Design Essentials

Contents

The Community Vision

The vision for Stockland Wildflower

Living at Wildflower means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and transport. Wildflower 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.

Wildflower 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.

Background

Stockland's commitment and objectives

Stockland's commitment to you is to encourage and showcase quality urban design throughout Wildflower. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles.

Designing your ideal home is one of the biggest advantages of building new and our Design Essentials are put together with you in mind and to assist you in getting the most out of your investment and lifestyle.

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 deliver on 'The Community Vision'.

Design Essentials Explained

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 will still be required in addition to any approval issued by Stockland. Any Local Development Plans take precedence over these guidelines.

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

Design Approval Process

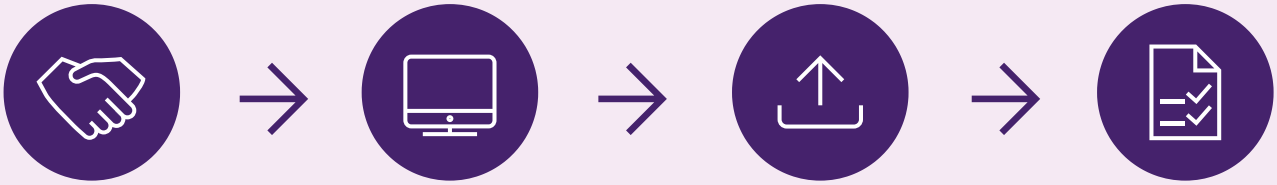
Submission requirements

In order to build, you must apply 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 government 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 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.



Review

Review Design Essentials and Contract of Sale.

Check

Check for Special Requirements unique to your community (Stockland will identify these for you).

Design application

Submit 'Design Application' to Stockland for endorsement through our website **builderportal.stockland.com.au**

Building permit application

Submit Building Application including Stockland's Design Approval to an accredited building surveyor to obtain a building permit and proceed to construction. Town Planning approval from council may also be required.

Developer's responsibility

Whilst Stockland will endeavour to ensure compliance with these Design Essentials wherever possible, Stockland will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any non-compliance with these Design Essentials.

The Design Essentials

1. Siting and servicing your home

1.1 Minimum setbacks

The minimum boundary setbacks and driveway locations must be as per R-Codes (State Planning Policy 7.3) and as amended under City of Armadale, Residential Design Code Variations & R-MD Codes (Local Planning Policy PLN 3.10).

Please note: all site plans must be approved by the relevant local government, 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 public 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 Wildflower community, including but not limited to footpaths, kerb and stormwater infrastructure, 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.

2. 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.

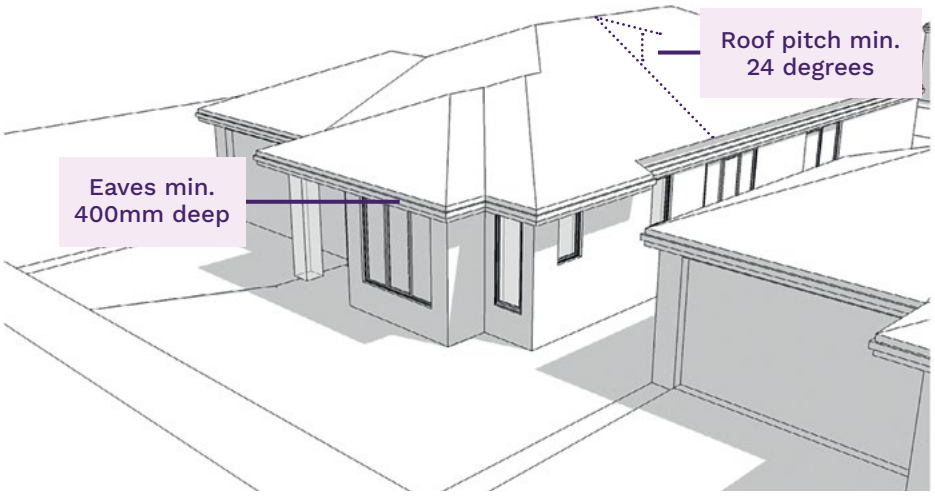
Note: Red, Green and Terracotta colours are not permitted.

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**



3. How your home addresses the street

3.1 Front door facing the street

Your home must have a front door facing the primary street.

3.2 Front entry

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

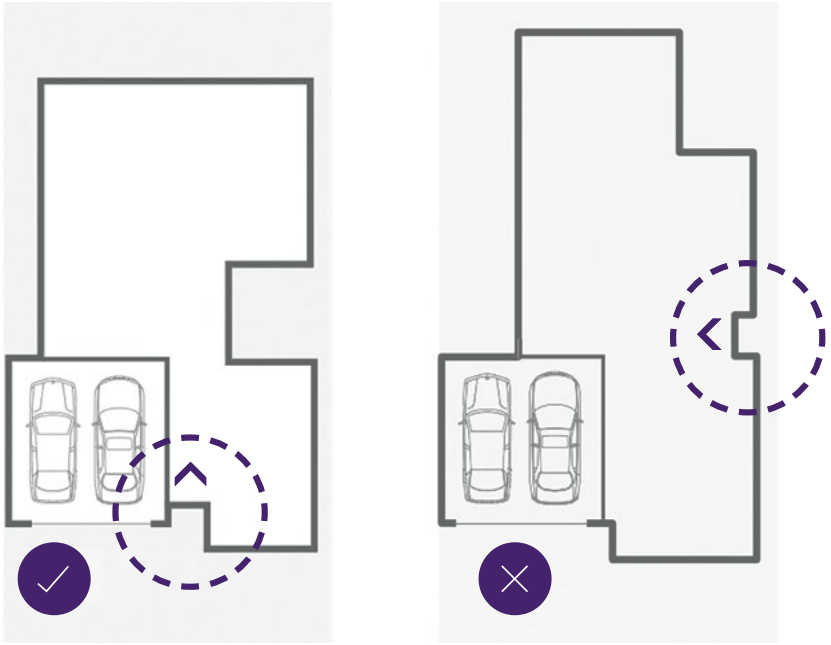
- A minimum under roof area of 3m²
- A minimum depth of 1.5m.

3.3 Parapet walls

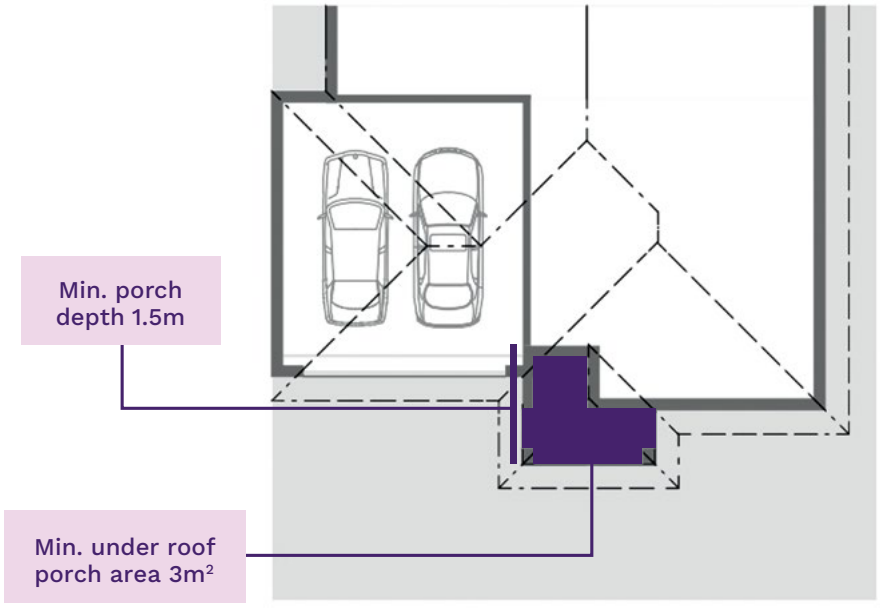
Where a parapet wall is proposed, the gutter must be concealed and the parapet must not extend forward of the building line (excludes garages on the boundary).

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.

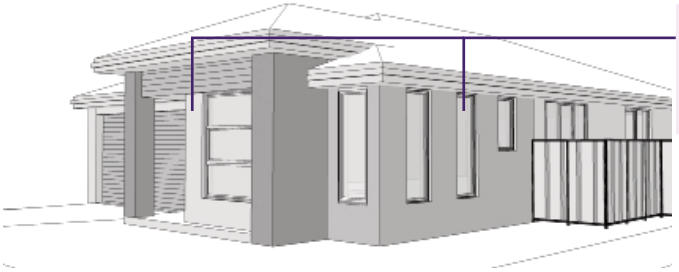
3.6 Architectural features

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

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.

An entry feature or room must be located 900mm forward of the garage where a double garage is proposed.

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



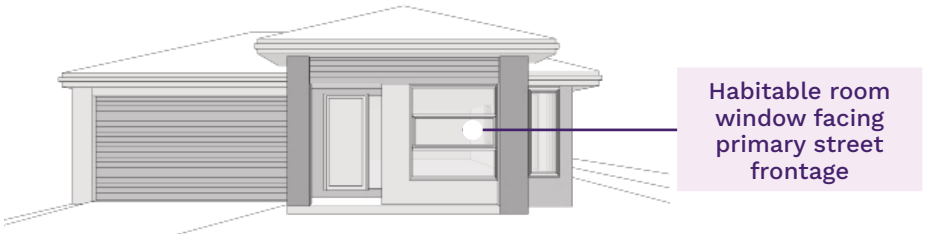
✓ **Front facade materials or colours mirrored on secondary street facade.**

✓ **Habitable room with windows.**

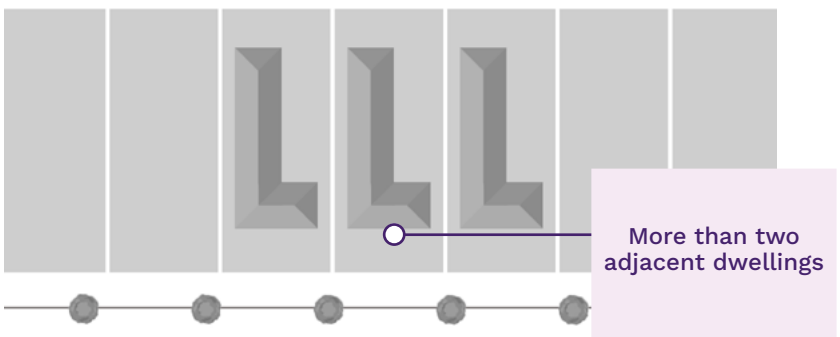
3.4 Windows on habitable rooms facing secondary street.

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

3.6 Suitable use of external materials.



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



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

This may include:

- Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves).
- Balcony which occupies 20% of the front elevation and is 1.5m in depth.
- Built-in planter box (at least 1m long).
- Roof features 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.

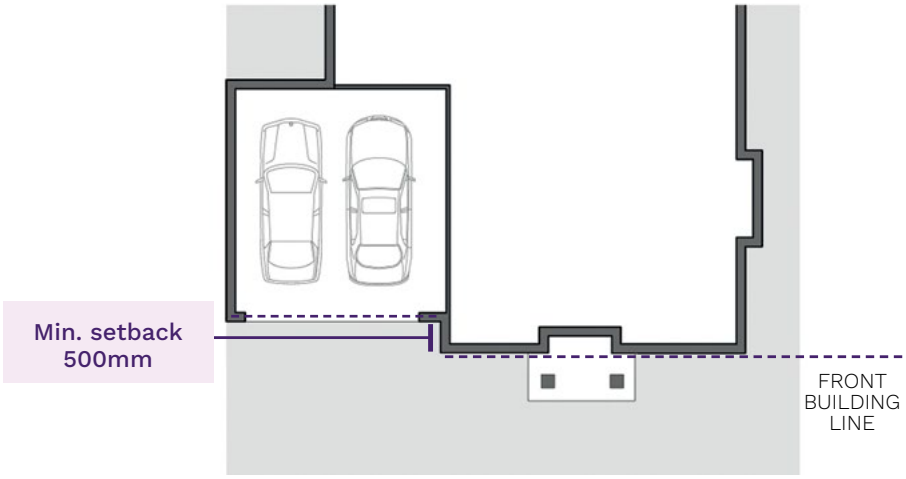
3.7 Garages

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.

It is recommended that a dedicated electric vehicle (EV) charging point is provided in the garage. Where this is not provided, garages are required to have a provision for a 16A Single Phase GPO centrally located within the garage for future EV charging. The conduit from the switchboard to the GPO is to be sized to allow for the upgrade of supply cable to 3 Phase in the future.



3.7 Acceptable setback on double garages.

4. 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.

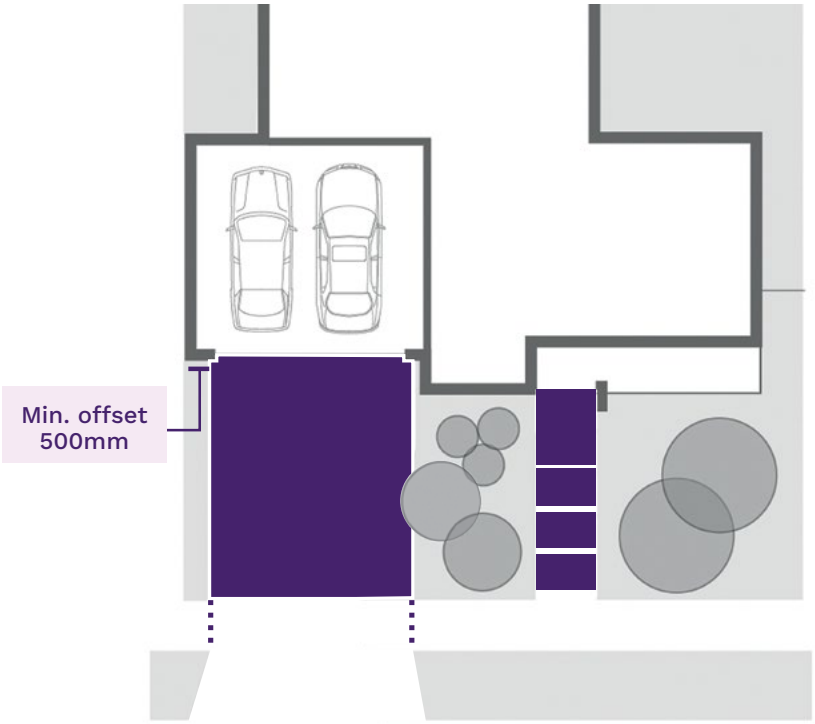
4.3 Driveways

Driveways are to be constructed in accordance with local government 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.



Driveways

5. 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 0.9m. 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 Riversand (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. Fencing and boundaries

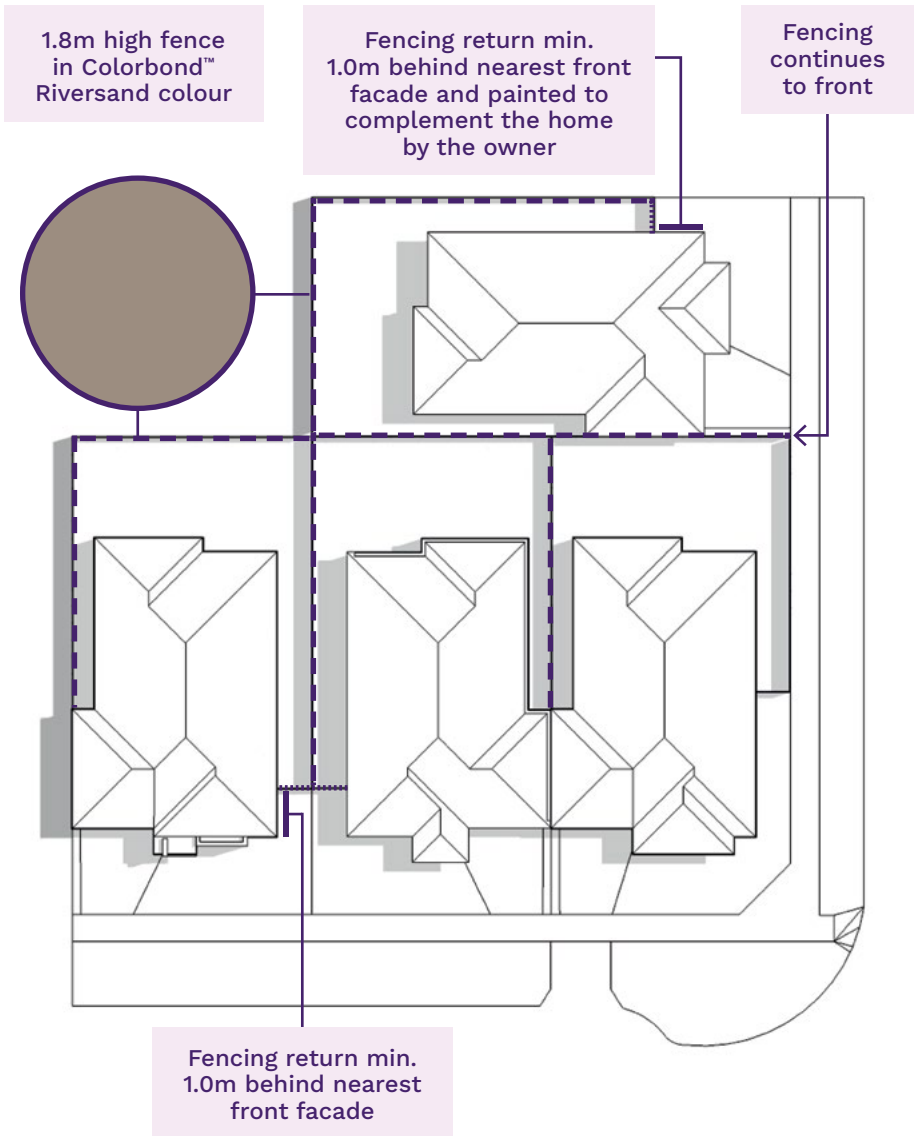
5.2 Mandatory side and rear fencing

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 Riversand.
- 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

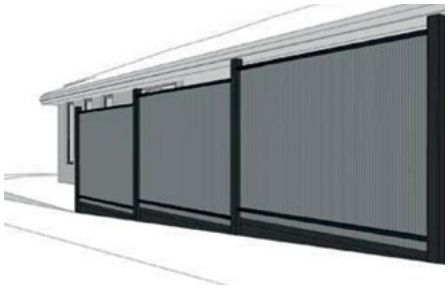
Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless otherwise approved by Stockland). Pre-cast concrete 'panel and post' retaining walls are not permitted.



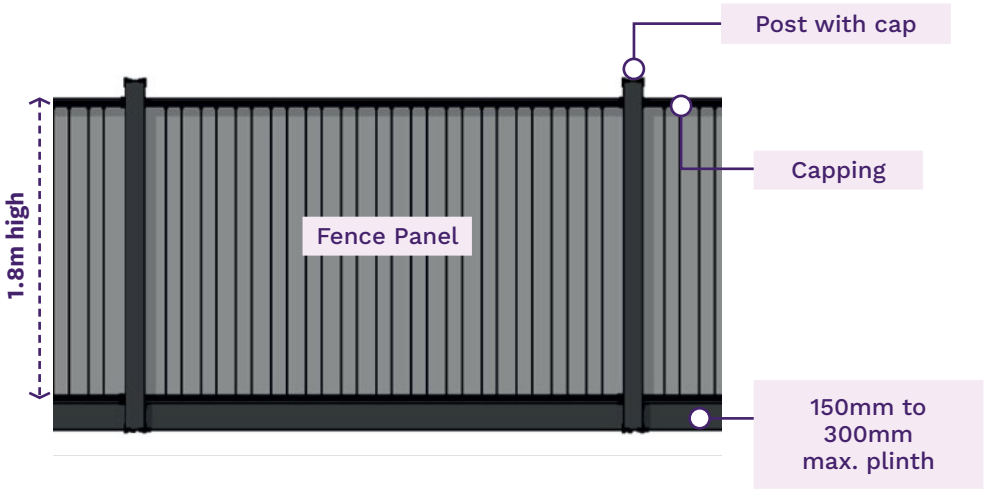
5.4 Lot level differences

Stockland has designed the finished ground levels in the estate so that no lot has an unretained level difference greater than 300mm to an adjacent lot or verge. Where there is an unretained design level difference of greater than 150mm between lots or a lot and verge, Stockland will install steel plinths to deal with level differences of up to 300mm as part of the fencing installation. Any additional steel plinth retaining required for heights above 300mm as a result of the owner or builder altering the design finished ground level shall be the responsibility of the owner/s.

Corner Lot - Side Street Fencing



Sloping Site - Stepped Fence



6. 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 for heating water or generating energy are exceptions to this.

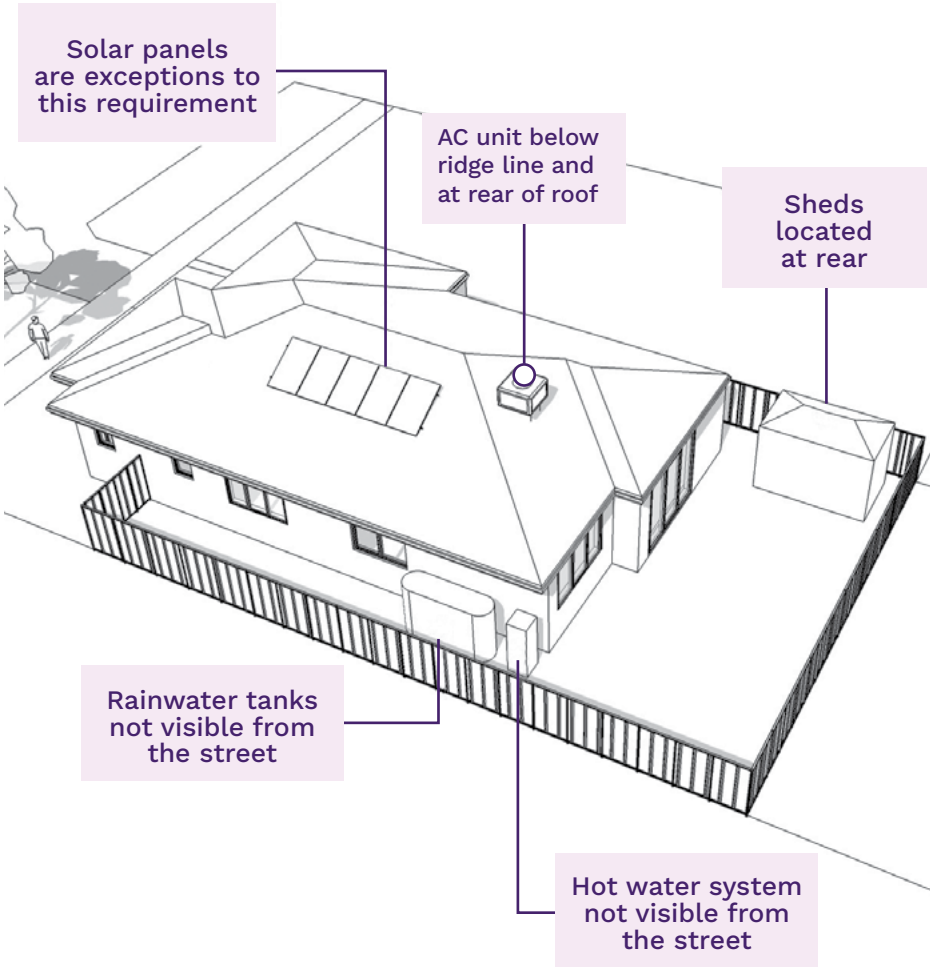
6.2 Bin storage

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/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 lots

- Your property must be kept in a clean and tidy state at all times.
- 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 rubbish or building material on a daily basis with all waste placed into the bin each afternoon when building work has finished for the day.
- No excavated material shall be placed on other lots, verges or public areas.
- 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 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.

7. Cool roofs at Wildflower

A roof designed to provide and maintain high solar reflectance

7.1 What is a cool roof?

Cool roofs are designed to reflect more sunlight and absorb less heat than a standard roof. Most buildings can benefit from a cool roof.

When implemented at scale, cool roofs can counter the urban heat island effect, caused by the heat absorbing materials in the built environment.

By reflecting incoming solar radiation, cool roofs can reduce temperatures inside buildings and mitigate cooling demand for an entire city.

7.2 Benefits of cool roofs

A cool roof can benefit a building and its occupants by:

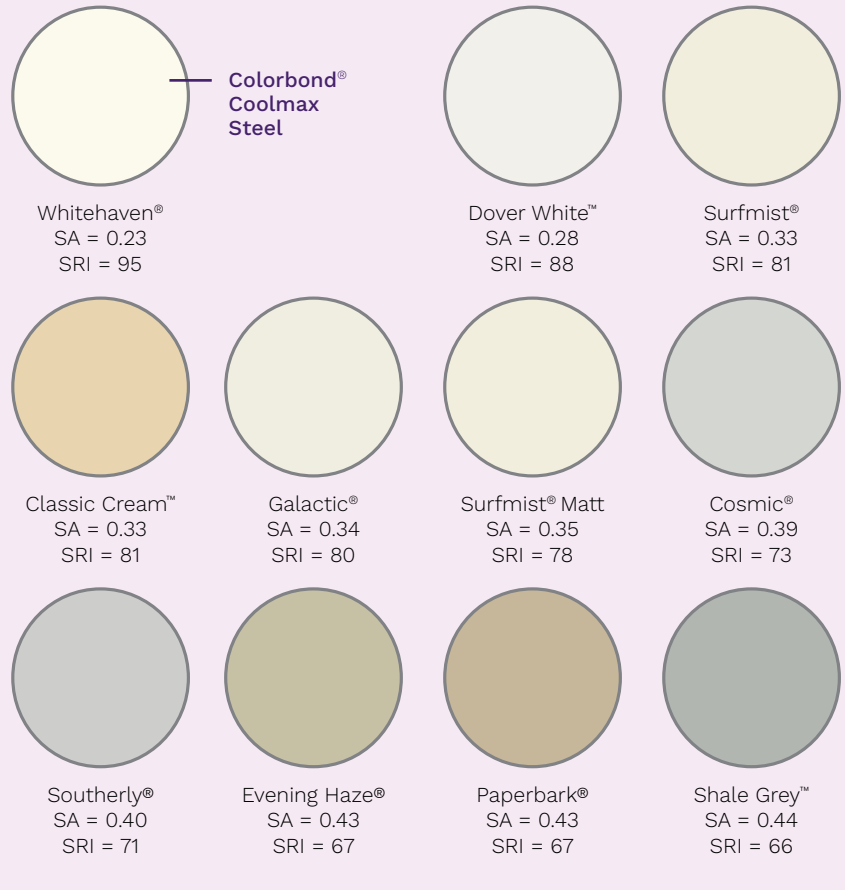
- Reducing energy bills by decreasing air conditioning.
- Improving indoor comfort for spaces that are not air conditioned, such as garages or covered patios.
- Decreasing roof temperature, extending roof service life.
- Increase ecological sustainability factor, or make your building 'greener'.
- Mitigating your community's urban heat island effect.

7.3 Types of cool roofs

Cool roofs are essential. This can be achieved by choosing, or colour matching, a Colorbond colour with a solar absorptance rating of less than 0.45 to gain natural cooling benefits.

Courtesy of Homebuyers Centre.

Colorbond®



A list of Colorbond options is provided here (or to be colour matched) and their values for Solar Absorptance (SA) and on the Solar Reflectance Index (SRI).

8. Sustainability at Wildflower

Central to Wildflower is a strong focus and commitment to sustainability. We believe there is a better way to live, and sustainability is a fundamental part of that belief.

Our vision is to regenerate the environment and provide you with sustainable housing options that inspire you to thrive.

That's why at Wildflower we are encouraging residents to incorporate as many sustainability features as possible, to build healthy, efficient, comfortable homes that also reduce their carbon footprint.

The following are the mandatory and recommended minimum requirements for all homes.

8.1 All-Electric (Mandatory)

Wildflower has been designed as an all-electric community to encourage buyers to move towards renewable energy sources, creating healthier homes that don't rely on fossil fuels. By removing gas, homeowners will reduce their carbon footprint and contribute to combatting climate change. Conventional gas cooktops can be replaced with induction cooktops, which are more powerful, energy efficient, easier to clean and reduce air pollutants in the home. Also, both gas and electricity suppliers charge you a connection fee each day regardless of whether you use them or not. If you go electricity only, you just have one fee to pay.

8.2 Cool Roofs (Mandatory)

All homes in Wildflower must be designed to have a 'Cool Roof' outlined in the Wildflower Design Essentials. Light colour palettes on roofs reflect more sunlight and absorb less heat than a standard roof, naturally cooling homes and the urban environment such as streets and parks within the community. This can decrease air conditioning needs, extend roof service life and improve personal comfort levels and community wellbeing. Wildflower residents have an option of eleven (11) modern Colorbond roofing colour palettes with a low solar absorbance rating, outlined on page 19.

8.3 Electric Vehicle Charging Provision (Mandatory)

We recommend that a dedicated Electric Vehicle charging point is provided in the garage. Where this is not provided, garages must allow for future installation of electric car charging by including an appropriate GPO and conduit. This will leverage your solar PV system and future-proof your home for the global movement towards electric charged vehicles. Car makers are now setting targets to become 100% electric, and governments in Australia and around the world are now rolling out initiatives to increase electric vehicle affordability and eventually ban the sale of fossil fuelled cars. Provisions for electric car charging points in your home will prepare you for this inevitable shift. For more information on electric vehicles and charging points follow this link.

8. Sustainability at Wildflower

8.4 Solar Panels (Recommended)

Installing solar panels to assist with power usage can provide ongoing savings and alleviating cost of living pressures. By reducing your electricity bills, you can recoup the costs of a solar PV system over time and free up your income to spend on things that enhance your lifestyle. Solar panels also generate renewable, clean energy that is better for the environment.

8.5 Battery (Recommended)

Further leverage a solar PV system by upgrading to battery storage. Batteries store excess energy generated from solar panels to be used later, when needed. This can save you money, reduce your dependence on the electricity grid and give you more control over your energy usage.

8.6 Liveable Housing Australia, Silver Standard (Recommended)

A home should nurture and grow with you through all of life's changes, making everyday living easier. Designing your home to a Liveable Housing Australia (LHA) Silver Standard can make it easier, safer and more comfortable to perform everyday household tasks like carrying the shopping into the home, manoeuvring prams and moving furniture while also removing trip hazards for young toddlers and people with mobility issues. LHA works for everyone including pregnant mums, families with young children, people living with a disability or traumatic injury and seniors. Homes in Wildflower can achieve a LHA Silver Standard by adopting basic, good design principles that look at the spatial and structural elements of a home.

More information on LHA can be found here.

8.7 NatHERS 7-Star Rating (Recommended)

Simple design features and material choices can make a big difference to the energy efficiency, comfort and resilience of your home. The Nationwide House Energy Rating Scheme (NatHERS) provides guidelines around the design of homes for optimal energy performance to a 7-star benchmark, which will become the industry standard in May 2025 under new building codes. Building to a 7-star standard can be achieved through orientation, glazing, insulation, colour palettes and window sizing, and can bring you considerable and ongoing cost savings.

More information can be found here.

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 and 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

Stockland | Wildflower

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