



WELCOME TO THE WHITEMAN EDGE 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 Built Form Intent Guide is available from your Sales Professional to provide visual direction when designing your home.

THE DESIGN ESSENTIALS

<p>1. Primary Street Elevation</p>	<p>1.1 Homes shall have articulated façades by including at least 1 indentation or projection in the floor plan excluding the garage.</p> <p>1.2 A minimum of two materials and/or colours must be used in the primary street elevation (minimum 20% of primary street elevation, excludes windows and doors).</p> <p>1.3 Bright or primary colours may not be used as the dominant colour.</p> <p>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).</p> <p>1.5 For Lots less than 13m wide the following will apply:</p> <p>1.5.1 At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary façade.</p> <p>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).</p> <p>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.</p>
<p>2. Orientation</p>	<p>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:</p> <p>2.1.1 If vehicle access is via a laneway - the public reserve is considered as the primary façade.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ Articulation in the floor plan mirrored in the roof design. ▪ At least one architectural feature visible from the public reserve.
<p>3. Corner Lots</p>	<p>3.1 Homes located on corners shall address both streets through their design by extending the primary elevation features (colours/materials) onto the secondary street elevation where forward of a return fence.</p>
<p>4. Roofs</p>	<p>4.1 A minimum 24 degree pitch is required for hipped and gabled roofs.</p> <p>4.2 A minimum of 8 degrees is required for skillion roofs (15 degree maximum).</p> <p>4.3 Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.</p> <p>4.4 Eaves or window overhangs to a minimum dimension of 400mm are required to primary and secondary elevations (excluding secondary elevations facing south).</p>

5. Carports/Garages	<p>5.1 The roof and design features must be consistent with the form and materials of the home.</p> <p>5.1 Garages must not protrude more than 2m forward of the main building line (excludes laneways).</p> <p>5.2 Carports located forward of the main building line must have no more than one solid wall.</p> <p>5.3 Single garages/carports are permitted on lot widths less than 13m.</p> <p>5.4 Single, tandem garages/carports are permitted on lot widths less than 13m.</p> <p>5.5 Carports must include a solid garage door.</p>
6. Driveways	<p>6.1 All crossovers and driveways must be completed prior to occupation.</p> <p>6.2 Driveways must not be constructed from plain grey concrete.</p> <p>6.3 Driveways must not cut through a public footpath.</p>
7. Fencing to Front & Secondary Streets	<p>7.1 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.</p> <p>7.2 Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour (<i>Grey Ridge</i>) (unless otherwise approved by Stockland) and be a maximum of 1.8m high.</p>
8. Side & Rear Fencing	<p>8.1 Is to be a maximum of 1.8m high.</p> <p>8.2 Must be of Colorbond colour (<i>Grey Ridge</i>).</p> <p>8.3 Must return to the house a minimum of 1m behind the front façade.</p>
9. Retaining Walls	<p>9.1 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.</p>
10. Developer Works	<p>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.</p>
11. Outbuildings	<p>11.1 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.</p>
12. Non-Ground Mounted Plant or Equipment	<p>12.1 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.</p> <p>12.2 Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.</p>
13. Ground Mounted Plant or Equipment	<p>13.1 All ground mounted services are to be screened where visible from any street or public space including but not limited to heating and cooling units, rubbish disposal containers, swimming pool equipment, rain water tanks, clothes hoists and washing lines.</p>

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.
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.
Mews	Is a narrow local street type without a verge which is located along the front of the property boundary.
Primary Street	The front elevation of the home will be situated on the primary street which includes the main entry to the dwelling.
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.
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 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: _____

WITNESS: _____ WITNESS: _____

DATE: _____ DATE: _____

SELLER: _____

WITNESS: _____

DATE: _____



LANDSCAPING AND FENCING PACKAGE

This Landscaping and Fencing Package (**Package**) helps to establish the presentation of new homes and is designed to achieve consistently high quality streetscapes at Whiteman Edge.

Benefit of the Package - restrictions

- This Package (comprising the Landscaping Bonus works and the Fencing Bonus works identified below) will be available to the Buyer only if the Buyer has completed construction of a dwelling on the Land and submitted to the Seller a written request for the works to be installed in accordance with the conditions below ***within 18 months from the date of Settlement of the Contract***.
- The benefit of this Package is personal to the Buyer(s) first named in the Contract and may not be assigned without the prior written consent of the Seller.
- The final decision regarding the availability, implementation and benefit of the Package rests entirely with the Seller.

Independent contractors

All landscaping and fencing works done as part of this Package will be undertaken by independent contractors nominated by the Seller and in this regard the Seller accepts no liability for the works delivered.

Access to do works

The Buyer grants to the Seller, and all contractors nominated by the Seller, a licence to access the Land following Settlement to carry out and complete the landscaping and fencing works identified in this Package.

LANDSCAPING BONUS

This Landscaping Bonus provides waterwise landscape works to the verge and front garden areas of the Land according to the Seller's landscape specifications and the conditions listed below.

Works comprising the Landscaping Bonus

- Consultation with a landscape designer/contractor (nominated by the Seller);
- A landscape design & irrigation plan;
- A fully automated irrigation system with a rain sensor;
- Soil preparation and fertilizer application to turf areas and plant beds;
- Instant roll on Wintergreen * turf (up to 120m² for standard lots, or up to 270m² for corner lots);
- Mulching to plant beds; and
- 1 x 100 litre verge tree (2 for corner lots) and 1 x 45 litre verge tree (from nominated list).

* *Alternate turf varieties are permitted if associated cost increases are paid by the Buyer.*

Conditions

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- The allowance will only be used for landscape works from the dwelling's front building line to the kerb (standard lots) plus the side verge for corner lots;
- The Buyer will submit to the Seller a written request for the works to be undertaken at least 6 weeks before landscaping is required;
- The Buyer will remove all rubbish and rubble and level the area to be landscaped in preparation for the landscaping works to commence. Where the proposed turf area meets the kerb, driveway or path, ensuring the final level of the soil is approximately 25mm below the top of that hard area;
- The Buyer will install a 90mm PVC conduit beneath the driveway and/or paths offset 4.0m from the front of the garage to minimise disruption during installation of the irrigation system;
- The Buyer will provide the landscape designer/contractor a site plan to scale 1:100 indicating lot boundaries and positioning of the dwelling – (electronic format if possible) prior to the onsite consultation;
- The Buyer will obtain only one landscape design & irrigation plan if more than one landscape designer/contractor is nominated by the Seller;
- Design and works will only be carried out by a Seller nominated landscape designer/contractor; and
- Water supply for irrigation system will be available at the time of commencing works.

FENCING BONUS

If at the Contract Date, there is no fence on the side or rear boundary of the Land, then this Fencing Bonus provides fencing to the side and rear of the Land according to the Restrictive Covenants, the Design Essentials, the Seller's fencing specifications and the conditions listed below.

Works comprising the Fencing Bonus

- Fencing to rear of the Land*;
- Side fencing between dwellings*; and
- Side fencing on corner lots*.

The colour, style and materials for all fencing to be specified by the Seller.

Conditions

- If at the Contract Date a fence exists near or on the rear or side boundary of the Land, then the Seller has no obligation to install a boundary fence for that rear or side boundary, but may, at the Buyer's request, install a fence adjacent to the existing boundary fence **within the Land**.
- The Buyer will submit to the Seller a written request for the works to be undertaken at least 6 weeks before fencing is required;
- The Buyer will remove all rubbish and rubble from the fencing alignment, level the areas to be fenced to the future finished ground level at the lot boundaries and install any required retaining structures * along the lot boundaries prior to the installation of fencing;
- The fencing will only be installed by the Seller's fencing contractor;
- The Buyer will ensure lot boundary survey pegs are in place and accurate;
- Side fencing will not be installed forward of the front building line or within 4.0m of the truncation on corner lots pursuant to the Restrictive Covenants and the Design Essentials; and
- The Buyer is aware that the side and rear fencing installed on a retaining wall will be installed in accordance with the "Indicative Fence Post Detail on Retaining Wall" if one is attached to this Contract.

** The Seller will require structural certification of retaining structures installed by Buyers.*

Capitalised terms used in this document are as defined in the Contract to which it is attached.

To the extent of any inconsistency between this Landscaping and Fencing Package and the Design Essentials, the terms of this Package will prevail to the extent of the inconsistency.

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