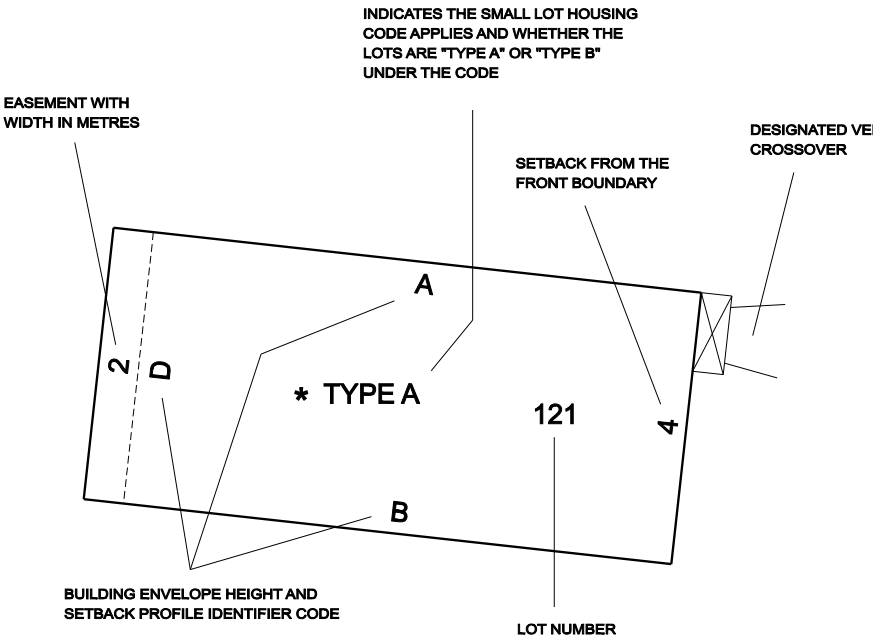
Porches, verandahs and porticos less than 3.5 metres in height may encroach up to 1.5 metres into the minimum front setback.

A 1m setback on one side boundary is required on all lots including Small Lot Housing Code lots, except those with a frontage of 8.5m or less which can be built boundary to boundary as per the applicable MCP.

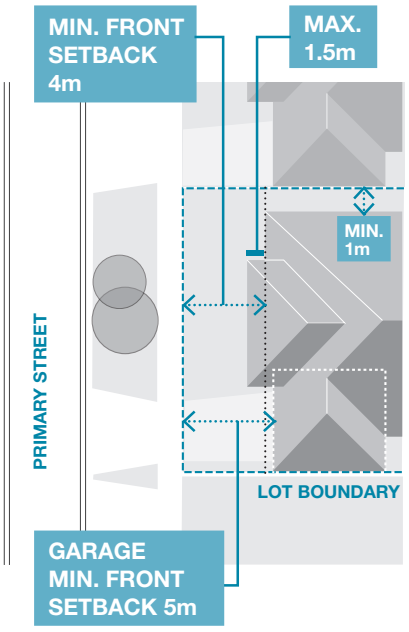
Garages must be setback a minimum of 5m from the primary street frontage and be located behind the predominant wall of the dwelling.

## 1.2 Min. Setbacks - Corner Lots

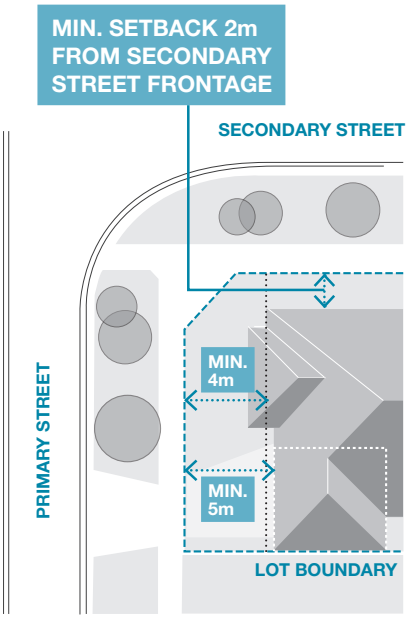
Dwellings on corner lots must be setback a minimum of 2 metres from the secondary street frontage.




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




*Minimum Setbacks - Lots 300sqm & above*




*Minimum Setbacks - Corner Lots*

## 1.3 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.

Certain lots under 300sqm have an increased 4 metre front setback. Please refer to Annexure 1 of this document or the MCP to determine the applicable front setback to your lot.

## 1.4 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 Optic Fibre network.

# 02 THE STYLE OF YOUR HOME

*Choosing a home style that fits in with your neighbourhood*

## 2.1 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*

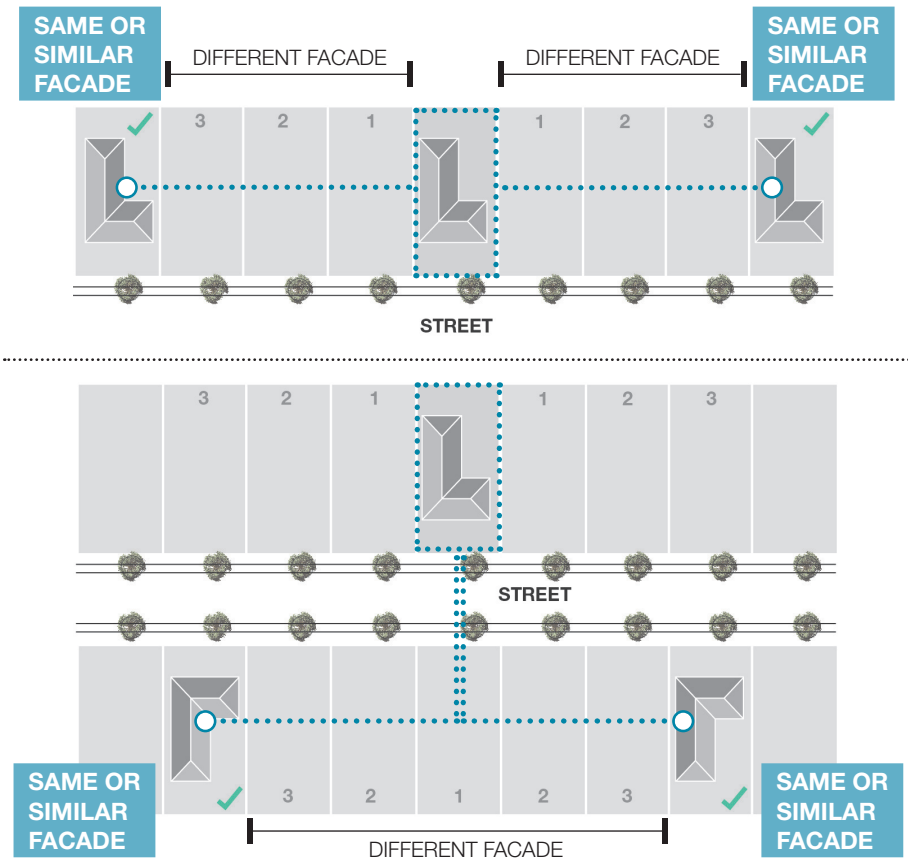


*Eave brackets not allowed*

## 2.2 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.



## 2.3 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.

## 2.4 Eaves

All pitched roofs to dwellings must incorporate a minimum eave of 450mm to the front façade and a return to the point of the first habitable room window or 3 metres, whichever is greater.

All pitched roofs to the second storey of dwellings must incorporate a continuous eave of 450mm minimum to all sides.

## 2.5 Parapet Walls

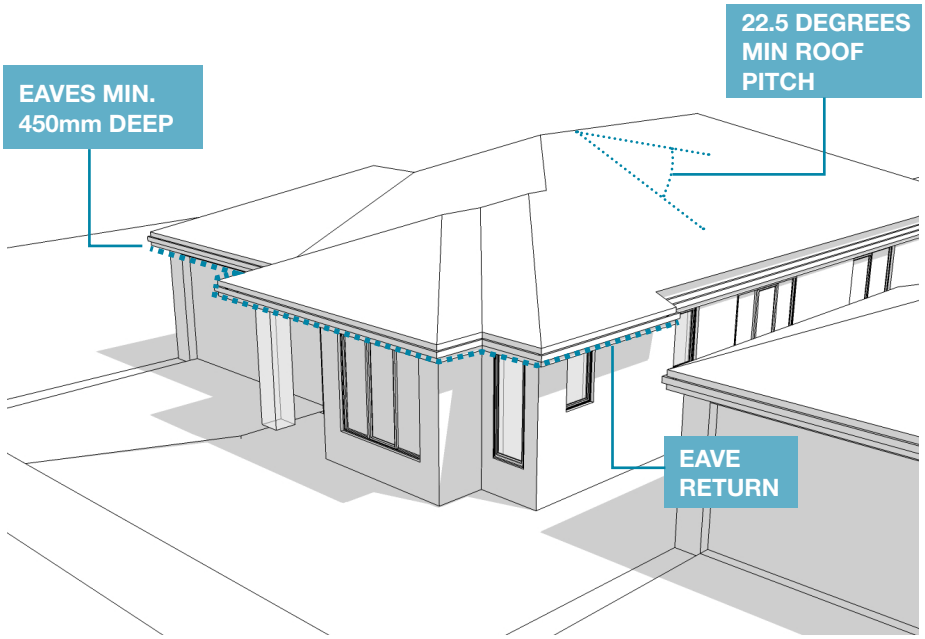
Any side parapet wall must return around the front façade a minimum of 480mm.

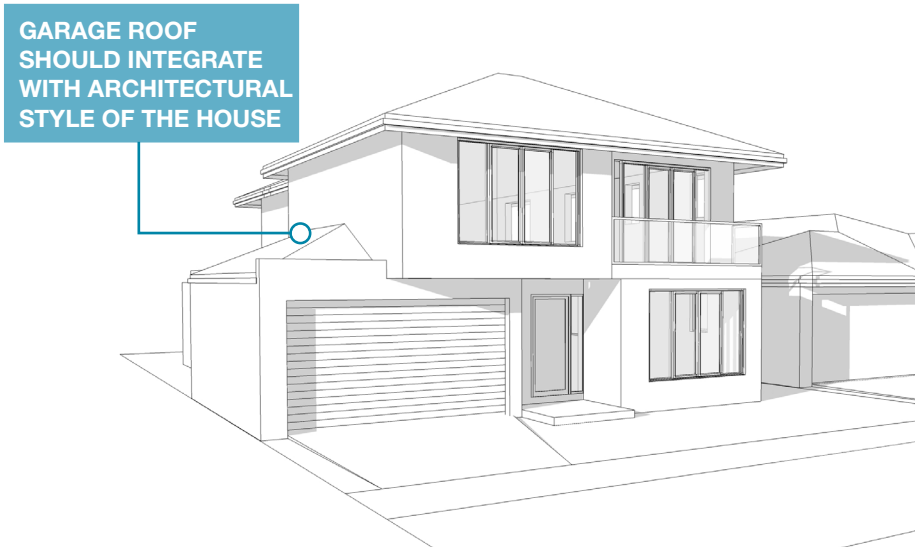
Where a parapet wall exists, the garage roof should integrate with the architectural style of the house.

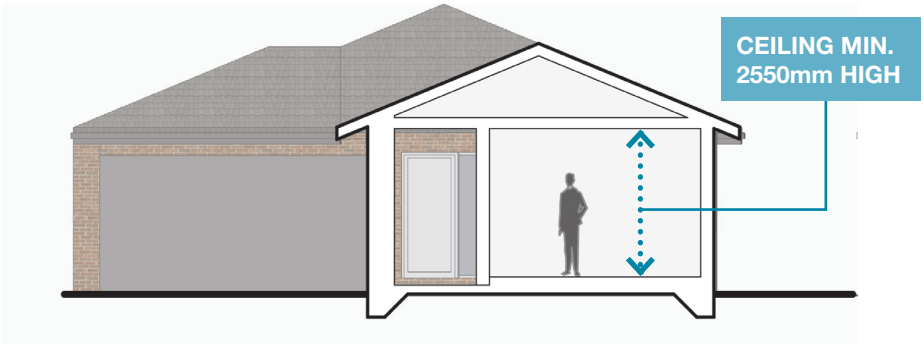
## 2.6 Ceiling Heights

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.



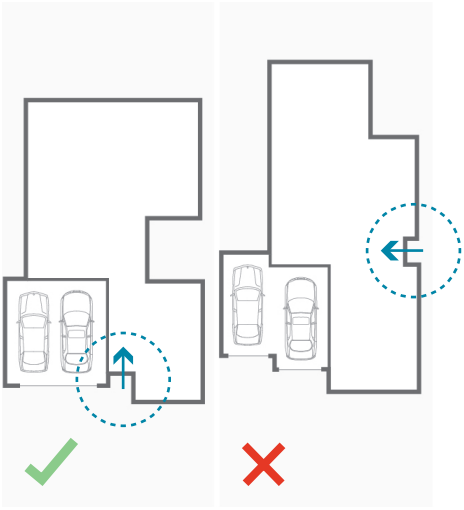



# 03 HOW YOUR HOME ADDRESSES THE STREET

## 3.1 Front Door facing the Street

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







## 3.2 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.

Corner dwellings should include a habitable room with a clear view to secondary streetscapes.



*Windows facing primary street frontage*



*Side street windows match style and quality of front windows*



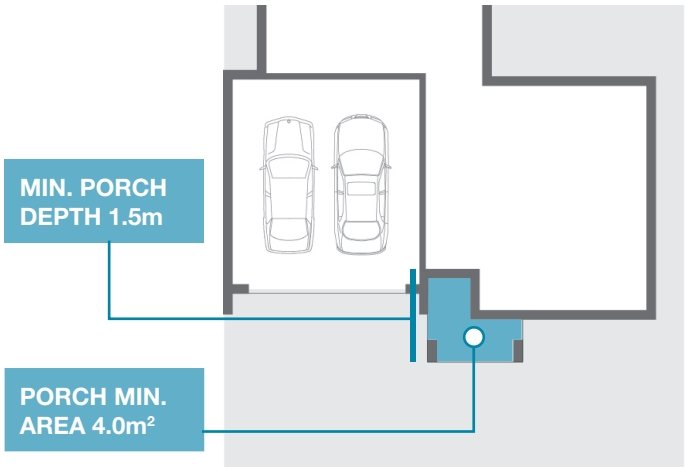
*Side street windows match style and quality of front windows*



*Side street window does not match style of front windows*

## 3.3 Porch, Portico or Verandah size

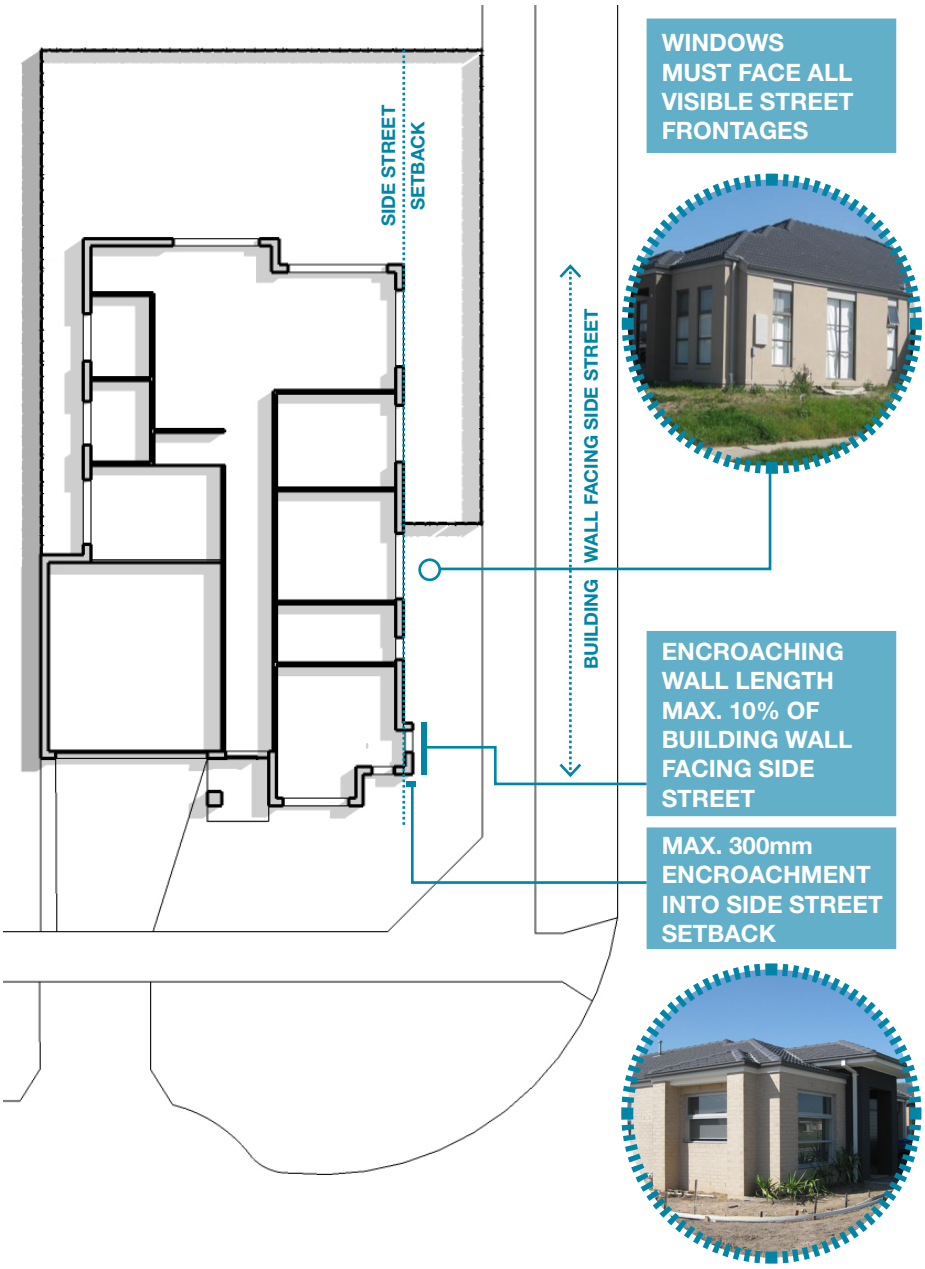
Your home must have a porch, portico or verandah with a minimum area of 4.0 square meters and a minimum 1.5m deep at some point.




## 3.4 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.



## 3.5 Garages

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

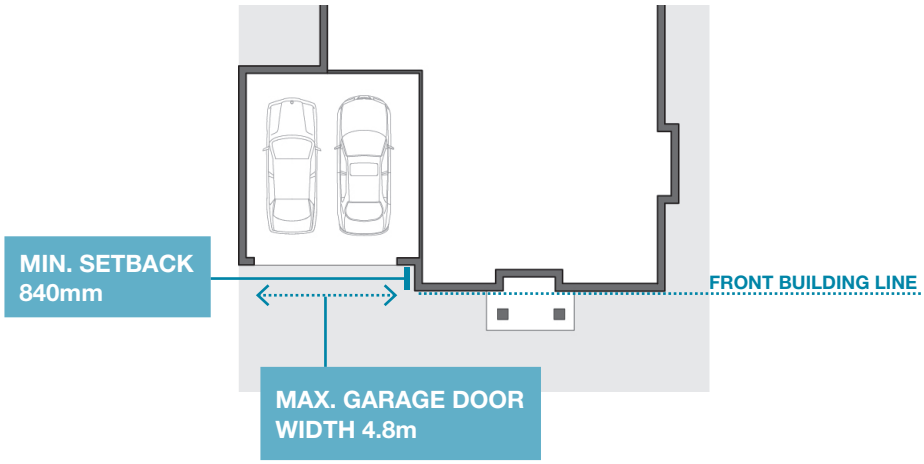
Garage roofs should integrate with the architectural style of the home.

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

For lots with a frontage of 10.5m or greater, the maximum width allowable for the garage door is 4.8m.

For lots with a frontage under 10.5m as measured at the front setback, a single garage is required with a maximum door width of 2.6m.

Where facing a secondary street frontage, the garage must be setback a minimum of 5m from the secondary street. An easement running along the rear of the lot cannot be built over and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.




*Garage Setback*

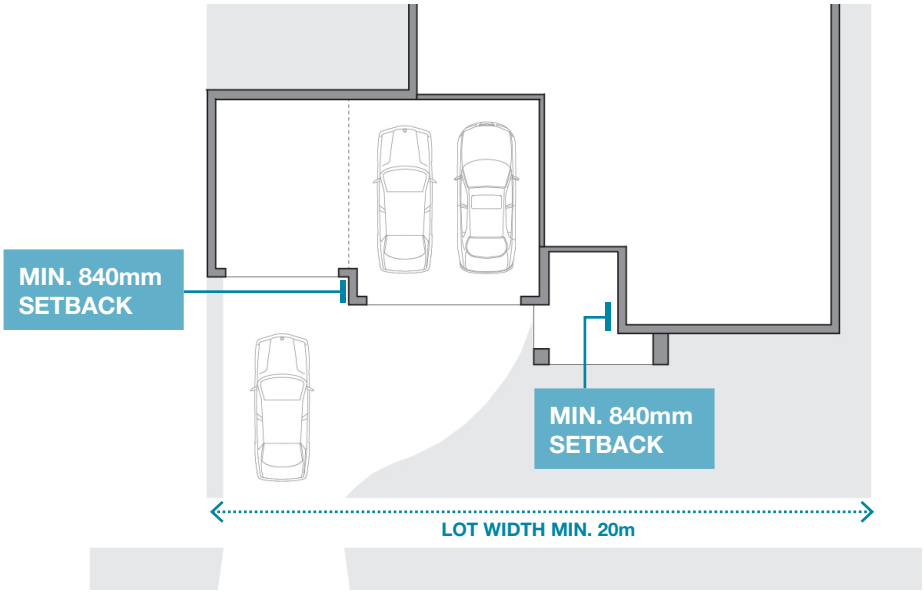
## 3.6 Rear Access Garages

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.

## 3.7 Triple Garages

Triple garages are strongly discouraged, if 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.
- The garage must not exceed 40% of the facade.



## 3.8 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).

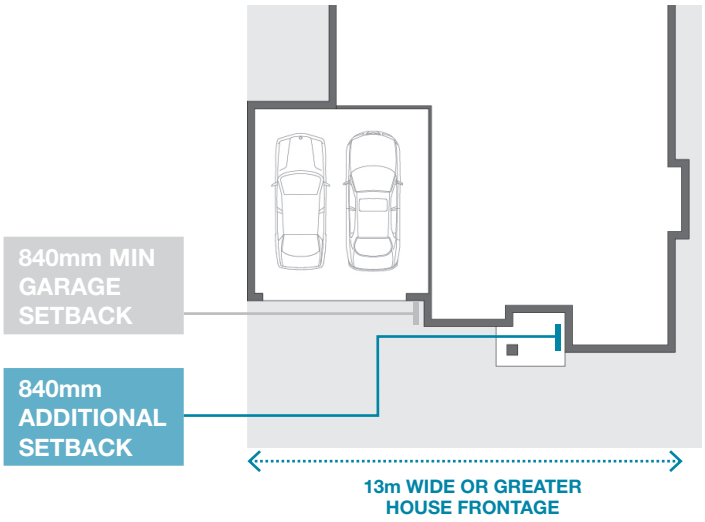
Note: An entry recess is not a step in the façade.

## 3.9 Double storey homes

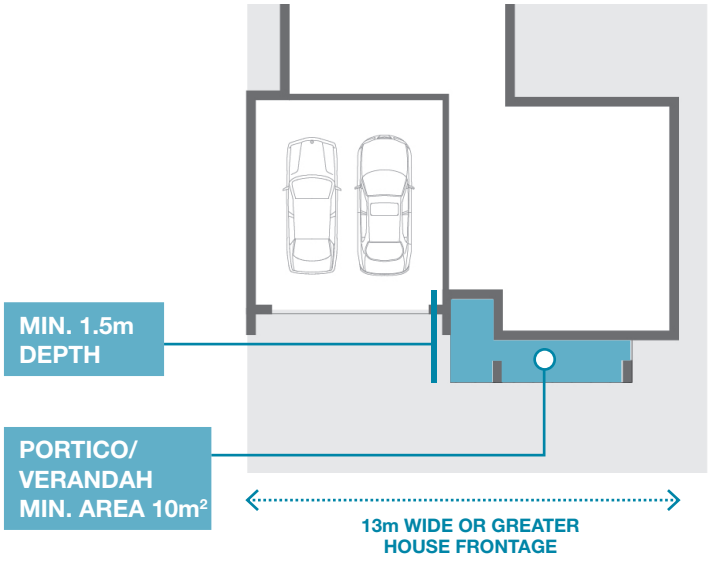
Single storey colour and material requirements apply to the second storey.

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

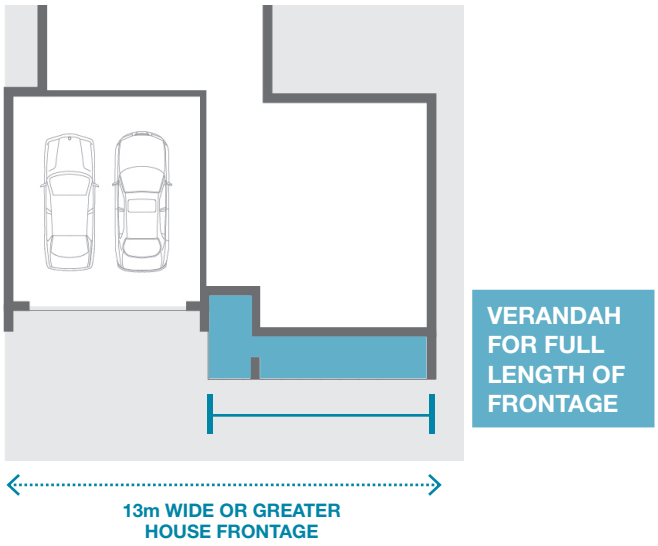
All pitched roofs to the second storey of dwellings must incorporate a continuous eave of 450mm minimum to all sides.




*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

### 4.1 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.



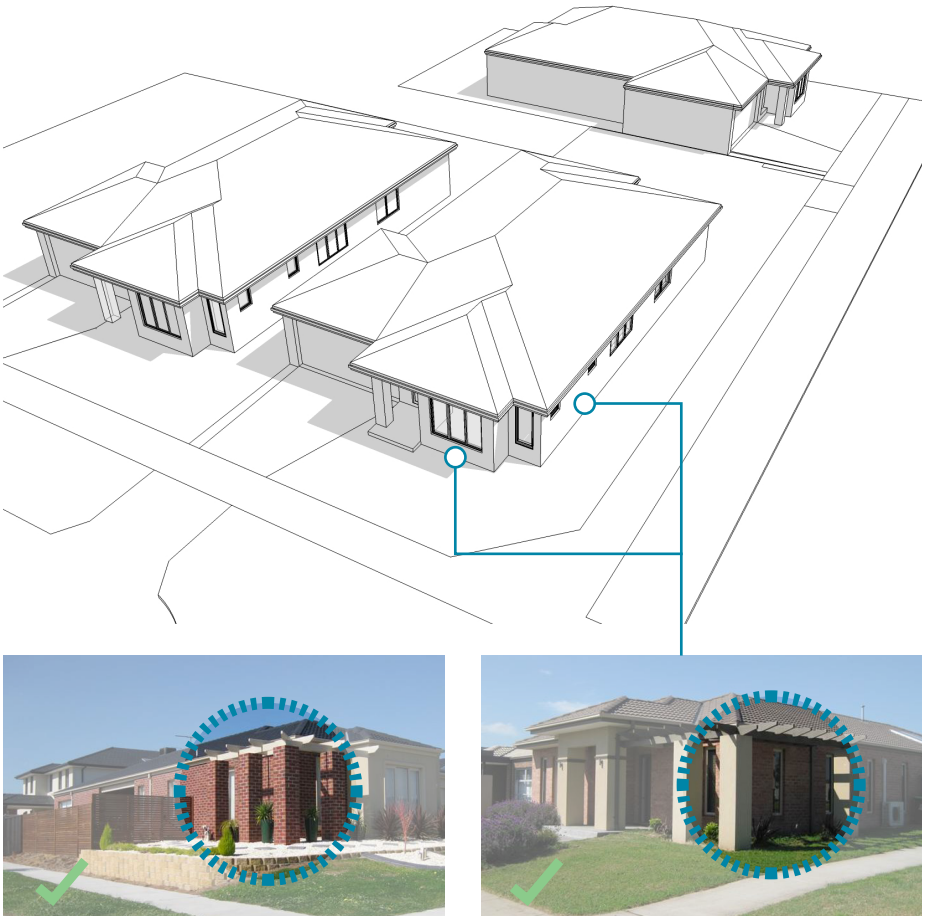
*Front street elevation materials and colours continue for all facades visible to the street*

### 4.2 Walls

At least 25% of the front of your home must contrast with the main finish.

The 25% 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.



### 4.3 Roof, gutters and downpipes

Gutter & downpipe colours are to match the roof colour.





*Front street materials and colours continue to side street facade*

## 4.4 Your Garden

All lots including Small Lot Housing Code lots must accord with Melton Council's Street Tree Planting & Removal Policy.

## 4.5 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.

## 4.6 Extent of hard paving

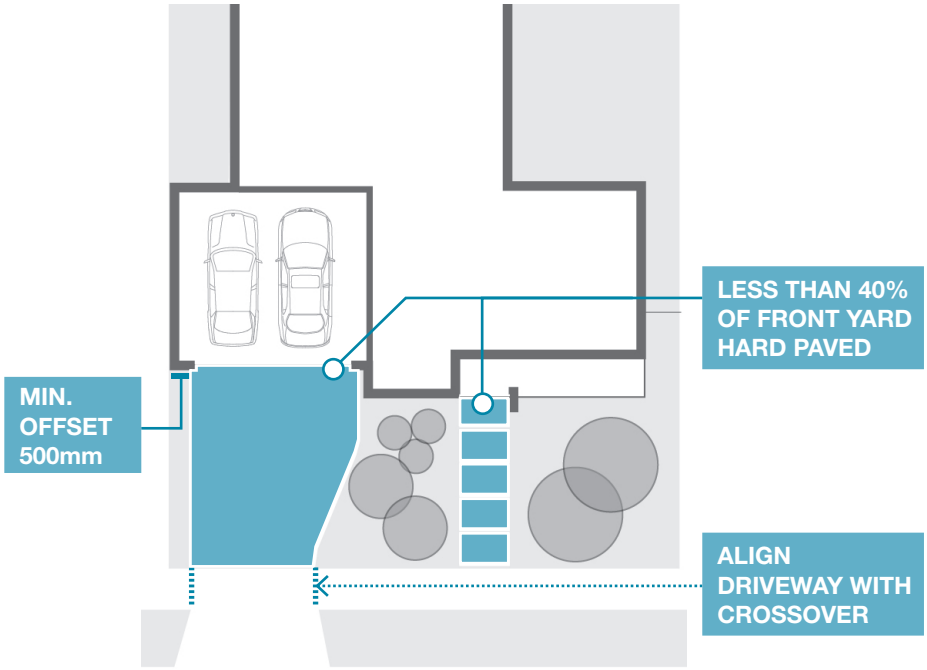
Impermeable hard surface materials must not exceed 40% of the front garden area including the driveway and front path.

A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone aggregate or pebbles.

At least 30% of the softscape area must consist of planted garden bed. Avoid the use of prohibited invasive weed species.

## 4.7 Landscape Materials

Grass Lawn (pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.



Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

## 4.8 Plant Species

All plants are to be selected from the plant species list derived from Council's Landscape Design Guidelines found on City of Melton's website.

Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

## 4.9 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.

The driveway width should be the same width as the garage door and may taper as it approaches the front boundary so that it generally matches the width of the cross over.

Only one driveway is permissible per allotment.



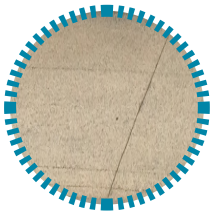
*Min. 500mm landscape strip*



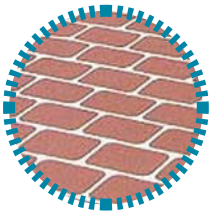
*Driveway does not align with crossover*



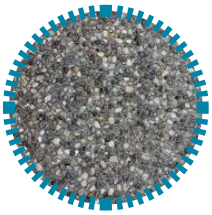
*Stamped Concrete*



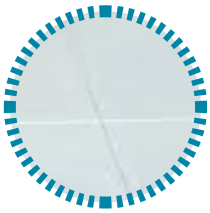
*Coloured Concrete*



*Brick Pavers*



*Exposed Aggregate Concrete*



*Light-grey plain concrete*

# 05 FENCING YOUR HOME

## 5.1 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.

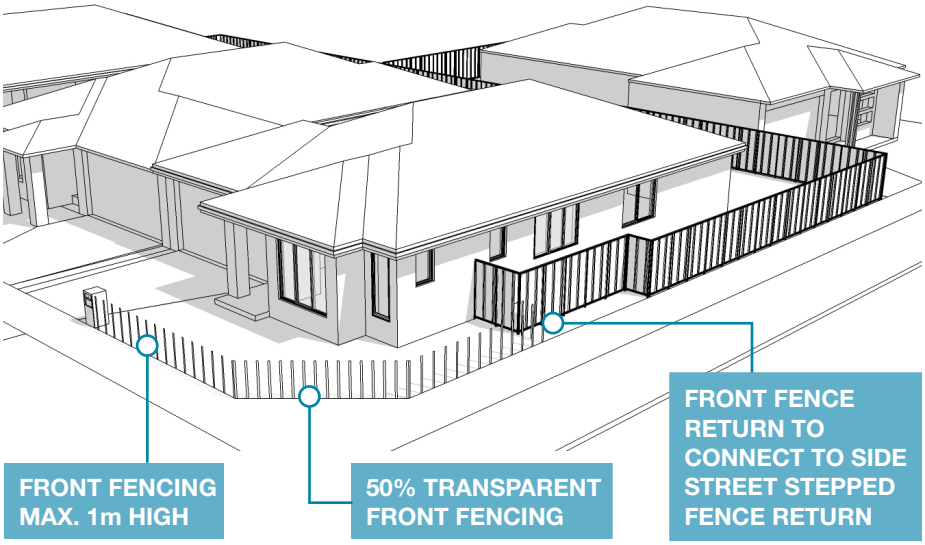
Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland's Customer Relations representative.

## 5.2 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. For corner lots, where there is a side street stepped fence, the front fence must return to connect to the stepped fence return.
- 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*

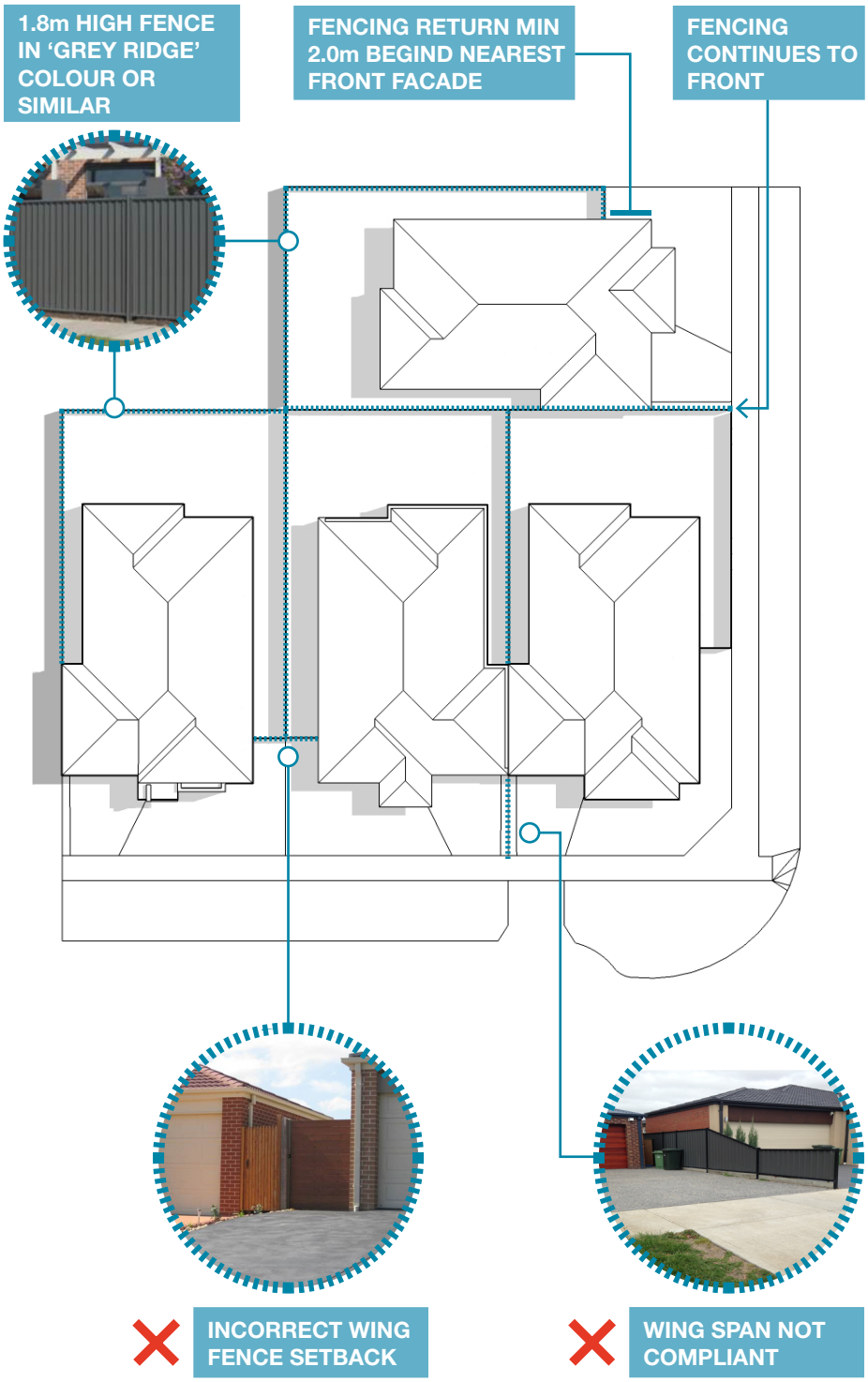
If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by Stockland before commencing construction.

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

## 5.3 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

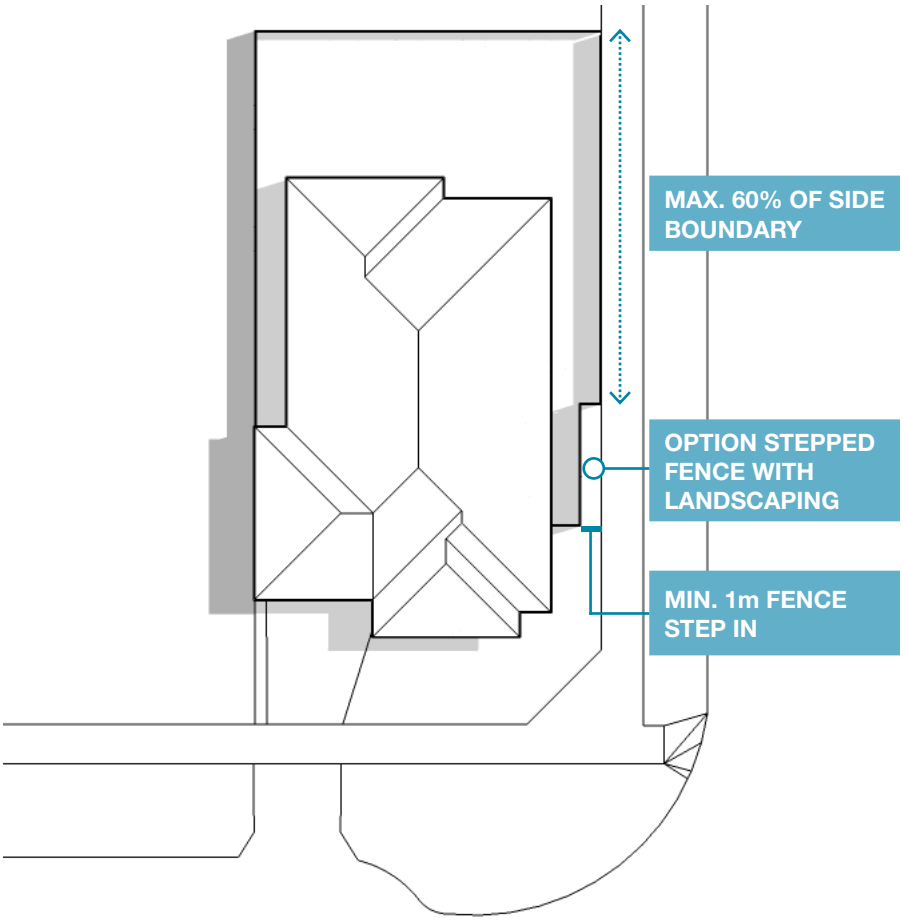


## 5.4 Mandatory side fencing to corner and rear access lots

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.

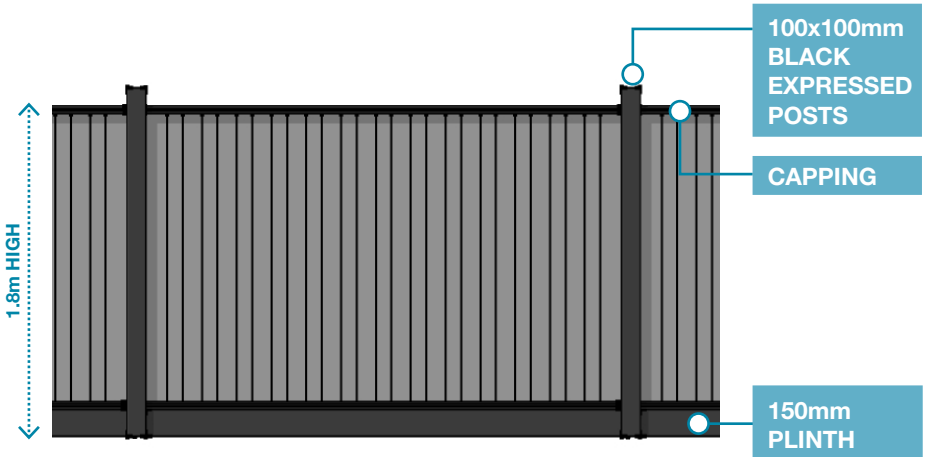





*Corner Lot - Side Street Fencing*



*Sloping Site - Stepped Fence*




*Fence Detail*

# 06 HOW TO MAKE ADDITIONS TO YOUR HOME

## 6.1 General Requirements

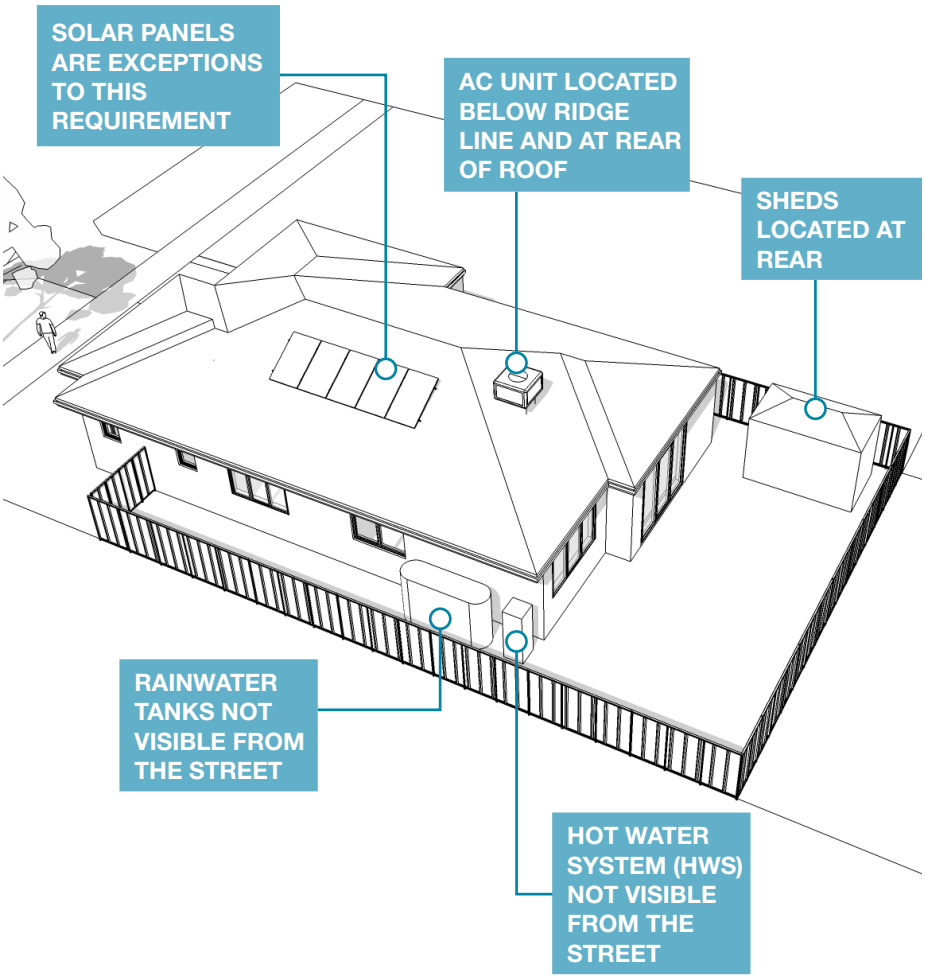
Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home out of sight from your street or any public reserve.

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, rain water tanks, and washing lines, solar pool heating coils.

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

North facing solar panels should follow the roof pitch to minimise visibility from the street.





## 6.2 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.

## 6.3 Exposed plumbing

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

This excludes gutters and downpipes.

## 6.4 Sheds, Outbuildings, Pergolas

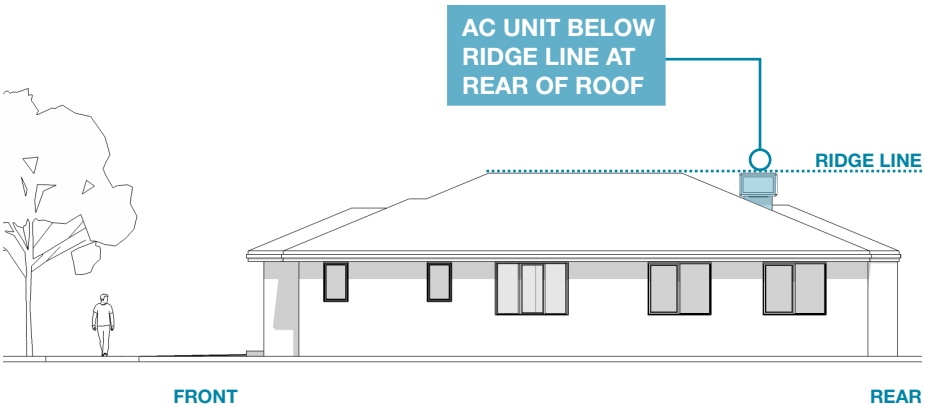
Any shed, outbuilding or pergola that is;

- Greater than 10m2;
- Set forward of your home’s primary and/or secondary elevation;
- Visible from the public realm;
- and more than 3m in height above natural ground level;

must compliment the finish of your home and be approved by Stockland.

## 6.5 Letterboxes

Letterboxes must be located at the front of the property, positioned on the boundary next to the driveway.




*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*

# 07 ESD / SUSTAINABILITY

## AIM

Homes should be developed with a focus on reducing energy, waste and water needs and usage for homeowners. Design Guidelines should include the following energy efficiency, building orientation and solar access requirements.

### 7.1 Energy Efficiency & Lighting

- All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with the relevant government regulations.
- It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc allow for compact fluorescents or LED.
- External light fittings must not result in excessive light spill.

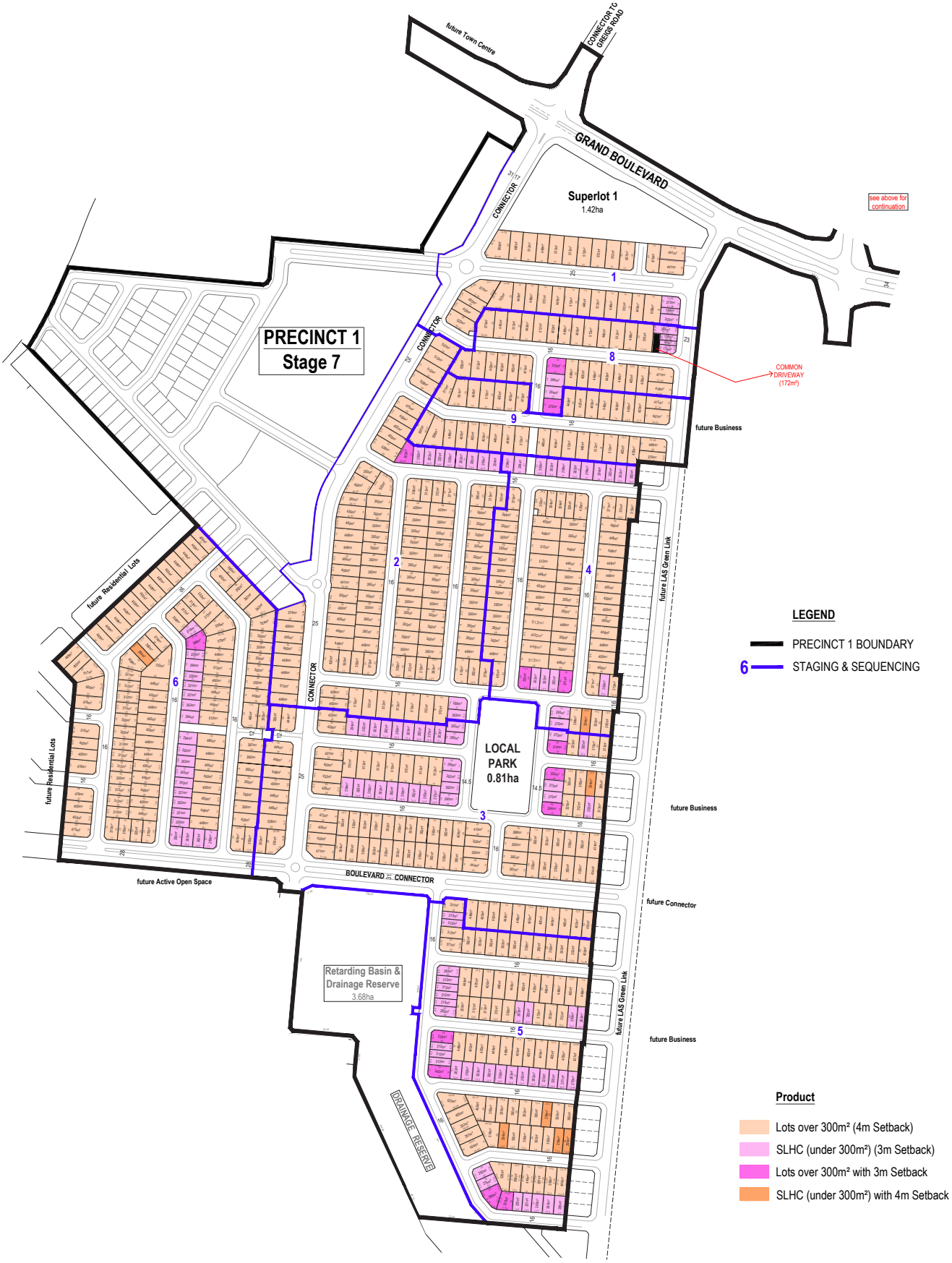
### 7.2 Passive Design

- Locate 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 summer solar access.
- 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.

# ANNEXURE 1




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Scale 1:2000 @ A1

Job No. 02691 | MP 17 | PRODUCT-STAGE 1-6
Date 29 OCT 18
By RAB Chkd CNL

**HOPKINS & GREIGS ROAD**
TRUGANINA
*Melton Council*

**LOT PRODUCT TYPE**
**PRECINCT 1**
**SLHC - STAGE 1-6, 8-9**

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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