

Design Essentials

Amberton Beach – Anchorage Village



Stockland



Anchorage
AMBERTON BEACH

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THE COMMUNITY VISION

The vision for Anchorage Village at Amberton Beach

Living at Amberton Beach means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and employment opportunities. Amberton Beach also provides a wide range of market-leading housing choices in a variety of community settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

Amberton Beach provides an incomparable range of lifestyle choices, providing an outstanding place set in a signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

AMBERTON BEACH MASTERPLAN



Shopping and Amenities

- The Amberton Beach Bar and Kitchen
- Future neighbourhood centre*
- Gateway Shopping Precinct - 5min
- Yanchep Central - 8min
- Brighton Town Centre - 10min
- Ocean Keys Shopping Centre - 15min
- Lakeside Joondalup - 25min
- Mindarie Marina - 18min

Public Transport and Accesses

- Marmion Avenue bus stops
- Freeway extension to Hester Avenue
- Mitchell Freeway extension to Romeo Road, Alkimos
- Future Alkimos Regional Centre and Train Station - 5min
- Future Eglinton Regional Centre and Train Station - 2min
- Butler Train Station - 8min
- Mitchell Freeway - 15min

Medical Centres

- Alkimos Medical Centre - 3min
- Yanchep Medical Centre - 8min
- Butler Boulevard Medical Centre - 8min
- Joondalup Health Campus - 25min

Parks and Open Spaces

- Lighthouse Adventure Playground
- Flying Fox Park
- Ocean View Park
- Heath Park
- Amberton Playing Fields Eastern Oval
- Scooter Track & Pirate Playground
- Cycle and walk paths
- Barbecue facilities and picnic area
- Enclosed Dog Park
- Skate Park
- Cricket Nets
- 25ha Conservation Area

Sport and Leisure

- Amberton Beach
- Alkimos Tigers Junior Rugby League Club
- Eglinton Junior Cricket Club
- Northern Suburbs Land Based Fishing Club
- Sun City Country Club Golf Course - 10min
- Yanchep National Park - 11min

Legend

- Anchorage
- Oceanside
- The Green
- Future Government Primary School*
- Cycle Path

*Subject to council and government approval.

BACKGROUND

Stockland's commitment and objectives

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community, and to provide a variety of homes to suit a 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 and cohesive streetscapes that protect your investment
- Promote environmentally responsive development
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.

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 precedence 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.

Submit your application to the Stockland Builder Portal

<https://builderportal.stockland.com.au/s/login/>

DESIGN APPROVAL

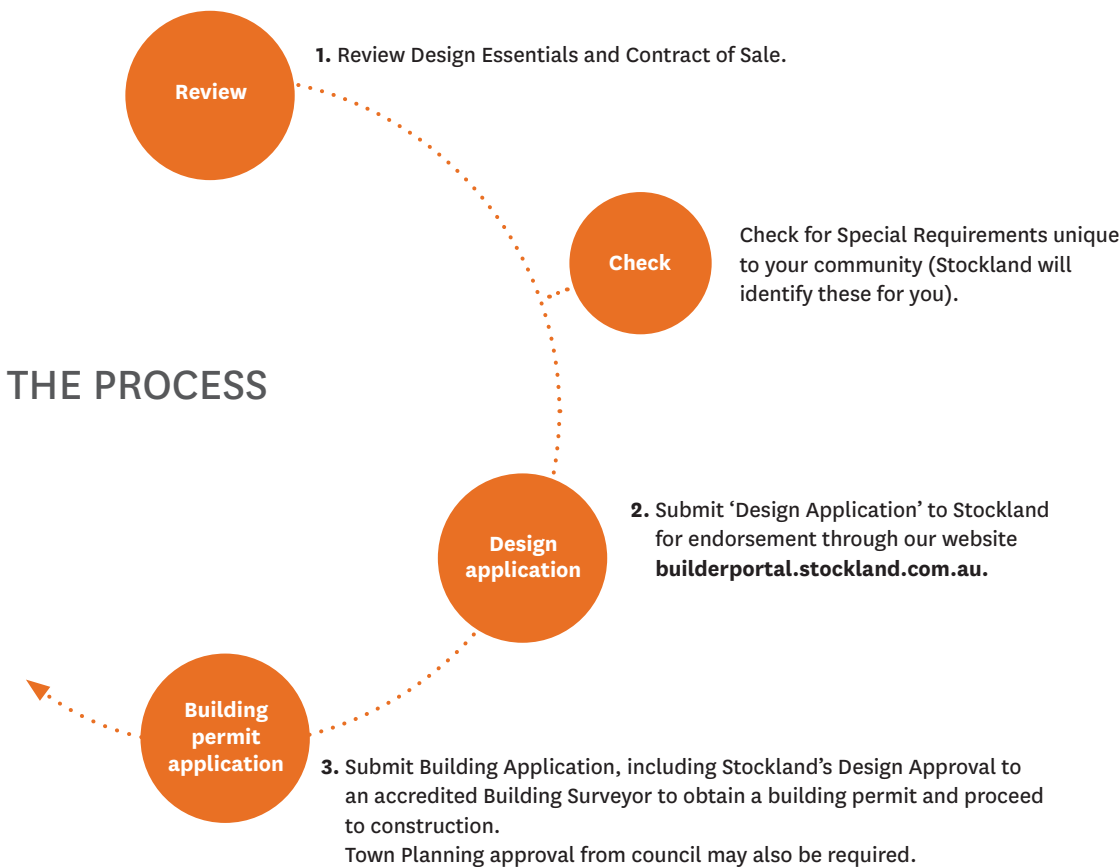
Submission requirements

In order to build, you must apply to and have an application package approved by Stockland's Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local council or a private Building Certifier before construction can commence.

The process

Stockland's Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within 10 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 and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.



THE DESIGN ESSENTIALS

01

SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

The minimum boundary setbacks and driveway locations must be as per the Detailed Area Plan and R-Code requirements provided by Stockland within your land contract of sale.

Please note: all site plans must be approved by the relevant council or local authority, this is not reviewed by Stockland.

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or utility provider, this rectification cost will be passed on to the property owner.

1.3 Footpaths and street trees

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot; and/or
- Any other part of the Amberton Beach community, including but not limited to footpaths, kerb and channel, roadways, landscaping and street trees.

Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.

Example only



MEDIUM DENSITY HOUSING STANDARDS (R-MD)	
The following standards are as per the City of Wanneroo's Local Planning Policy 4.17 - Medium Density Housing Standards (R-MD) and Planning Bulletin 1/2/2016 - Medium-density single house development standards.	
These standards apply where an approved structure plan identifies that the RMD standards apply. The WAPC approved Amendment 2 to the Eglington Agreed Structure Plan No.82 on 30 June 2017. The approved amendment incorporates RMD standards.	
All other R-Codes standards will continue to apply.	
1. GENERAL PROVISIONS	
a) R-MD Code	R23
b) Minimum Open Space	N/A
c) Outdoor Living Area (OLA)	<ul style="list-style-type: none"> The following requirements apply to Outdoor Living Areas: <ul style="list-style-type: none"> • An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. • The OLA has a minimum 3m length or width dimension (neither R-Codes do cover standards apply).
2.	
a) Primary Dwelling Orientation	Minimum
i. Primary Street	3.0m, no average
Other Setbacks	
b) Secondary Street	1.5m
c) Patch/Venue	1.5m
d) Boundary Setback	<ul style="list-style-type: none"> 1. 1.2m for wall height 3.5m or less with major openings 1. 1m for wall height 3.5m or less without major openings
Boundary walls (panels) are permitted to both side boundaries subject to:	
e) Boundary Wall (Panels)	<ul style="list-style-type: none"> 1. 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.
3. OVERSHADOWING	
a)	No maximum overshadowing for wall height 3.5m or less.
b)	No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 2%.
4. PRIVACY	
a)	R-Code clause S4.1 C3.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.
5. FENCING	
a)	Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

02

THE STYLE OF YOUR HOME

2.1 Home style

Homes are to be constructed to reflect contemporary architecture and have regard to the climatic conditions of the area and the estate's unique location.

2.2 Roof pitch

Roofing must be of a scale and form representative of contemporary architecture.

- Hip and gable roofs must have a minimum pitch of 24 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated that a higher roof pitch forms an integral part of the overall architectural design of the home.
- Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.
- Please refer to page 21 for the design guidelines for permitted roof colours.

Note: Red, Green and Terracotta colours are not permitted.

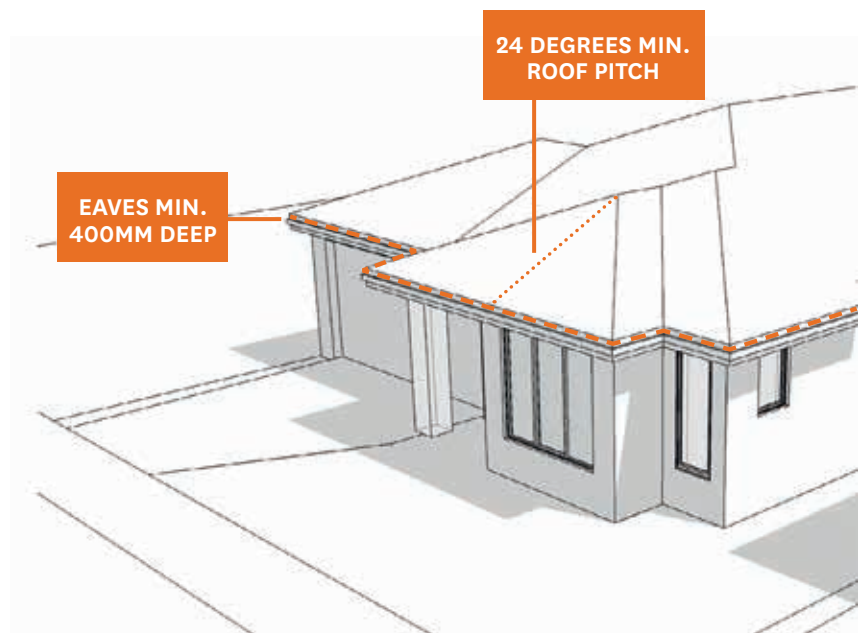
2.3 Eaves

All roofs must have eaves overhanging by a minimum of 400mm (excluding fascia and gutter) to primary and secondary street facades.

Eaves are encouraged to assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.



✓ Contemporary facade



03

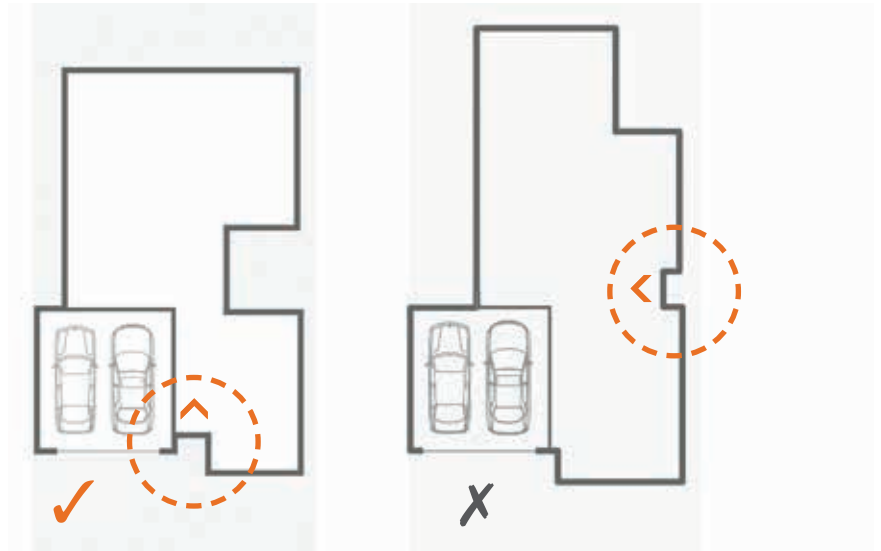
HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

Your home must have a front door facing the primary street unless varied by a Detailed Area Plan.

Homes directly abutting public reserve shall orientate as follows:

- If vehicle access is via a laneway, the public reserve is considered as the primary facade.
- If vehicle access is via a mews or street, this shall be considered the primary facade.



3.2 Front entry

The front entry must incorporate either a porch, portico or verandah that has:

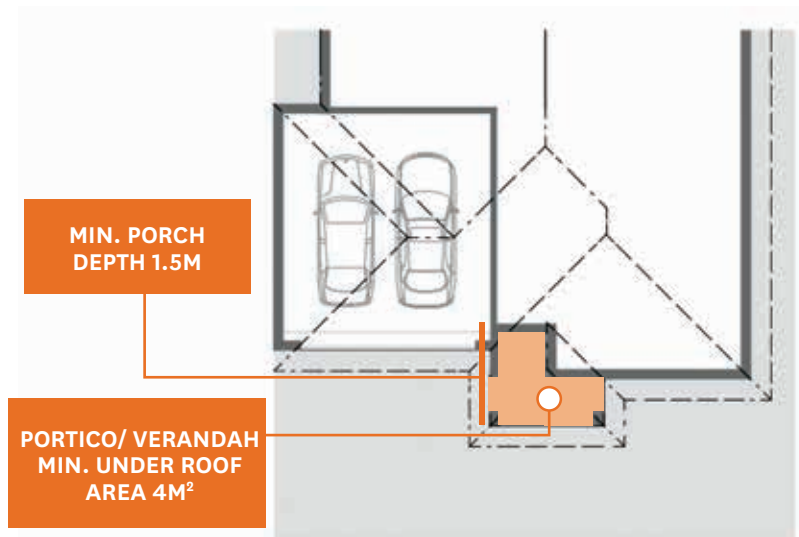
- A minimum under roof area of 4m²
- A minimum depth of 1.5m.

3.3 Parapet walls

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).

3.4 Visibility

Exposed secondary street facade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows) to allow for passive surveillance of the street.



3.5 External materials

All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary architecture.

- Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the house.
- No one material can be more than 80% of the facade area (excluding windows, doors, roof gables and infills).
- Unfinished 'commons' and double height bricks are not permitted.
- Bright or primary colours are not permitted unless they are used as a minor (max 20%) feature element on the facade area.
- 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.

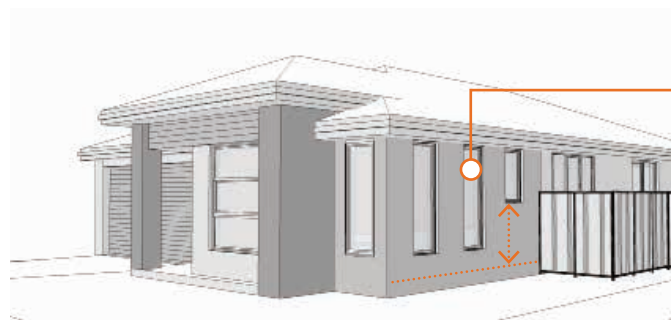
3.6 Garages

Freestanding or attached carports and garages must include a roof design and design features which are consistent with the form and materials of the home.

All garages are required to be recessed a minimum of 500mm behind the front building line of the home.

Where a triple garage is to be constructed, the third garage must be set back a minimum of 500mm from the other garage doors.

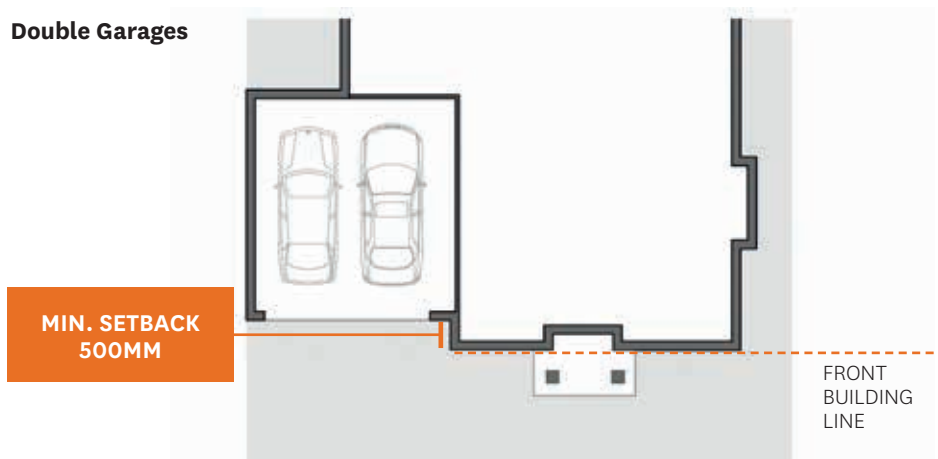
Lots 12.5m or wider must contain a double garage/carport sufficient for at least two motor vehicles side-by-side. Single garages are only permitted on lots less than 12.5m wide.



HABITABLE ROOM WINDOWS FACING SECONDARY STREET FRONTAGE

- ✓ **Front facade materials or colours mirrored on secondary street facade**
- ✓ **Habitable room with windows**

Double Garages



MIN. SETBACK 500MM

FRONT BUILDING LINE

3.7 Homes on lots less than 13m wide

At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary facade.

An entry feature or room must be located 900mm forward of the garage where a double garage is proposed (excludes laneway access homes).

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.

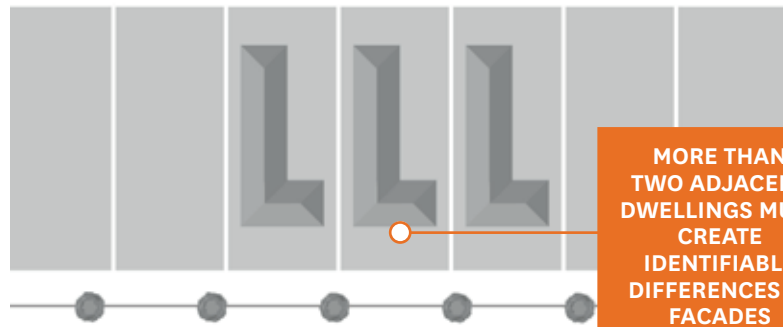
3.8 Articulated facade

Homes shall have articulated facades by including indentations and projections in the floor plan and roof design to create interest. At least 1 step in the floor plan is to be mirrored in the roof design (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.



HABITABLE ROOM WINDOW FACING PRIMARY STREET FRONTAGE

✓ **Habitable room windows facing primary street frontage**



MORE THAN TWO ADJACENT DWELLINGS MUST CREATE IDENTIFIABLE DIFFERENCES IN FACADES

04

FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

Landscaping to be completed by LD Total as outlined in your contract of sale provided by Stockland.

4.2 Letterboxes

Letterboxes must:

- Be located on the primary street frontage.

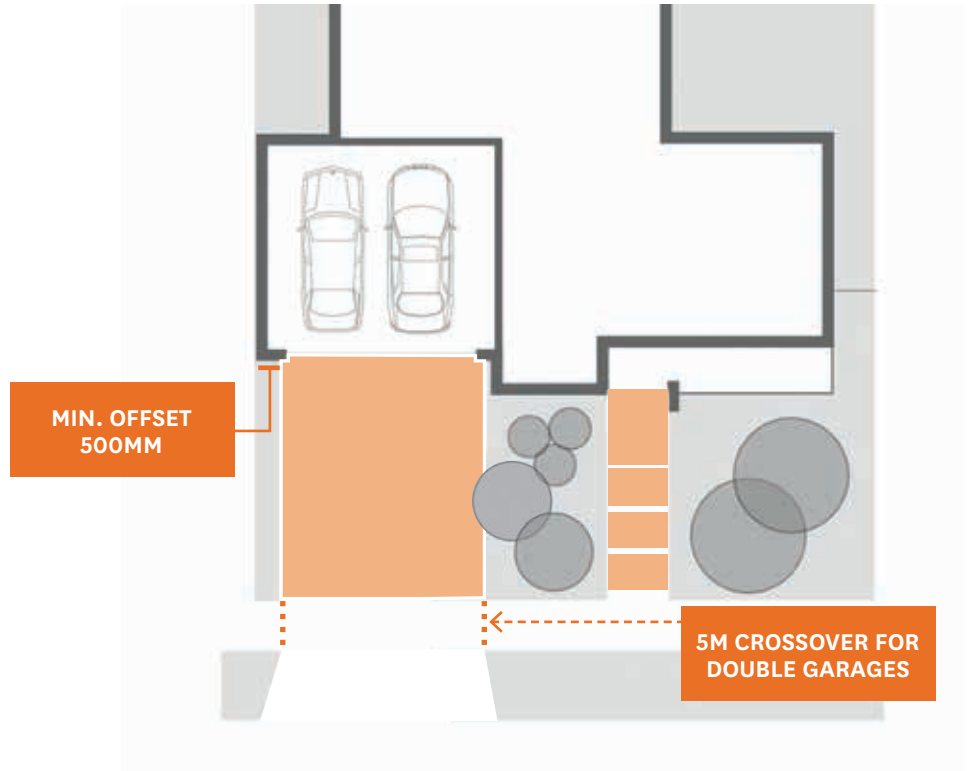
4.3 Driveways

Driveways are to be constructed in accordance with council requirements and be offset at least 500mm from the nearest side boundary.

Driveways must not be constructed from plain concrete, black or terracotta red pavers.

Driveway and crossover are to be completed prior to occupation.

Driveways must not cut through a public footpath.



05

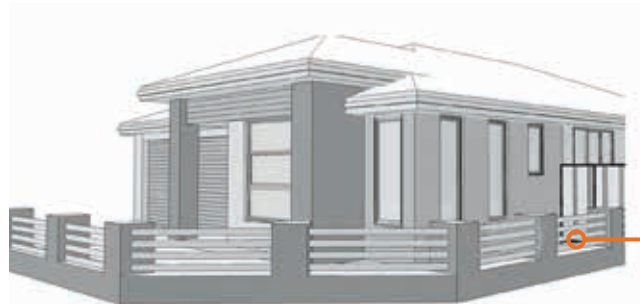
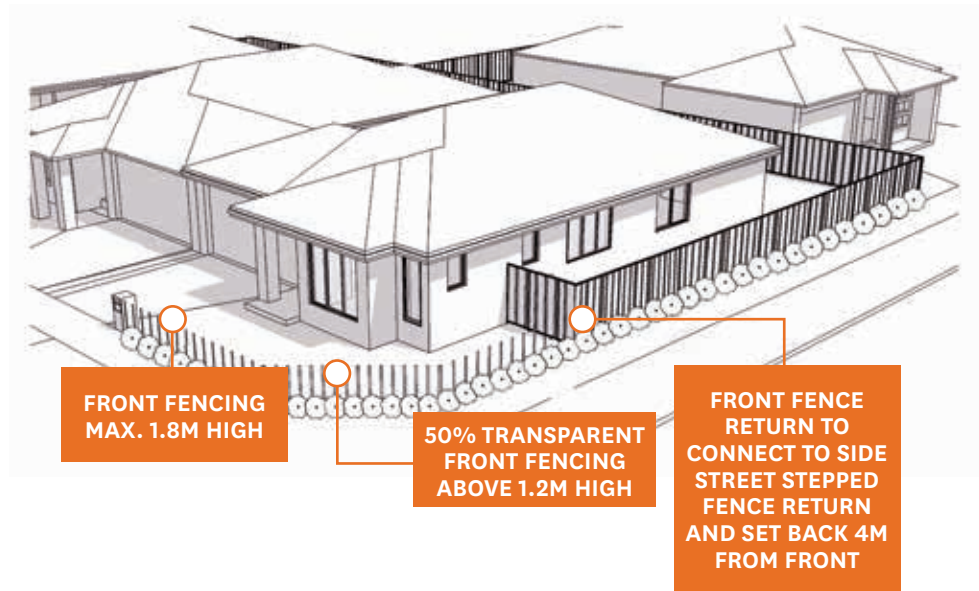
FENCING AND BOUNDARIES

5.1 Front & secondary st fencing

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.

Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour Bushland (unless otherwise approved by Stockland) and be a maximum of 1.8m high.

As per Fencing and Landscaping contract the return fence panels are not included in the package and are the owner's responsibility to construct or arrange after the fencing has been installed.



✓ Front fence 50% transparent above 1.2m



✗ Front fence not transparent and does not complement the style and colour scheme of the home



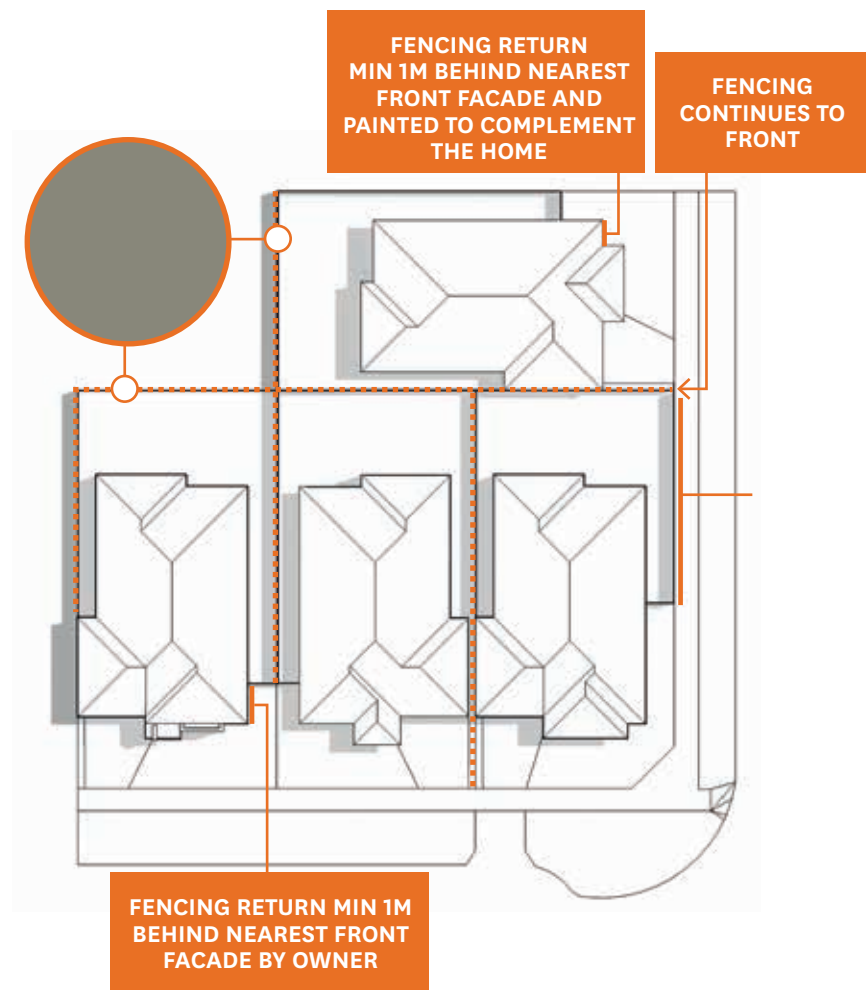
5.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must be:

- A maximum of 1.8m in height.
- Must be constructed with Colorbond in colour Bushland.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front build line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

5.3 Retaining walls

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.



06

EXTERNAL ELEMENTS

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, rainwater tanks, washing lines and solar pool heating coils.

Solar panels oriented to maximise effectiveness for heating water or generating electricity are exceptions to this.

6.2 Bin storage

Rubbish bins must be screened and out of public view.

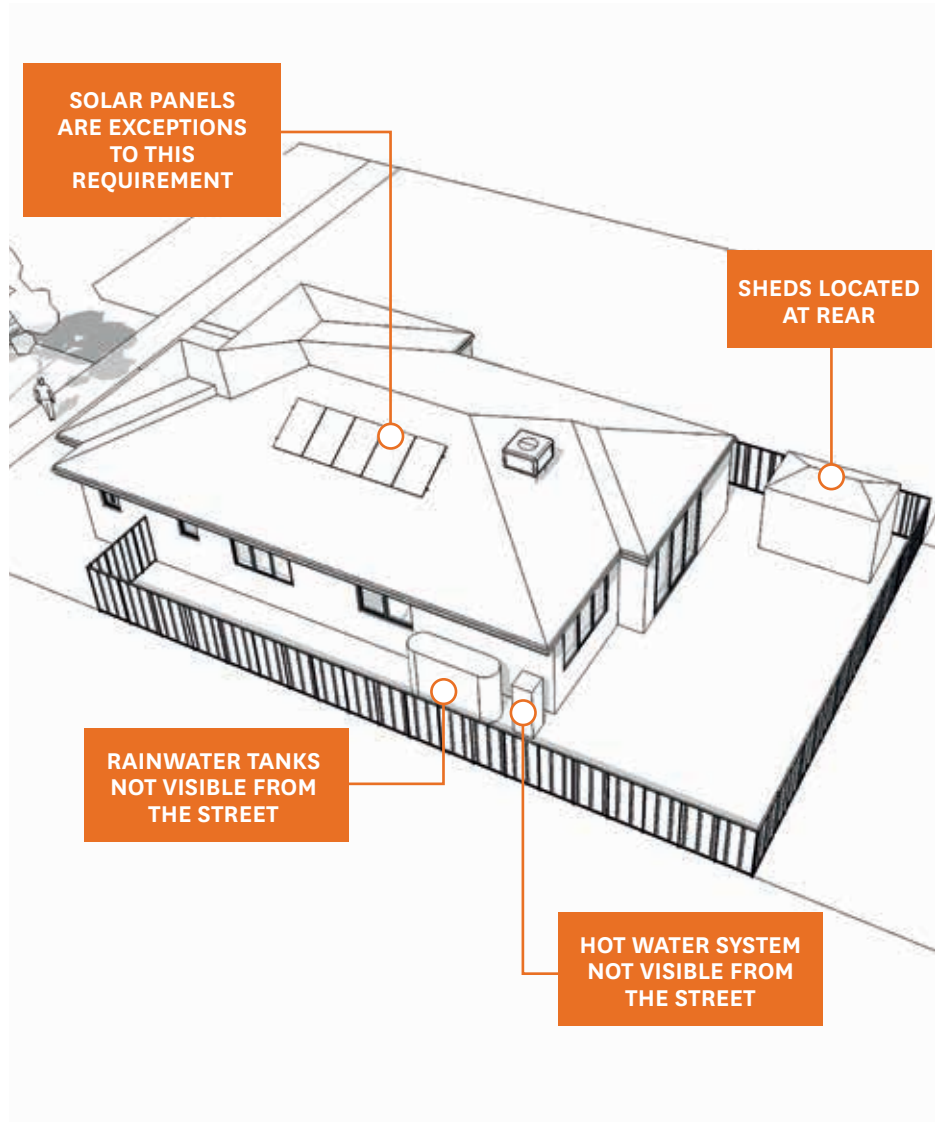
Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

6.3 Construction obligations

Provide a skip bin or skip bag onsite for the duration of the construction period.

Site cleanliness is to be maintained.

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.



6.4 Outbuildings

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.

6.5 Presentation and maintenance of your lot

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot and/or
- Any other part of the Amberton community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.
- Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.
- Your property must be kept in a clean and tidy state at all times.
- Silt fences and rubble driveways are in place and must be maintained during the total construction of your home.
- Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.
- The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times.
- The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full, so no material escapes the waste bin.

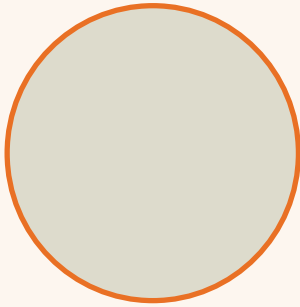


- The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.
- No excavated material shall be placed on any adjoining lot or public area.
- The owner/builder must ensure street trees are not damaged during construction. If a street tree is damaged, the tree must be replaced by the owner.
- When the home is constructed and completed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.

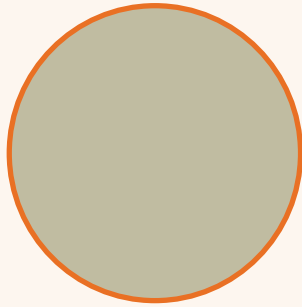


EXTERNAL MATERIAL AND COLOUR PALETTE

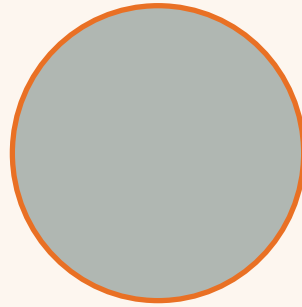
EXTERNAL MATERIAL AND COLOUR PALETTE



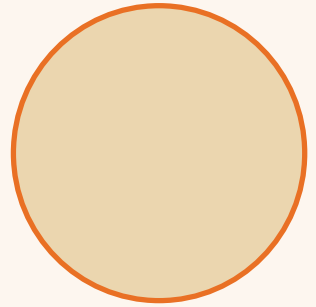
Surfmist



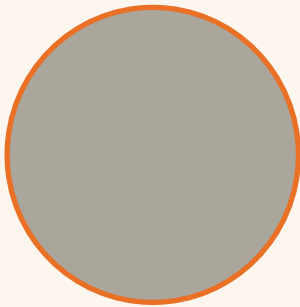
Evening Haze



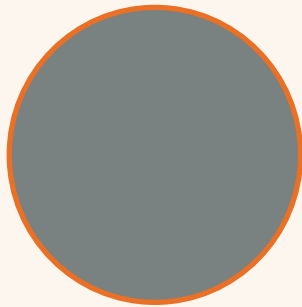
Shale Grey



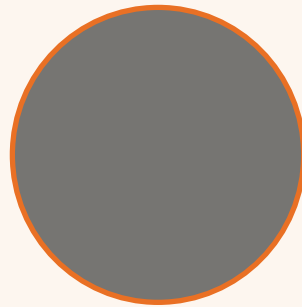
Classic Cream



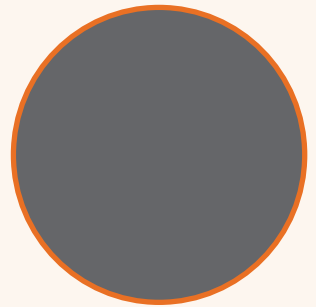
Dune



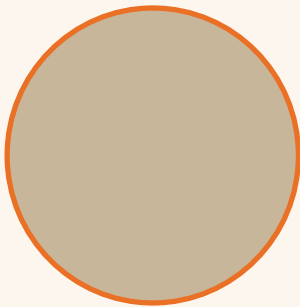
Windspray



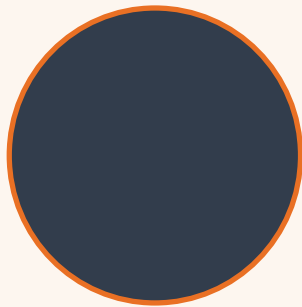
Wallaby



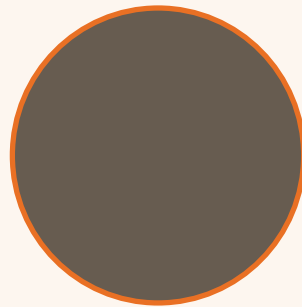
Basalt



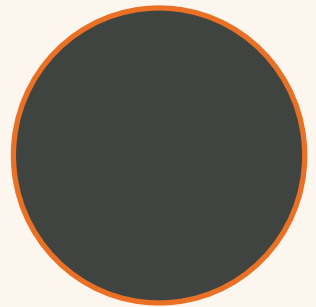
Paperbark



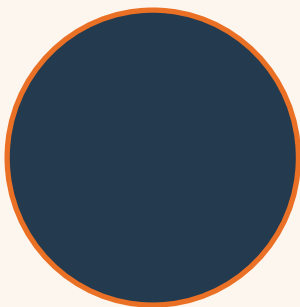
Ironstone



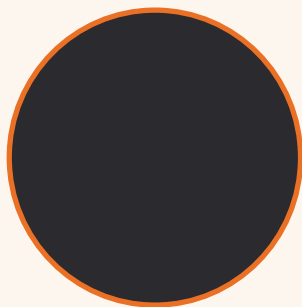
Jasper



Woodland Grey



Deep Ocean



Monument

Roof tiles are permitted, colours to match Colorbond palette.

EXPLANATORY NOTES

EXPLANATORY NOTES

Articulated Facade	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 two 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.
Facade	A facade 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.
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.
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 Overhang	A window overhang is a structure built into the home that shades windows as a substitute to eaves.

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc)

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc)
- Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc)
- Sheds, outbuildings, pergolas, etc

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls



Anchorage
AMBERTON BEACH

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Design Essentials

Amberton Beach – Oceanside Village



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THE COMMUNITY VISION

The vision for Oceanside Village at Amberton Beach

Living at Amberton Beach means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and employment opportunities. Amberton Beach also provides a wide range of market-leading housing choices in a variety of community settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

Amberton Beach provides an incomparable range of lifestyle choices, providing an outstanding place set in a signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

AMBERTON BEACH MASTERPLAN



Shopping and Amenities

The Amberton Beach Bar and Kitchen
 Future neighbourhood centre*
 Gateway Shopping Precinct - 5min
 Yanchee Central - 8min
 Brighton Town Centre - 10min
 Ocean Keys Shopping Centre - 15min
 Lakeside Joondalup - 25min
 Mindarie Marina - 18min

Public Transport and Accesses

Marmion Avenue bus stops
 Freeway extension to Hester Avenue
 Mitchell Freeway extension to Romeo Road, Alkimos
 Future Alkimos Regional Centre and Train Station - 5min
 Future Eglinton Regional Centre and Train Station - 2min
 Butler Train Station - 8min
 Mitchell Freeway - 15min

Medical Centres

Alkimos Medical Centre - 3min
 Yanchee Medical Centre - 8min
 Butler Boulevard Medical Centre - 8min
 Joondalup Health Campus - 25min

Parks and Open Spaces

Lighthouse Adventure Playground
 Flying Fox Park
 Ocean View Park
 Heath Park
 Amberton Playing Fields Eastern Oval
 Scooter Track & Pirate Playground
 Cycle and walk paths
 Barbecue facilities and picnic area
 Enclosed Dog Park
 Skate Park
 Cricket Nets
 25ha Conservation Area

Sport and Leisure

Amberton Beach
 Alkimos Tigers Junior Rugby League Club
 Eglinton Junior Cricket Club
 Northern Suburbs Land Based Fishing Club
 Sun City Country Club Golf Course - 10min
 Yanchee National Park - 11min

Legend

- Anchorage
- Oceanside
- The Green
- Future Government Primary School*
- Cycle Path

*Subject to council and government approval.

BACKGROUND

Stockland's commitment and objectives

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community, and to provide a variety of homes to suit a 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 and cohesive streetscapes that protect your investment
- Promote environmentally responsive development
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.

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 precedence 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.

Submit your application to the Stockland Builder Portal

<https://builderportal.stockland.com.au/s/login/>

DESIGN APPROVAL

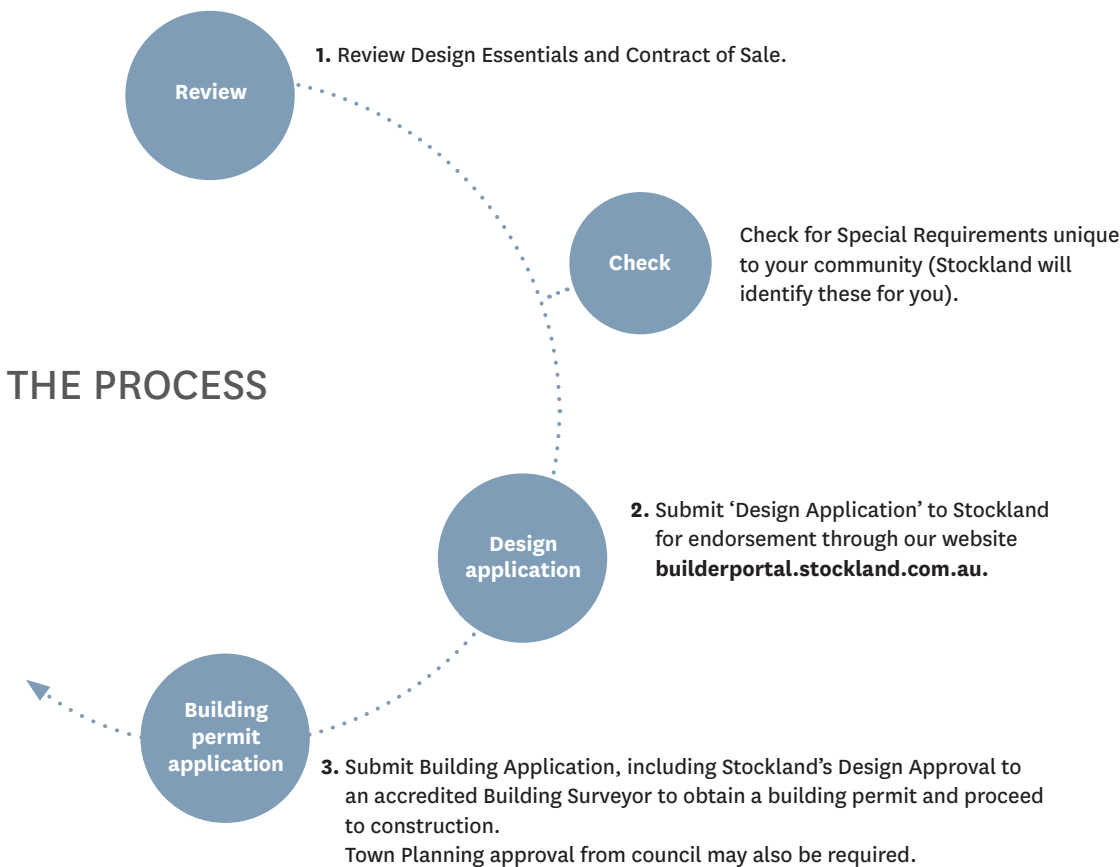
Submission requirements

In order to build, you must apply to and have an application package approved by Stockland's Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local council or a private Building Certifier before construction can commence.

The process

Stockland's Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within 10 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 and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.



THE DESIGN ESSENTIALS

01

SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

The minimum boundary setbacks and driveway locations must be as per the Detailed Area Plan and R-Code requirements provided by Stockland within your land contract of sale.

Please note: all site plans must be approved by the relevant council or local authority, this is not reviewed by Stockland.

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or utility provider, this rectification cost will be passed on to the property owner.

1.3 Footpaths and street trees

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot; and/or
- Any other part of the Amberton Beach community, including but not limited to footpaths, kerb and channel, roadways, landscaping and street trees.

Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.

Example only



MEDIUM DENSITY HOUSING STANDARDS (R-MD)	
The following standards are as per the City of Wanneroo's Local Planning Policy 4.17 - Medium Density Housing Standards (R-MD) and Planning Bulletin 1/2/2016 - Medium-density single house development standards.	
These standards apply where an approved structure plan identifies that the RMD standards apply. The WAPC approved Amendment 2 to the Eglington Aged Structure Plan No.82 on 30 June 2017. The approved amendment incorporates RMD standards.	
All other R-Codes standards will continue to apply.	
1. GENERAL PROVISIONS	
a) R-MD Code	R23
b) Minimum Open Space	N/A
c) Outdoor Living Area (OLA)	<p>The following requirements apply to Outdoor Living Areas:</p> <ul style="list-style-type: none"> • An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. • The OLA has a minimum 3m length or width dimension (Neither R-Codes do cover standards apply).
2.	
a) Primary Dwelling Orientation	Minimum
i. Primary Street	3.0m, no average
Other Setbacks	
b) Secondary Street	1.5m
c) Patch/Venue	1.5m
d) Boundary Setback	<p>1. 1.2m for wall height 3.5m or less with major openings</p> <p>2. 1m for wall height 3.5m or less without major openings</p> <p>Boundary walls (panels) are permitted to both side boundaries subject to:</p> <p>1. 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.</p>
e) Boundary Walls (Panels)	<p>0. 4.5m garage setback from the primary street and 1.5m from a secondary street.</p> <p>1) The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.</p> <p>2) For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:</p> <ul style="list-style-type: none"> • garage setback a minimum of 0.5m behind the building alignment; • a major opening to a habitable space directly facing the primary street; • an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and • no vertical cross-over wider than 4.5m where it crosses the street. <p>3) Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.</p>
3. OVERSHADOWING	
a)	No maximum overshadowing for wall height 3.5m or less.
b)	No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 2%.
4. PRIVACY	
a)	R-Code clause S4.1 C3.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.
5. FENCING	
a)	Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

02

THE STYLE OF YOUR HOME

2.1 Home style

Homes are to be constructed to reflect contemporary architecture and have regard to the climatic conditions of the area and the estate's unique location.

2.2 Roof pitch

Roofing must be of a scale and form representative of contemporary architecture.

- Hip and gable roofs must have a minimum pitch of 24 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated that a higher roof pitch forms an integral part of the overall architectural design of the home.
- Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.
- Please refer to page 21 for the design guidelines for permitted roof colours.

Note: Red, Green and Terracotta colours are not permitted.

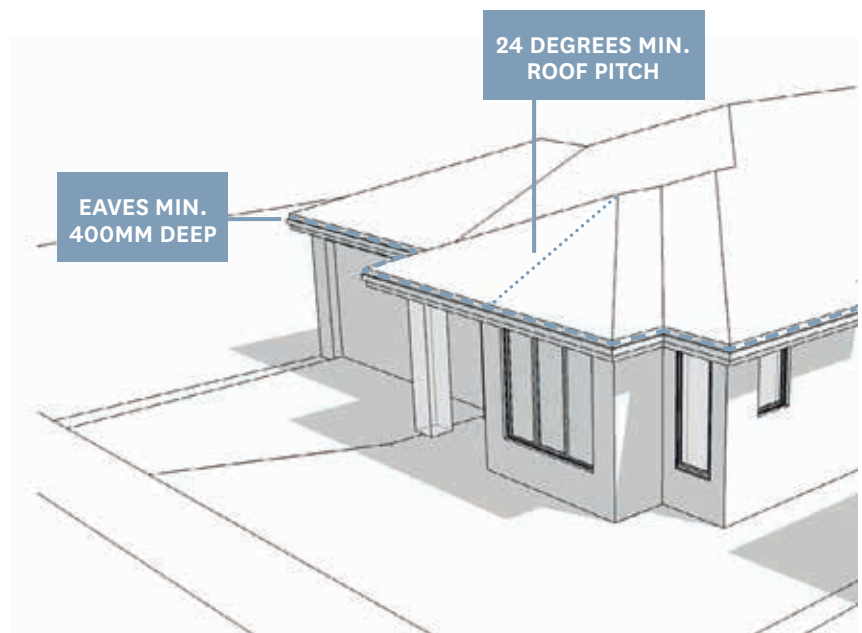
2.3 Eaves

All roofs must have eaves overhanging by a minimum of 400mm (excluding fascia and gutter) to primary and secondary street facades.

Eaves are encouraged to assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.



✓ Contemporary facade



03

HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

Your home must have a front door facing the primary street unless varied by a Detailed Area Plan.

Homes directly abutting public reserve shall orientate as follows:

- If vehicle access is via a laneway, the public reserve is considered as the primary facade.
- If vehicle access is via a mews or street, this shall be considered the primary facade.

3.2 Front entry

The front entry must incorporate either a porch, portico or verandah that has:

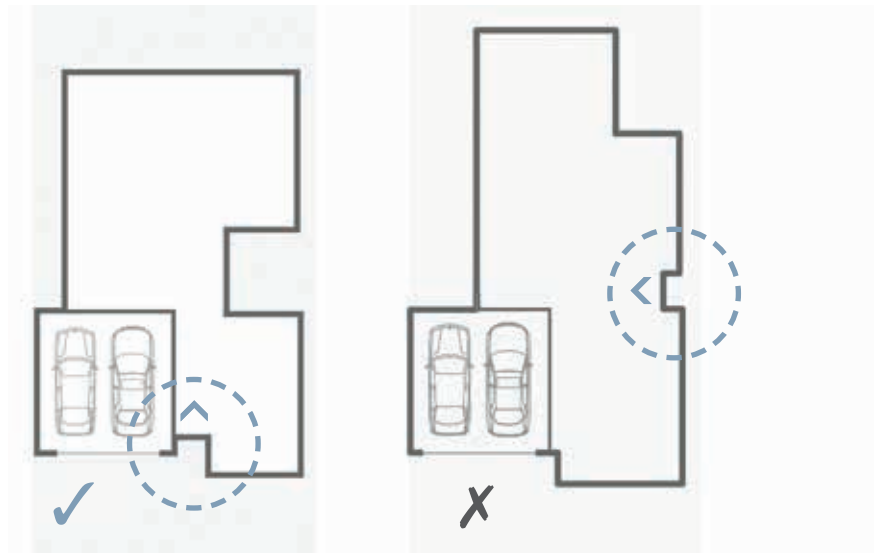
- A minimum under roof area of 4m²
- A minimum depth of 1.5m.

3.3 Parapet walls

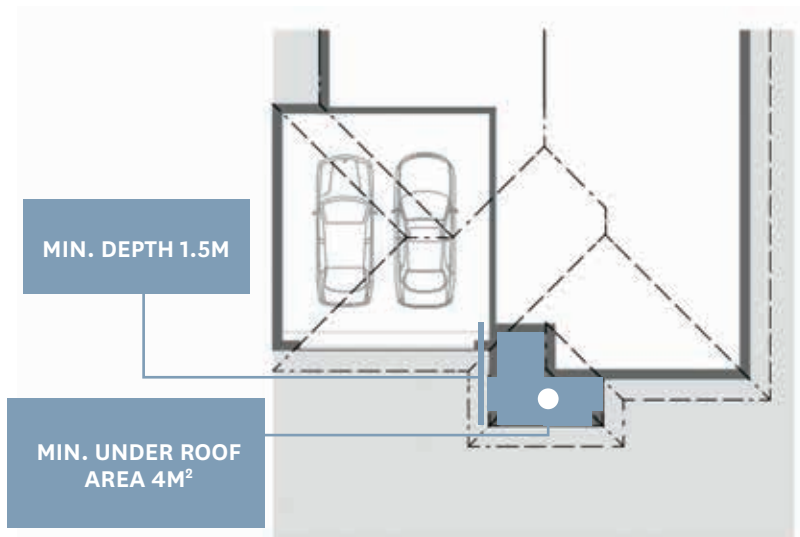
Where a parapet wall is proposed, the gutter must be concealed and the parapet must not extend forward of the building line (excludes garages on the boundary).

3.4 Visibility

Exposed secondary street facade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows) to allow for passive surveillance of the street.



3.1 Front door must face primary street.



3.2 Requirements for porch, portico or verandah.

3.5 External materials

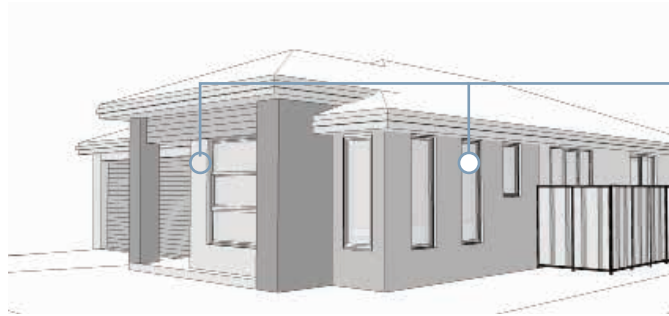
All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary architecture.

- Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the house.
- No one material can be more than 80% of the facade area (excluding windows, doors, roof gables and infills).
- Unfinished 'commons' and double height bricks are not permitted.
- Bright or primary colours are not permitted unless they are used as a minor (max 20%) feature element on the facade area.
- 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.

3.6 Architectural features

Two additional features (excluding windows and doors) must be included in the front elevation. These may include:

- Balcony which occupies 20% of the front elevation and is 1.5m in depth.
- Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves).
- Built-in planter box (at least 1m long).
- Roof feature such as a gambrel or end gable.
- Louvre windows or canopies/window hood with a horizontal emphasis.
- Elevated eaves with a feature recess or similar detail to the forward/projected part of the roof.
- Other features creating visual interest may also be accepted.



Front facade materials or colours mirrored on secondary street facade

3.4 Windows on habitable rooms facing secondary street.

3.5 Front facade materials and colours extend to secondary street facade.



3.6 Suitable use of external materials.

3.7 Garages

Freestanding or attached carports and garages must include a roof design and design features which are consistent with the form and materials of the home.

All garages are required to be recessed a minimum of 500mm behind the front building line of the home.

Where a triple garage is to be constructed, the third garage must be set back a minimum of 500mm from the other garage doors.

Lots 12.5m or wider must contain a double garage/carport sufficient for at least two motor vehicles side-by-side. Single garages are only permitted on lots less than 12.5m wide.

3.8 Homes on lots less than 13m wide

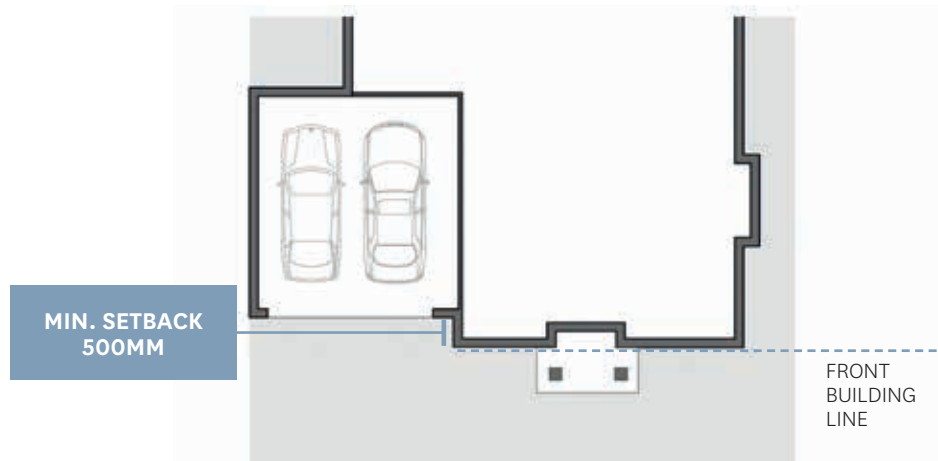
At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary facade.

An entry feature or room must be located 900mm forward of the garage where a double garage is proposed (excludes laneway access homes).

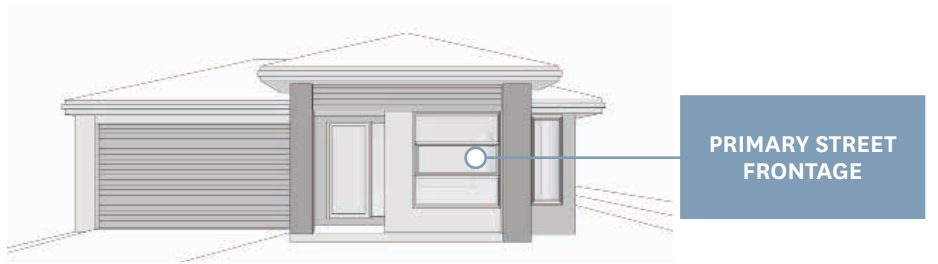
Where more than two adjacent dwellings are being constructed by the same owner, create identifiable differences in facades, however use of complementary materials and colour palette over the development is permitted.

3.9 Articulated facade

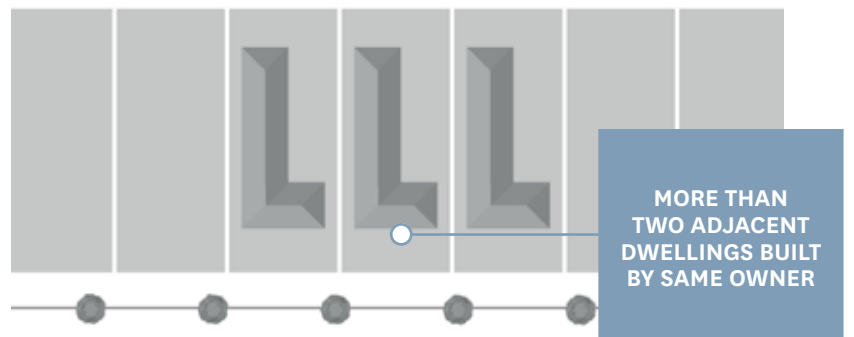
Homes shall have articulated facades by including indentations and projections in the floor plan and roof design to create interest. At least 1 step in the floor plan is to be mirrored in the roof design (excluding the garage) – this minimum applies only to lot widths of 12.5m frontage and wider. Lots with frontage less than 12.5m require articulation through well-considered design.



✓ **3.7 Acceptable garage setback.**



✓ **3.8 Windows on habitable rooms provide passive surveillance.**



3.8 Complementary materials and colours may be used but there must be identifiable differences.

04

FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

Landscaping to be completed by LD Total as outlined in your contract of sale provided by Stockland.

4.2 Letterboxes

Letterboxes must:

- Be located on the primary street frontage.
- Be incorporated into the front fencing or a standalone structure and constructed of materials that match the feature material of the front facade or the materials used within the landscaping.

A diagram or image of the proposed letterbox must be included in the covenant application for approval.

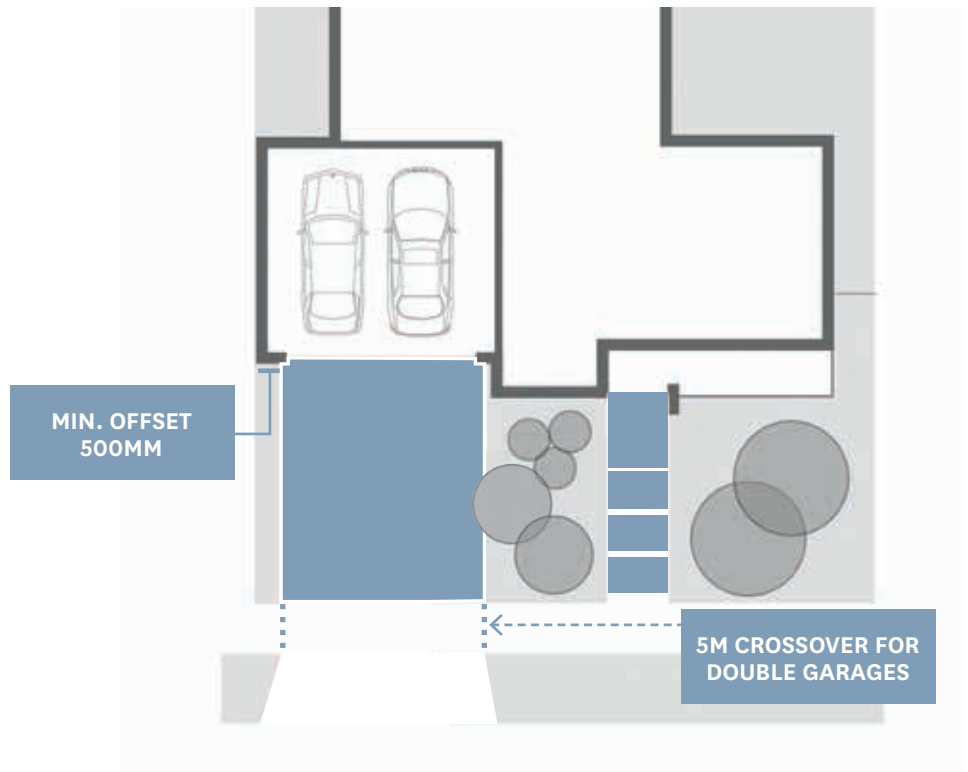
4.3 Driveways

Driveways are to be constructed in accordance with council requirements and be offset at least 500mm from the nearest side boundary.

Driveways must not be constructed from plain concrete, black or terracotta red pavers.

Driveway and crossover are to be completed prior to occupation.

Driveways must not cut through a public footpath.



05

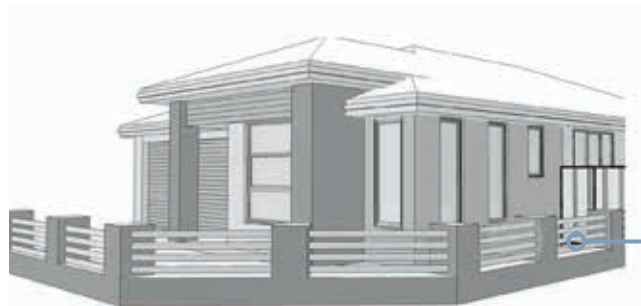
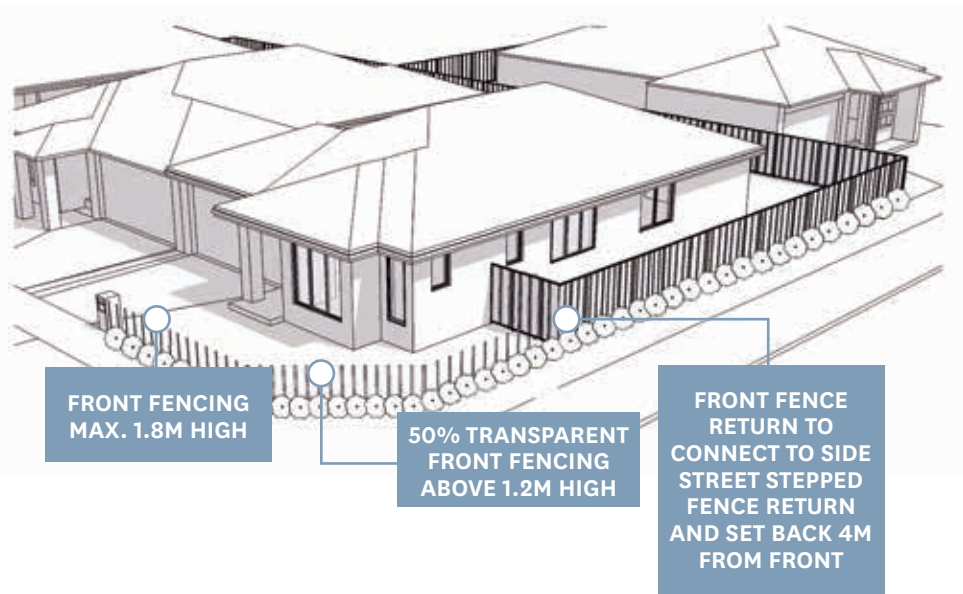
FENCING AND BOUNDARIES

5.1 Front and secondary street fencing

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.

Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour Paperbark (unless otherwise approved by Stockland) and be a maximum of 1.8m high.

As per Fencing and Landscaping contract the return fence panels are not included in the package and are the owner's responsibility to construct or arrange after the fencing has been installed.



✓ Front fence 50% transparent above 1.2m



X Front fence not transparent and does not complement the style and colour scheme of the home



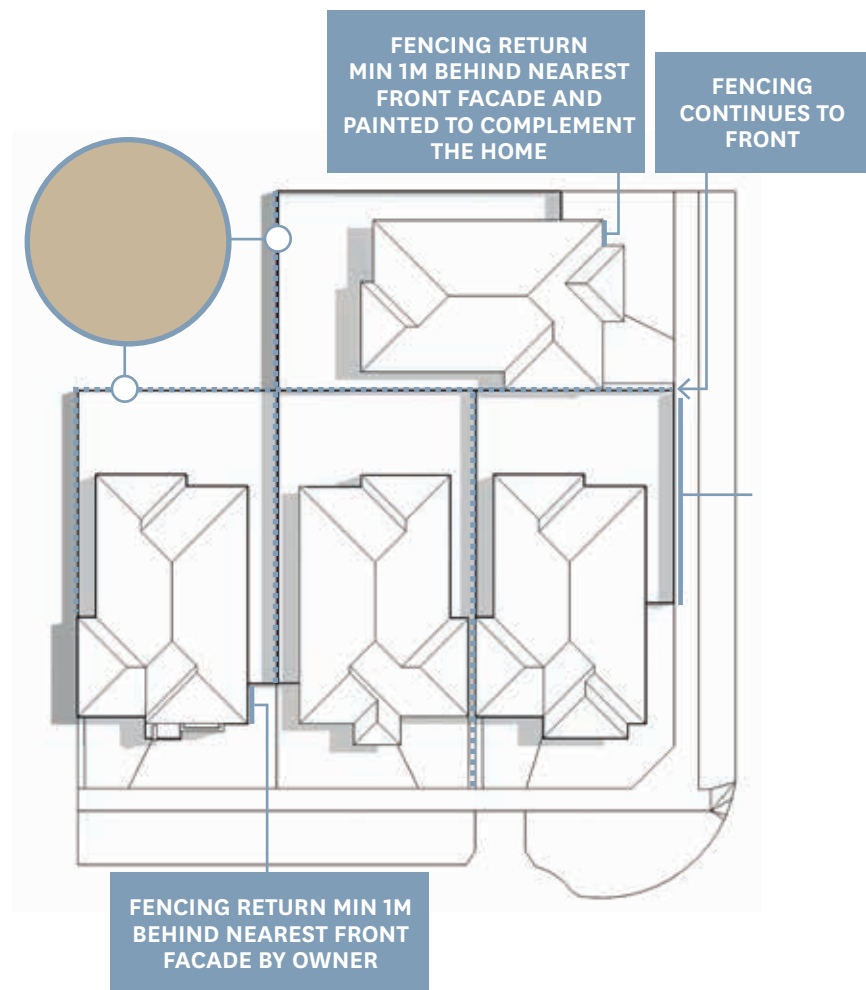
5.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must be:

- A maximum of 1.8m in height.
- Must be constructed with Colorbond in colour Paperbark.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front build line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

5.3 Retaining walls

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.



06

EXTERNAL ELEMENTS

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, rainwater tanks, washing lines and solar pool heating coils.

Solar panels oriented to maximise effectiveness for heating water or generating electricity are exceptions to this.

6.2 Bin storage

Rubbish bins must be screened and out of public view.

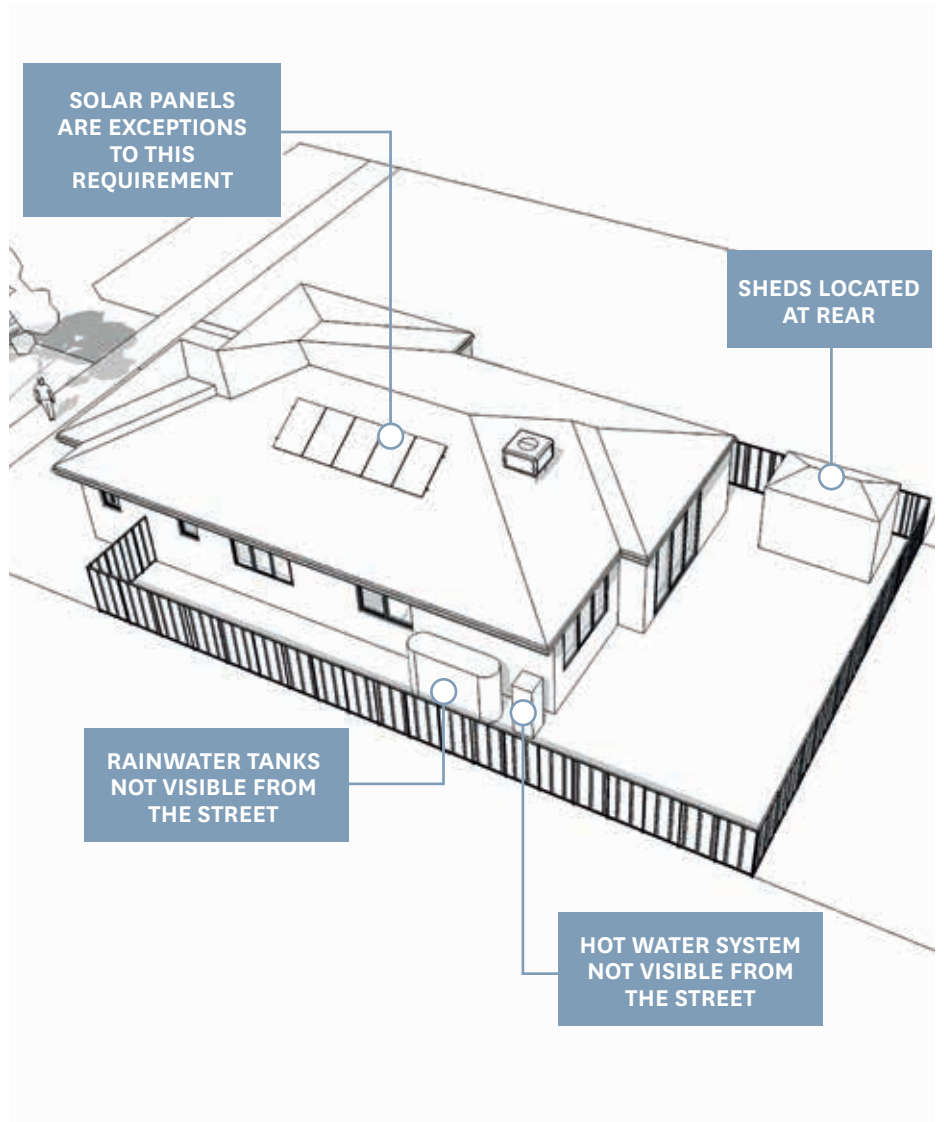
Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

6.3 Construction obligations

Provide a skip bin or skip bag onsite for the duration of the construction period.

Site cleanliness is to be maintained.

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.



6.4 Outbuildings

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.

6.5 Presentation and maintenance of your lot

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot and/or
- Any other part of the Amberton community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.
- Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.
- Your property must be kept in a clean and tidy state at all times.
- Silt fences and rubble driveways are in place and must be maintained during the total construction of your home.
- Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.
- The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times.
- The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full, so no material escapes the waste bin.

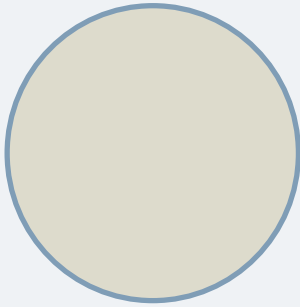


- The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.
- No excavated material shall be placed on any adjoining lot or public area.
- The owner/builder must ensure street trees are not damaged during construction. If a street tree is damaged, the tree must be replaced by the owner.
- When the home is constructed and completed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.

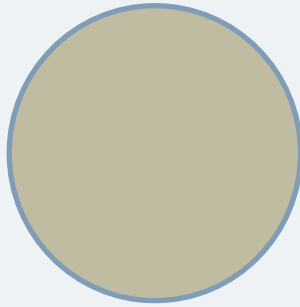


EXTERNAL MATERIAL AND COLOUR PALETTE

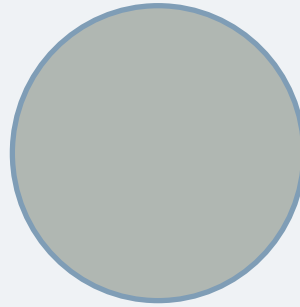
EXTERNAL MATERIAL AND COLOUR PALETTE



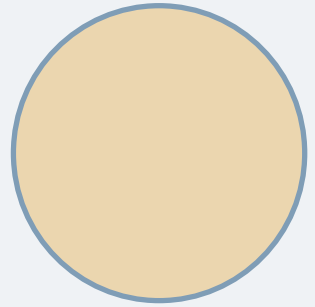
Surfmist



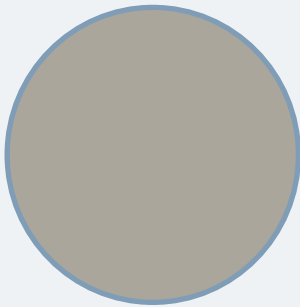
Evening Haze



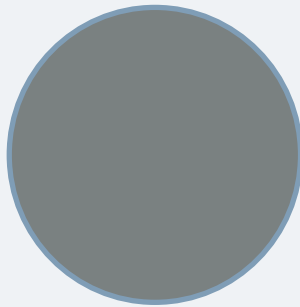
Shale Grey



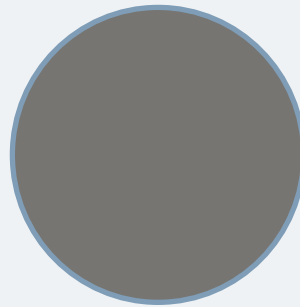
Classic Cream



Dune



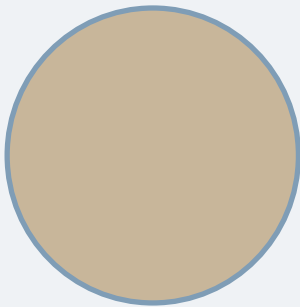
Windspray



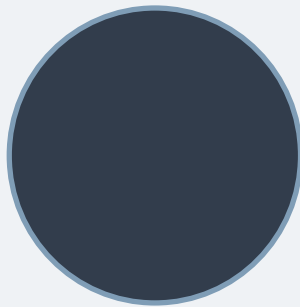
Wallaby



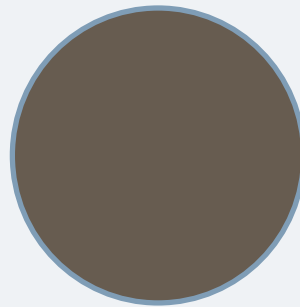
Basalt



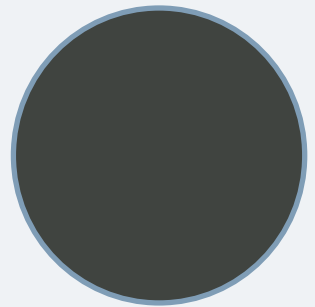
Paperbark



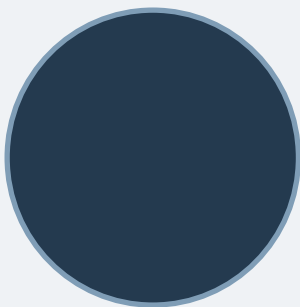
Ironstone



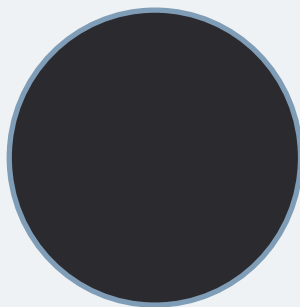
Jasper



Woodland Grey



Deep Ocean



Monument

Roof tiles are permitted, colours to match Colorbond palette.

EXPLANATORY NOTES

EXPLANATORY NOTES

Architectural Feature	Acceptable architectural features to comply with 3.6, may include a gambrel, gable-end, blade wall or any other feature visible from the public reserve.
Articulated Facade	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 two 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.
Facade	A facade 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 facade 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.

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc)

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc)
- Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc)
- Sheds, outbuildings, pergolas, etc

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Letterbox
- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls



Stockland Amberton Beach
Sales and Information Centre
Corner Marmion Avenue and Cinnabar Drive,
Eglinton WA 6034

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Design Essentials

Amberton Beach – The Green



Stockland



The Green
AMBERTON BEACH

design@stockland.com.au

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THE COMMUNITY VISION

The vision for The Green at Amberton Beach

Living at Amberton Beach means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and employment opportunities. Amberton Beach also provides a wide range of market-leading housing choices in a variety of community settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

Amberton Beach provides an incomparable range of lifestyle choices, providing an outstanding place set in a signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

AMBERTON BEACH MASTERPLAN



Shopping and Amenities

- The Amberton Beach Bar and Kitchen
- Future neighbourhood centre*
- Gateway Shopping Precinct - 5min
- Yanchep Central - 8min
- Brighton Town Centre - 10min
- Ocean Keys Shopping Centre - 15min
- Lakeside Joondalup - 25min
- Mindarie Marina - 18min

Public Transport and Accesses

- Marmion Avenue bus stops
- Freeway extension to Hester Avenue
- Mitchell Freeway extension to Romeo Road, Alkimos
- Future Alkimos Regional Centre and Train Station - 5min
- Future Eglinton Regional Centre and Train Station - 2min
- Butler Train Station - 8min
- Mitchell Freeway - 15min

Medical Centres

- Alkimos Medical Centre - 3min
- Yanchep Medical Centre - 8min
- Butler Boulevard Medical Centre - 8min
- Joondalup Health Campus - 25min

Parks and Open Spaces

- Lighthouse Adventure Playground
- Flying Fox Park
- Ocean View Park
- Heath Park
- Amberton Playing Fields Eastern Oval
- Scooter Track & Pirate Playground
- Cycle and walk paths
- Barbecue facilities and picnic area
- Enclosed Dog Park
- Skate Park
- Cricket Nets
- 25ha Conservation Area

Sport and Leisure

- Amberton Beach
- Alkimos Tigers Junior Rugby League Club
- Eglinton Junior Cricket Club
- Northern Suburbs Land Based Fishing Club
- Sun City Country Club Golf Course - 10min
- Yanchep National Park - 11min

Legend

- Anchorage
- Oceanside
- The Green
- Future Government Primary School*
- Cycle Path

*Subject to council and government approval.

BACKGROUND

Stockland's commitment and objectives

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community, and to provide a variety of homes to suit a 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 and cohesive streetscapes that protect your investment
- Promote environmentally responsive development
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.

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 precedence 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.

Submit your application to the Stockland Builder Portal

<https://builderportal.stockland.com.au/s/login/>

DESIGN APPROVAL

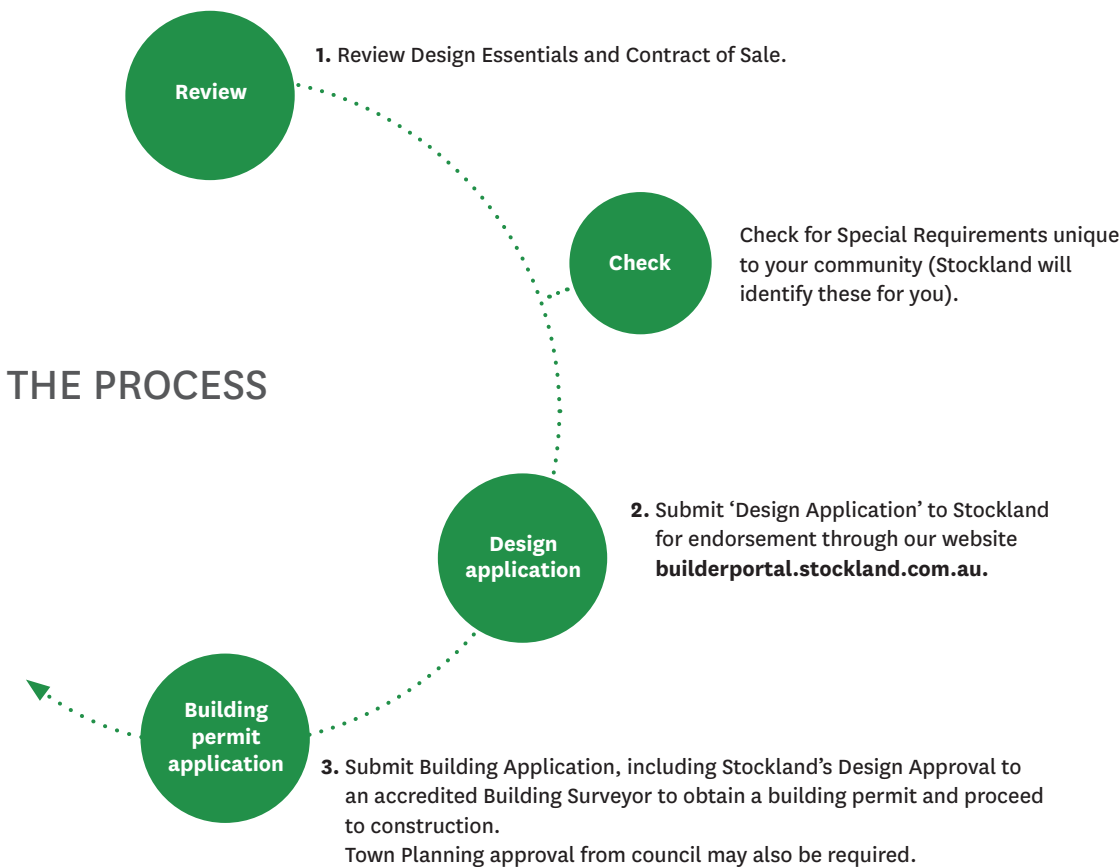
Submission requirements

In order to build, you must apply to and have an application package approved by Stockland's Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local council or a private Building Certifier before construction can commence.

The process

Stockland's Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within 10 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 and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.



THE DESIGN ESSENTIALS

01

SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

The minimum boundary setbacks and driveway locations must be as per the Detailed Area Plan and R-Code requirements provided by Stockland within your land contract of sale.

Please note: all site plans must be approved by the relevant council or local authority, this is not reviewed by Stockland.

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or utility provider, this rectification cost will be passed on to the property owner.

1.3 Footpaths and street trees

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot; and/or
- Any other part of the Amberton Beach community, including but not limited to footpaths, kerb and channel, roadways, landscaping and street trees.

Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.

Example only



MEDIUM DENSITY HOUSING STANDARDS (R-MD)	
The following standards are as per the City of Wanneroo's Local Planning Policy 4.17 - Medium Density Housing Standards (R-MD) and Planning Bulletin 1/2/2016 - Medium-density single house development standards.	
These standards apply where an approved structure plan identifies that the RMD standards apply. The WAPC approved Amendment 2 to the Eglington Agreed Structure Plan No.82 on 30 June 2017. The approved amendment incorporates RMD standards.	
All other R-Codes standards will continue to apply.	
1. GENERAL PROVISIONS	
a) R-MD Code	R23
b) Minimum Open Space	N/A
c) Outdoor Living Area (OLA)	<p>The following requirements apply to Outdoor Living Areas:</p> <ul style="list-style-type: none"> • An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. • The OLA has a minimum 3m length or width dimension (Neither R-Codes do cover standards apply)
2.	
a) Primary Dwelling Orientation	Minimum
i. Primary Street	3.0m, no average
Other Setbacks	
b) Secondary Street	1.5m
c) Patch/Venanda	1.5m
d) Boundary Setback	<ul style="list-style-type: none"> 1. 1.2m for wall height 3.5m or less with major openings 1. 1m for wall height 3.5m or less without major openings
Boundary walls (panels) are permitted to both side boundaries subject to:	
e) Boundary Wall (Panels)	<ul style="list-style-type: none"> 1. 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.
3. OVERSHADOWING	
a)	No maximum overshadowing for wall height 3.5m or less.
b)	No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot, if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 2%.
4. PRIVACY	
a)	R-Code clause 3.4.1 C3.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.
5. FENCING	
a)	Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

02

THE STYLE OF YOUR HOME

2.1 Home style

Homes are to be constructed to reflect contemporary architecture and have regard to the climatic conditions of the area and the estate's unique location.

2.2 Roof pitch

Roofing must be of a scale and form representative of contemporary architecture.

- Hip and gable roofs must have a minimum pitch of 24 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated that a higher roof pitch forms an integral part of the overall architectural design of the home.
- Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.
- Please refer to page 21 for the design guidelines for permitted roof colours.

Note: Red, Green and Terracotta colours are not permitted.

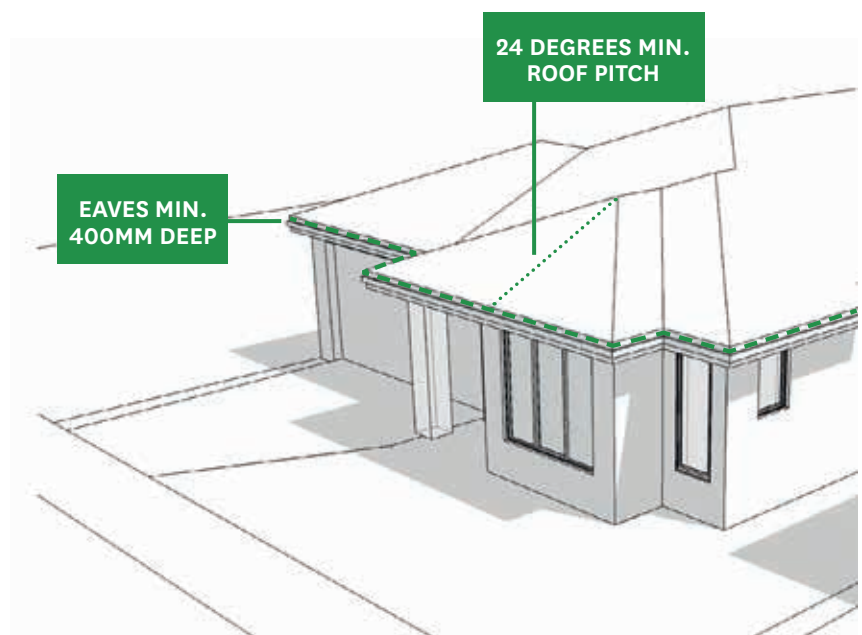
2.3 Eaves

All roofs must have eaves overhanging by a minimum of 400mm (excluding fascia and gutter) to primary and secondary street facades.

Eaves are encouraged to assist with shading of windows, minimising heat gain during the day, and helping to moderate the internal temperature of the home.



✓ Contemporary facade



03

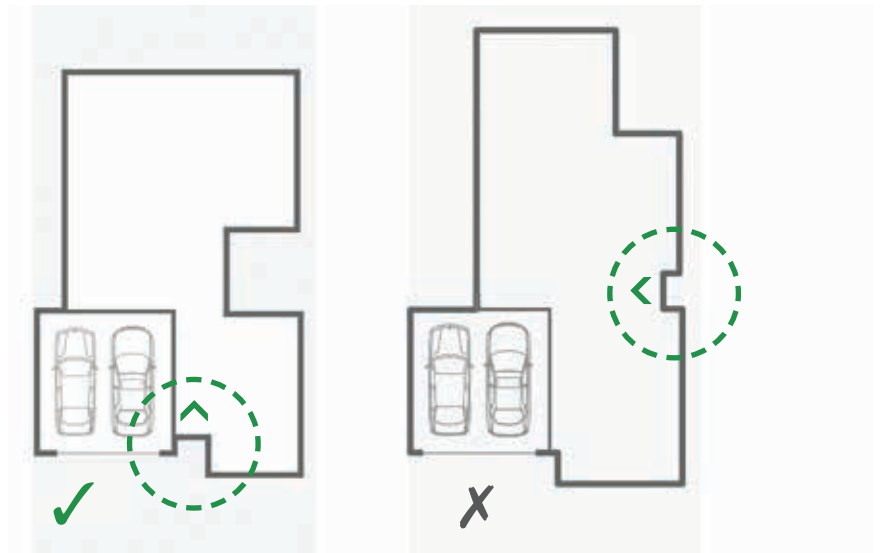
HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

Your home must have a front door facing the primary street unless varied by a Detailed Area Plan.

Homes directly abutting public reserve shall orientate as follows:

- If vehicle access is via a laneway, the public reserve is considered as the primary facade.
- If vehicle access is via a mews or street, this shall be considered the primary facade.



3.1 Front door must face primary street.

3.2 Front entry

The front entry must incorporate either a porch, portico or verandah that has:

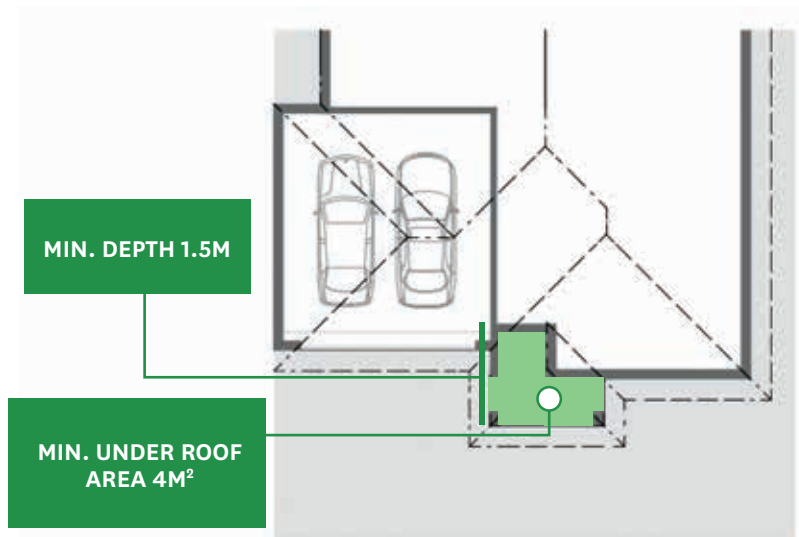
- A minimum under roof area of 4m²
- A minimum depth of 1.5m.

3.3 Parapet walls

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).

3.4 Visibility

Exposed secondary street facade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows) to allow for passive surveillance of the street.



3.2 Requirements for porch, portico or verandah.

3.5 External materials

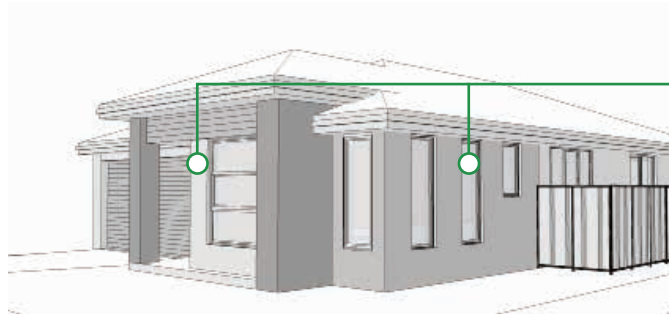
All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary architecture.

- Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the house.
- No one material can be more than 80% of the facade area (excluding windows, doors, roof gables and infills).
- Unfinished 'commons' and double height bricks are not permitted.
- Bright or primary colours are not permitted unless they are used as a minor (max 20%) feature element on the facade area.
- 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.

3.6 Architectural features

One additional feature (excluding windows and doors) must be included in the front elevation. This may include:

- Balcony which occupies 20% of the front elevation and is 1.5m in depth.
- Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves).
- Built-in planter box (at least 1m long).
- Roof feature such as a gambrel or end gable.
- Louvre windows or canopies/window hood with a horizontal emphasis.
- Elevated eaves with a feature recess or similar detail to the forward/projected part of the roof.
- Other features creating visual interest may also be accepted.



HABITABLE ROOM
WINDOWS FACING
SECONDARY STREET
FRONTAGE

✓ Front facade materials or colours mirrored on secondary street facade

✓ Habitable room with windows

3.4 Windows on habitable rooms facing secondary street.

3.5 Front facade materials and colours extend to secondary street facade.



3.6 Suitable use of external materials.

3.7 Garages

Freestanding or attached carports and garages must include a roof design and design features which are consistent with the form and materials of the home.

All garages are required to be recessed a minimum of 500mm behind the front building line of the home.

Where a triple garage is to be constructed, the third garage must be set back a minimum of 500mm from the other garage doors.

Lots 12.5m or wider must contain a double garage/carport sufficient for at least two motor vehicles side-by-side. Single garages are only permitted on lots less than 12.5m wide.

3.8 Homes on lots less than 13m wide

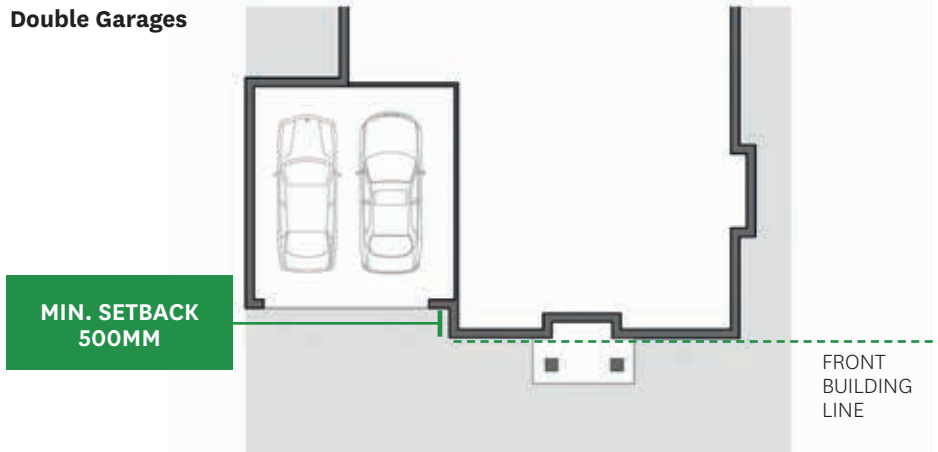
At least one window of a habitable room overlooking the street or public reserve shall be incorporated in the primary facade.

An entry feature or room must be located 900mm forward of the garage where a double garage is proposed (excludes laneway access homes).

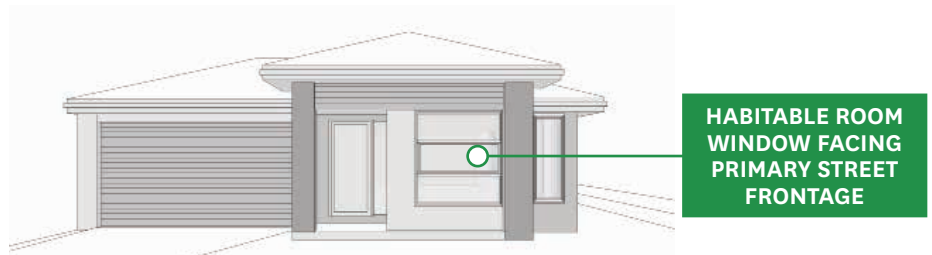
Where more than two adjacent dwellings are being constructed by the same owner, create identifiable differences in facades, however use of complementary materials and colour palette over the development is permitted.

3.9 Articulated facade

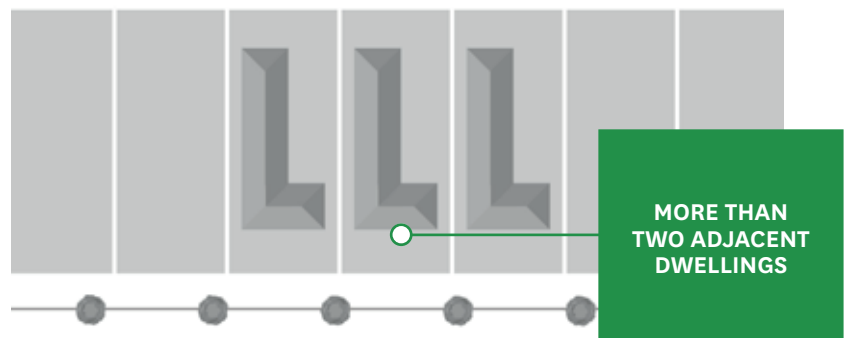
Homes shall have articulated facades by including indentations and projections in the floor plan and roof design to create interest. At least 1 step in the floor plan is to be mirrored in the roof design (excluding the garage) – this minimum applies only to lot widths of 12.5m frontage and wider. Lots with frontage less than 12.5m require articulation through well-considered design.



✓ **3.7 Acceptable garage setback.**



✓ **3.8 Windows on habitable rooms provide passive surveillance.**



3.8 Complementary materials and colours may be used but there must be identifiable differences.

04

FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

Landscaping to be completed by LD Total as outlined in your contract of sale provided by Stockland.

4.2 Letterboxes

Letterboxes must:

- Be located on the primary street frontage.

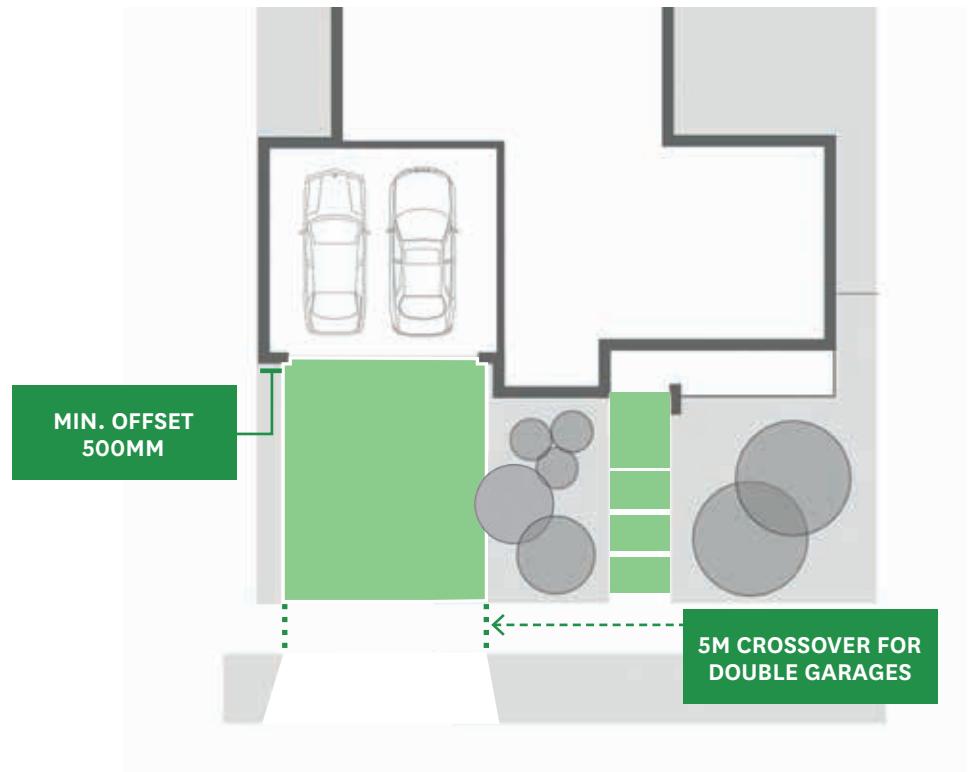
4.3 Driveways

Driveways are to be constructed in accordance with council requirements and be offset at least 500mm from the nearest side boundary.

Driveways must not be constructed from plain concrete, black or terracotta red pavers.

Driveway and crossover are to be completed prior to occupation.

Driveways must not cut through a public footpath.



05

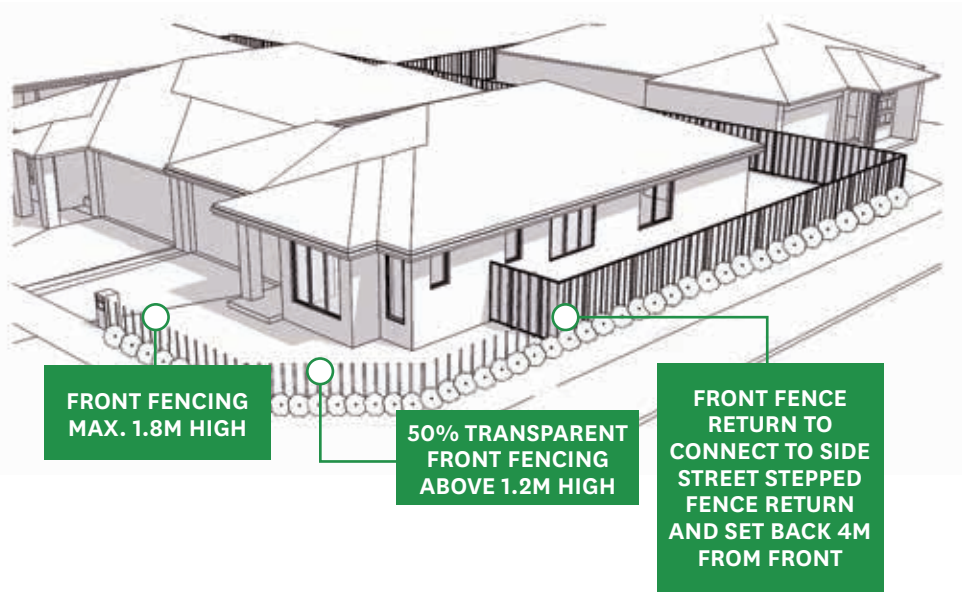
FENCING AND BOUNDARIES

5.1 Front and secondary street fencing

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.

Fencing to a secondary street must be set back at least 4m from the corner truncation, constructed of Colorbond colour Bushland (unless otherwise approved by Stockland) and be a maximum of 1.8m high.

As per Fencing and Landscaping contract the return fence panels are not included in the package and are the owner's responsibility to construct or arrange after the fencing has been installed.



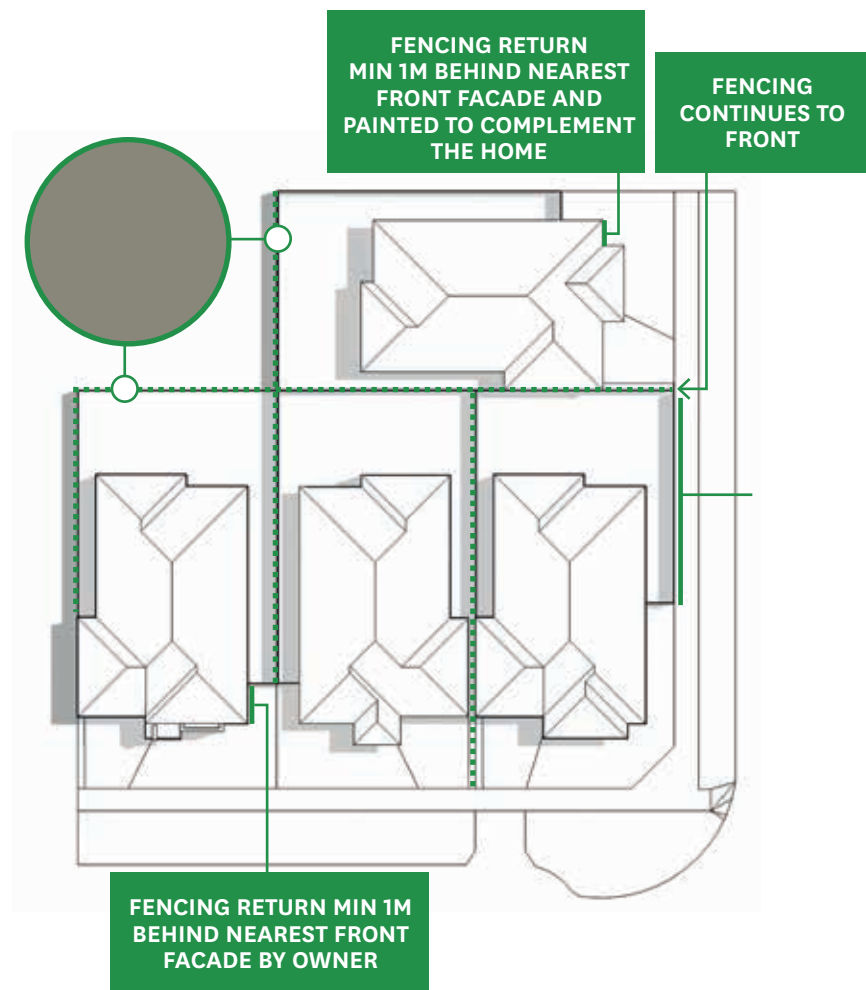
5.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must be:

- A maximum of 1.8m in height.
- Must be constructed with Colorbond in colour Bushland.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front build line.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

5.3 Retaining walls

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.



06

EXTERNAL ELEMENTS

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, rainwater tanks, washing lines and solar pool heating coils.

Solar panels oriented to maximise effectiveness for heating water or generating electricity are exceptions to this.

6.2 Bin storage

Rubbish bins must be screened and out of public view.

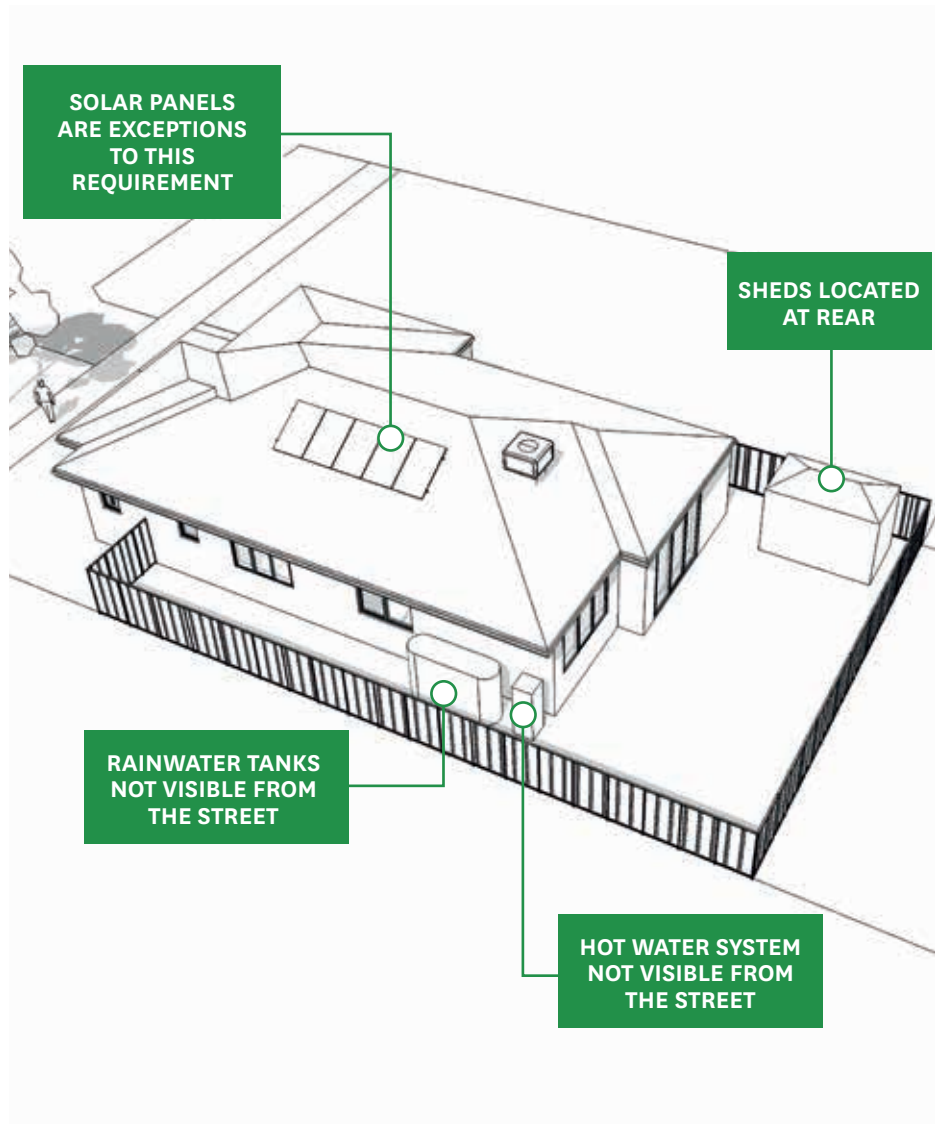
Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

6.3 Construction obligations

Provide a skip bin or skip bag onsite for the duration of the construction period.

Site cleanliness is to be maintained.

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.



6.4 Outbuildings

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.

6.5 Presentation and maintenance of your lot

An owner/builder must not permit, cause or authorise any damage to:

- Any adjoining lot and/or
- Any other part of the Amberton community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.
- Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.
- Your property must be kept in a clean and tidy state at all times.
- Silt fences and rubble driveways are in place and must be maintained during the total construction of your home.
- Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.
- The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times.
- The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full, so no material escapes the waste bin.

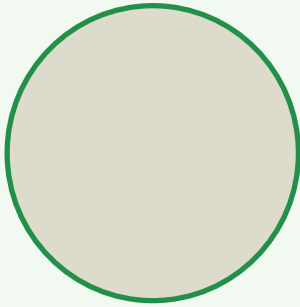


- The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.
- No excavated material shall be placed on any adjoining lot or public area.
- The owner/builder must ensure street trees are not damaged during construction. If a street tree is damaged, the tree must be replaced by the owner.
- When the home is constructed and completed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.

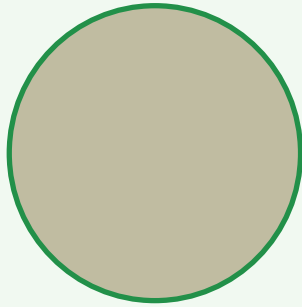


EXTERNAL MATERIAL AND COLOUR PALETTE

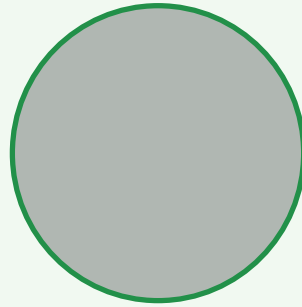
EXTERNAL MATERIAL AND COLOUR PALETTE



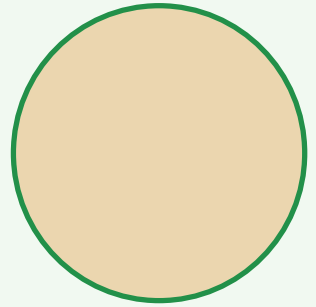
Surfmist



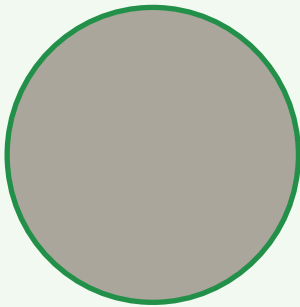
Evening Haze



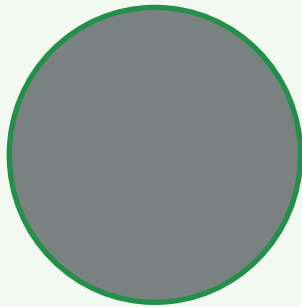
Shale Grey



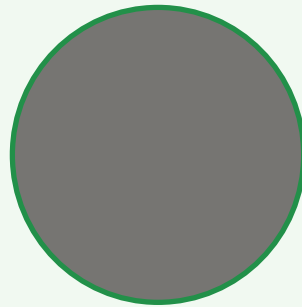
Classic Cream



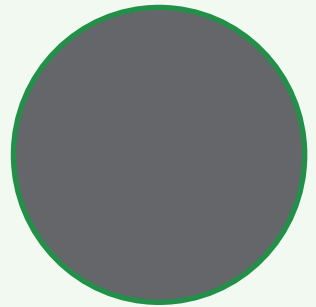
Dune



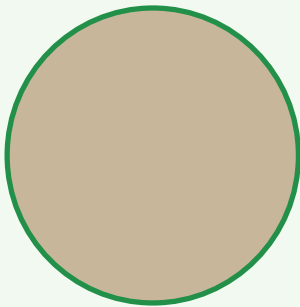
Windspray



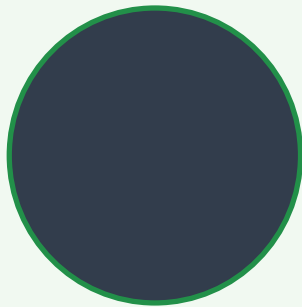
Wallaby



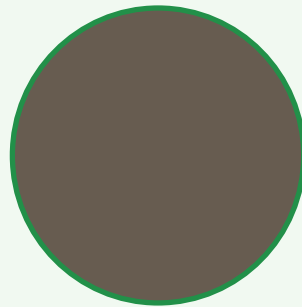
Basalt



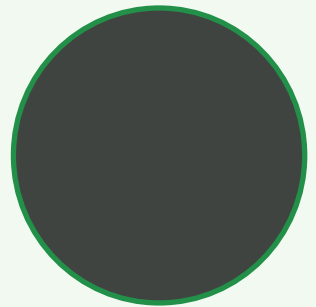
Paperbark



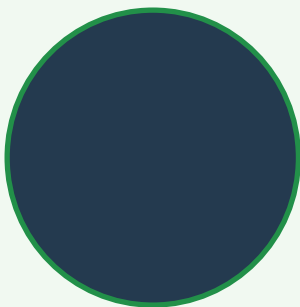
Ironstone



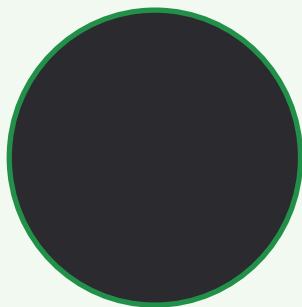
Jasper



Woodland Grey



Deep Ocean



Monument

Roof tiles are permitted, colours to match Colorbond palette.

EXPLANATORY NOTES

EXPLANATORY NOTES

Architectural Feature	Acceptable architectural features to comply with clause 3.6 may include a gambrel, gable-end, blade wall or any other feature visible from the public reserve.
Articulated Facade	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 two 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.
Facade	A facade 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 facade 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.

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc)

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc)
- Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc)
- Sheds, outbuildings, pergolas, etc

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls



The Green
AMBERTON BEACH

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