WELCOME TO THE CALLEYA DESIGN ESSENTIALS

The Design Essentials form part of your Contract of Sale and should be referred to when designing your new home. They are intended to create an attractive streetscape that results in a cohesive, quality urban form, while not precluding individual design solutions.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to vary the requirements of the Design Essentials at its discretion and approve works which do not comply with the Design Essentials where considered to be of merit.

The Design Essentials apply in addition to, and not in lieu of other statutory requirements. Approval from your Local Government Authority will still be required in addition to any approval issued by Stockland. Any Detailed Area Plans take precedent over these guidelines.

Several additional requirements apply to lots less than 13 metres in width.

Explanatory notes are included in the pack to provide clarification on elements of the Design Essentials.

THE DESIGN ESSENTIALS

1. Primary Street Elevation	1.1 Homes shall have articulated façades by including indentations and projections in the floor plan and roof design to create interest. At least 1 step in the floor plan mirrored in the roof design of a minimum 600mm must be provided (excluding the garage) – this minimum applies only to lot widths of 12.5m frontage and wider. Lots with frontage less than 12.5m require articulation through well considered design. 1.2 A minimum of two architectural features must be used in the primary street elevation (excludes windows and doors). These may include: 1.2.1 Verandah with a separate roof and supporting posts, pillars or piers (minimum of 30% of the front elevation excluding the garage/carport, at least 1.5m in depth); or 1.2.2 Entry feature such as a portico, masonry gateway wall or entry pergola; or 1.2.3 Balcony; or 1.2.4 Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves); or 1.2.5 Built-in planter box (at least 1m in length); or 1.2.6 Roof feature such as a gambrel or end gable; or 1.2.7 Window hood; or 1.2.8 Elevated eaves height with a feature recess or similar detail to the forward/ projected part of the roof. An attached, projected feature wall or similar must accompany the roof feature; 1.2.9 Secondary colour or material eg: contrasting render, brick, weatherboard, stone (minimum 20% of the elevation); * Other features creating visual interest may also be accepted. 1.3 Bright or primary colours may not be used as the dominant colour and need to be submitted for approval. 1.4 Where a parapet wall is proposed, the gutter must be concealed and the parapet must not extend forward of the building line (excludes garages on the boundary). 1.5 For Lots less than 13m wide the following will apply: 1.5.1 At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary façade. 1.5.2 An entry feature or room must be located forward of the garage where a double garage is proposed (excludes laneway access homes). 1.5.3 Where more than two adjacent dwellings are being constructed by the same owner, create identifiable differences in facades, however use of complementary materials and colour palette over the development is permitted.
2. Orientation	2.1 Unless varied by a Detailed Area Plan, dwellings must address nominated street/s and/or public reserve in terms of main entry, major openings, articulation, materials and architectural features. Homes directly abutting public reserve shall orientate as follows: 2.1.1 If vehicle access is via a laneway - the public reserve is considered as the primary façade. 2.1.2 If vehicle access is via a mews or street, this shall be considered the primary façade, however the secondary façade overlooking the public reserve must include the following: ▪ Articulation in the floor plan mirrored in the roof design. ▪ At least one architectural feature visible from the public reserve.

3. Corner Lots	3.1	Homes located on corners shall address both streets through their design by extending the primary elevation features (colours/materials and architectural features) onto the secondary street elevation where forward of a return fence. Exposed secondary street façade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows).
4. Roofs	4.1	A minimum 24 degree pitch is required for hipped and gabled roofs.
	4.2	A minimum of 8 degrees is required for skillion roofs (15 degree maximum).
	4.3	Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.
	4.4	Eaves or window overhangs to a minimum dimension of 400mm are required to primary and secondary elevations (excluding secondary elevations facing south).
5. Glazing	5.1	Glazing requirements are applicable to all lots.
	5.2	6.38mm (minimum) laminated glazing is required to all habitable rooms (including kitchens).
6. Garages/ Carports	6.1	The roof and design features must be consistent with the form and materials of the home.
	6.2	Garages must include a garage door prior to occupation.
	6.3	Lots 13m or wider must contain a double garage/carport sufficient for at least two motor vehicles side-by-side.
	6.4	Single garages/carports are permitted on lot widths less than 13m.
	6.5	Single, tandem garages are permitted on lot widths less than 13m.
7. Driveways	7.1	All crossovers and driveways must be completed prior to occupation.
	7.2	Driveways must not be constructed from plain grey concrete.
	7.3	Driveways must not cut through a public footpath.
8. Fencing to Front & Secondary Streets	8.1	Front fencing as viewed from the street or a public space must not be higher than 1.8m and must be at least 50% visually permeable above 1.2m high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
	8.2	Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour Grey Ridge (unless otherwise approved by Stockland) and be a maximum of 1.8m high.
9. Side & Rear Fencing	9.1	Is to be a maximum of 1.8m high.
	9.2	Must be Colorbond colour Grey Ridge.
	9.3	Must return to the house a minimum of 1m behind the front facade.
10. Developer Works	10.1	Where the developer has constructed a fence, entry statement or retaining wall, it must be maintained by the owner to the standard to which it was constructed and must not be modified without prior written consent of the developer.
11. Retaining Walls	11.1	Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless otherwise approved by Stockland). Pre-cast concrete "panel and post" retaining walls are not permitted.

12. Outbuildings	12.1	All outbuildings and garden sheds must be constructed behind the front and/or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.
13. Non-Ground Mounted Plant or Equipment	13.1	Roof mounted items visible from the street or public spaces must be minimal including but not limited to satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units etc.
	13.2	Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
14. Ground Mounted Plant or Equipment	14.1	All ground mounted services are to be screened where visible from any street or public space including but not limited to metre boxes, heating and cooling units, rubbish disposal containers, swimming pool equipment, rain water tanks, clothes hoists and washing lines.

EXPLANATORY NOTES

Architectural Feature	Acceptable architectural features to comply with clause 2.1.2 may include a gambrel, gable-end, blade wall or any other feature visible from the public reserve.
Articulated Façade	Variations to the elevation through projections and indentations in the floor plan resulting in the creation of shadows and depth to add visual interest.
Carport	An open, self supporting structure or a structure under the main roof supported by posts, pillars or piers.
Corner Lots	A corner lot is defined as being located at the junction of 2 streets, street and mews or at the junction of a street and public reserve.
Entry Pergola	An entry feature with a separate permeable roof and supported by pillars or piers.
Façade	A façade is the face of a building especially the primary or front elevation showing its most prominent architectural features.
Gable	A triangular top section of a wall on a building with a pitched roof. Gables may be in the same material as the wall or include a secondary material such as timber or weatherboard cladding.
Gambrel	A triangular feature within the roof structure most commonly finished with timber or weatherboard cladding.
Habitable Room	Includes all living rooms, kitchens and bedrooms, but not bathrooms, WCs or circulation space.
Laneway	Is a narrow local street type without a verge which is located along the rear and/or side property boundary. Vehicle access to garages should be from the laneway.
Main Building Line	The main building line is measured from the front most habitable room on the primary street elevation not the projection of a feature.
Masonry Gateway Wall	A self-supporting structure usually detached to the main dwelling and located in front of the primary entry.
Mews	Is a narrow local street type without a verge which is located along the front of the property boundary.
Moulding & Sills	Architectural moulding and sills will be accepted as a secondary colour or material where it is considered of merit to the overall design and character of the home.
Porches	Porches are created through an indentation in the floor plan resulting in an area of overhanging roof, usually where the front door is located. (Porches or indentations in the floor plan covered by the main roof will not be considered an architectural feature.)
Portico	An entry feature with a separate roof and supported by masonry pillars and/or posts.
Primary Street	The front elevation of the home will be situated on the primary street which includes the main entry to the dwelling.
Projecting Blade Wall	A wall which projects forward of adjacent walls, is perpendicular to the façade and usually extends past the gutter line.
Public Reserve	A public reserve is any parkland, bushland or wetland designated as public open space within the residential community.
Return Fence	A return fence extends from the secondary street fencing to the side of the home.
Secondary Street	The secondary street is the road which intersects or adjoins the primary street and does not include the main entry to the dwelling.
Verandah	A shading structure which has its own separate roof and must be supported by posts, pillars or piers.
Window Hood	A structure which is attached to the building and designed to provide shading to windows.
Window Overhang	A window overhang is a structure built into the home that shades windows as a substitute to eaves.

THE APPROVAL PROCESS

Step 1 - Stockland Design Essentials Approval

When designing your home, refer to the following documents:

- Stockland Design Essentials.
- Contract of Sale, Individual Lot Plan and Detailed Area Plan (DAP), if applicable.
- Council and Other Government Codes or Regulations.

Upon completion, submit your finalised design via Stockland's online design assessment tool, i-Scope.
Your application must include:

- Site Plan (min. scale 1:200) indicating North point, contour levels, finished floor levels and setbacks from all boundaries, total floor area and any proposed front fencing, earthworks or retaining walls where applicable.
- Floor Plans (min. scale 1:100) showing key dimensions and window positions.
- Elevations (min. scale 1:100) indicating building heights, roof pitches, eave depths, materials and all external plant and equipment (e.g. air conditioners.)

Stockland will issue a 'Full Design Approval' where the plans appropriately comply with the Design Essentials. Failure to comply with these Design Essentials will delay receipt of your building license.

Where amendments are necessary, revised plans are to be re-submitted to Stockland for final approval before you can build.

Step 2 – Local Building Approval

Upon receipt of your approval from Stockland, an application can be made to the relevant local authority to receive approval for building.

Additional Notes

- Applications will generally be assessed and responded to within 10 business days from day of receipt from Stockland. A written response will be sent to the builder notifying of the assessment outcome.
- Applications will not be assessed until all information as noted above has been supplied to Stockland.
- Builders are to submit plans for assessment via i-Scope only. Owner builders can submit plans to designapproval@stockland.com.au.

BUYER: _____ BUYER: _____

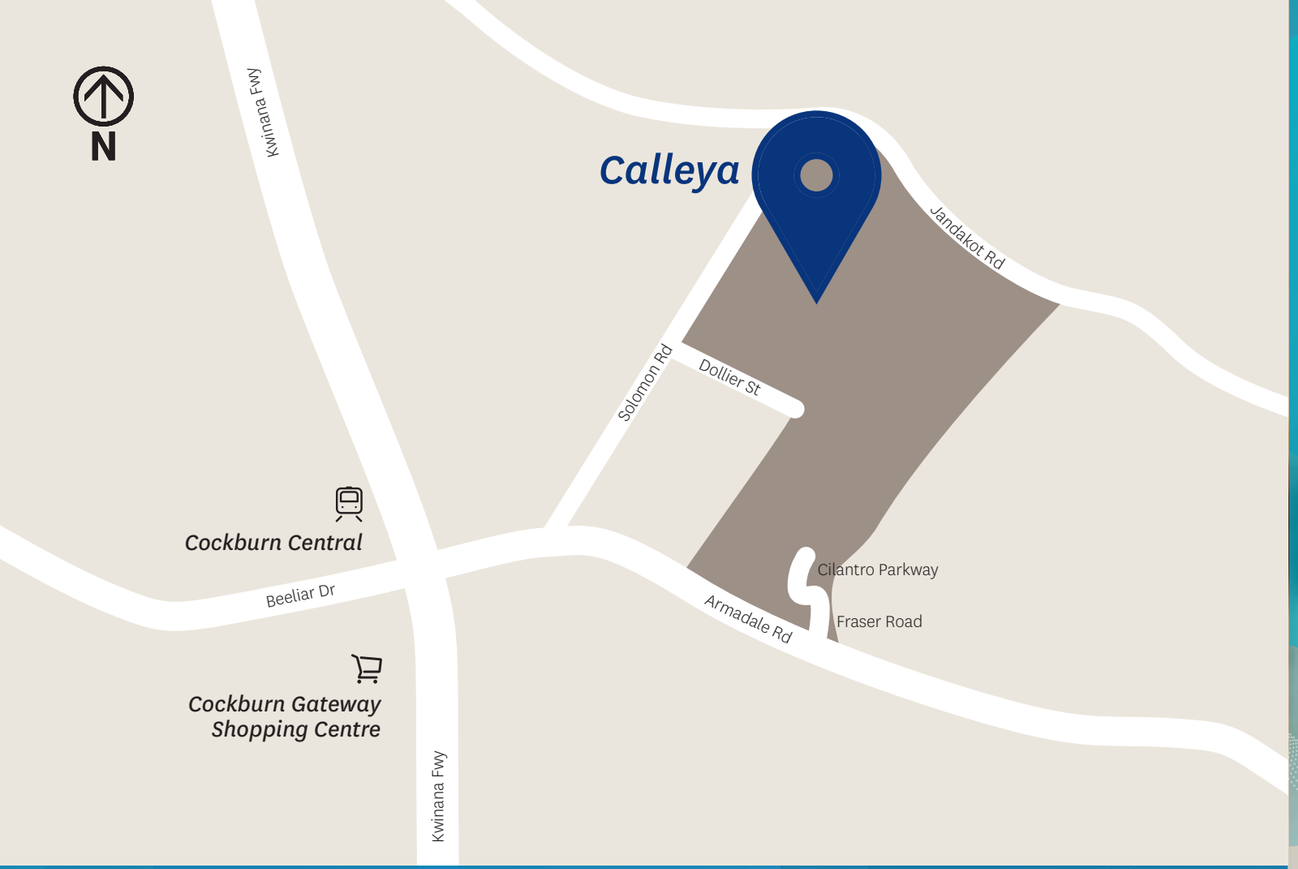
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SELLER: _____

WITNESS: _____

DATE: _____



Calleya Land Sales & Display Village

Cilantro Parkway (off Fraser Road), Banjup
Open daily: Monday 1pm-5pm, Tuesday-Sunday 10am-5pm
P: 13 52 63
stockland.com.au/calleya

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Calleya street directory



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Ask us for a guided tour!

Amethyst Street	**D6**	Bluegrass Street	**C9**	Ginger Loop	**E8**	Perilla Way	**D10**
Ametrine Street	**E6**	Caraway Street	**D7**	Halite Way	**C5**	Platinum Street	**D6**
Aniseed Road	**C10**	Cedarleaf Entrance	**C10**	Hiba View	**C8**	Pumice Road	**D6**
Apatite Street	**C5**	Chicory Street	**D8**	Lamirar Road	**D5**	Rue Place	**D11**
Armadale Road	**C11**	Cilantro Parkway	**D10**	Lican Street	**C10**	Savoury Way	**C8**
Avens Lane	**D9**	Clementine Boulevard	**D8-E5**	Lovage Street	**D8**	Sunstone Boulevard	**D5**
Bark Lane	**D8**	Dill Way	**E8**	Massicot Road	**C5**	Wattleseed Avenue	**C10**
Basil Loop	**D6**	Elderflower Street	**C8**	Onyx Lane	**E5**	Wintergreen Crescent	**C8**
Bauxite Road	**D7**	Fraser Road	**D10**	Peridot Street	**D5**	Yarrow Street	**D8**