DESIGN CONTROLS
LAKESIDE LAND RELEASE 1

LAKESIDE

Gledswood Hills

SEKISUI HOUSE

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INTRODUCTION
Part A



Our Vision for Lakeside, Gledswood Hills

At Sekisui House, we are committed to creating harmonious living spaces and communities for all Australians.

The exclusive release of Lakeside, Gledswood Hills affords a distinguished lifestyle choice, characterised by an unsurpassed sense of tranquility and calm. Its peaceful ambience provides the perfect location tobuild your forever home.

PURPOSE OF THIS DOCUMENT

These Design Controls have been prepared with the intention of helping you add value to your home and to protect your investment by creating an attractive streetscape and setting for your neighborhood.

The Design Controls establish a design direction that will also ensure that the standard of housing within Lakeside, Gledswood Hills meets your expectations and needs.

Prior to seeking formal statutory approval for your home (either a Development Application or Complying Development Certificate application), house and landscape designs are to be submitted to Sekisui House for Design Endorsement in order to ensure that these Design Controls are satisfied.

These statutory approvals cannot be obtained without this formal endorsement from Sekisui House. Additionally, Design Endorsement is still mandatory if you have purchased your land from a party other than Sekisui House.

The land covered by these Design Controls is subject to Camden Development Control Plan 2019 (Camden DCP). Housing design requirements are also provided in the State Environmental Planning Policy (Exempt and Complying Development) 2008, for those that take that approval path.

These Design Controls supplement the Camden DCP and Complying Development controls, outlining complementary building and design requirements for homes within Lakeside. These Design Controls apply to all vacant land lots within Lakeside Land Release 1.

Approval Requirements

The design of your home and landscaping within your lot is to be submitted to Sekisui House for Design Endorsement before any formal applications for approval are made with Camden Council or a private certifier. Sekisui House will review the home and landscape design to ensure compliance with these Design Controls.

Where the submitted plans satisfy the provisions of these Design Controls, Sekisui House will issue Design Endorsement to allow you to proceed further with the statutory development approval process. Our simple Design Endorsement process is outlined as follows:

THE DESIGN ENDORSEMENT PROCESS

1. Purchaser/Designer/Builder reviews Council's DCP/ Complying Development Controls, these Design Controls and Section 88B Covenants;

↓

2. Purchaser/Designer/Builder prepares a Design Endorsement Package;

↓

3. Design Endorsement Package submitted to Sekisui House;

↓

4. Sekisui House provides Design Endorsement;

↓

5. Application for formal development approval can be made with Camden Council or a private certifier.

The Design Controls within this document are only applicable to lots 23-50 and are not applicable to future residential areas nominated on any of the plans.

APPROVAL CHECKLIST

To ensure your Design Endorsement Package is reviewed efficiently, you are required to fill out and return a copy of the Design Endorsement Application Form (included in Part C - Forms and Applications) as well as two copies of the following:

1. Home Design Plans, including:

   - 1:200 site plan;
   - 1:100 floor plan and elevations;

2. Schedule of external materials and colours for elements of the front façade (and side façade for Iconic lots), including:

   - Walls;
   - Garages;
   - Front door;
   - Windows;
   - Roof;
   - Gutters;
   - Fascia;

3. 1:200 Landscape Plan illustrating:

   - Fencing treatment to all boundaries;
   - Treatment to all ground areas in the front and rear yard;
   - Planting schedule for garden beds (species, quantity and pot size);
   - Driveway material and colour;
   - Material and colour of any retaining walls visible from the street;
   - Letterbox location, dimensions, materials and colour.

The landscape plan is to be of a professional standard, similar to architectural plans, and prepared by a landscape designer or equivalent (hand drawn plans will not be accepted).

The nature of the architectural plans to be submitted for Sekisui House Design Endorsement have been based on Camden Council's requirements for development applications. However, please note that for development application purposes, Camden Council will require information over and above that submitted for Design Endorsement.

DESIGN CONTROLS
Part B



Built Form Design Requirements

The front façade (and side façade for Iconic lots) is the public face of your home. Therefore, it has a major effect on the overall streetscape experience. The following building articulation principles for single storey and double storey homes are to be complied with to achieve an attractive streetscape.

MINIMUM DWELLING SIZE

To maintain a suitable scale of housing throughout The Precinct, all homes within Lakeside, Gledswood Hills - Release 1 are to be a minimum of:

- 165m2 for lots between 350m2 - 400m2;
- 200m2 for lots between 400m2 - 500m2;
- 230m2 for lots greater than 500m2.

BUILDING HEIGHT

For lots on prominent approaches, a double storey home is required. The proposed homes on lots 38, 39, 46 and 47 must be double storey in height and of an iconic look and feel. Lot 50 may be single or double storey in height but must be an iconic look and feel. All other lots may be single or double storey in height.



FIGURE 1
HOUSING REFERENCE PLAN

Building Controls

The front façade (and side façade for Iconic lots) is the public face of your home. Therefore, it has a major effect on the overall streetscape experience. The following building articulation principles for single storey and double storey homes are to be complied with to achieve an attractive streetscape.

SINGLE STOREY HOMES

The front walls of any single storey home are to be articulated and not presented as a single flat plane. Single storey homes must therefore incorporate at least two (2) of the following architectural elements:

· An entry feature or portico of at least 1.2m deep, either as an extension of the roof eaves or a separate addition to the front;

· Staggering of the front walls at least 0.5m (in addition to the requirements for garages to be recessed 1m behind the main façade); Note: This is to be separate to the entry portico;

· Recessing or projecting architectural elements that are separate to an entry portico, (e.g. blade walls, columns,parapets);

· Open verandah;

· Awnings, sun shading devices or other features over windows (these are to be of simple design and not ornate or decorative).

Other design elements that positively contribute to the intent of of these controls can be considered by Sekisui House at its sole discretion.

Figure 2 below illustrates the use of these principles.

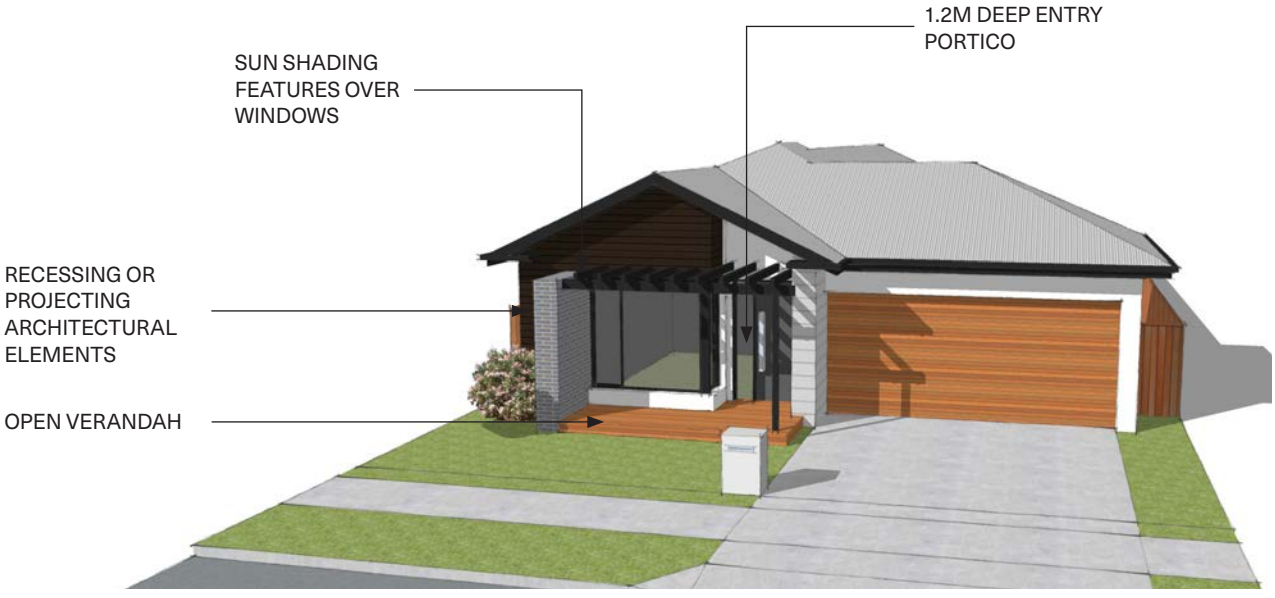


FIGURE 2 Indicative treatment for single storey home

DOUBLE STOREY HOMES

Double storey homes are of a larger scale and mass than single storey homes. It is therefore important for double storey homes to incorporate articulation in building form to achieve the desired presentation.

Additionally, double storey homes provide a significant opportunity to achieve excellent streetscape outcomes through vertical and horizontal articulation, the inclusion of recessing and projecting architectural elements and first floor balconies that are integrated within the envelope addressing the street.

The front façade of your two-storey home is to incorporate at least three (3) of the following architectural elements:

- Entry feature or portico;
- Awnings, sun shading devices, or other features over windows (these are to be of simple design and not ornate or decorative);
- Recessing or projecting architectural elements that are separate to an entry portico (e.g. blade walls, columns, parapets);
- Verandahs or pergolas;
- Balcony or similar feature at first floor level;
- A recess on the main façade a minimum of 1m (in addition to the requirement for garages to be recessed 1m behind the main façade);
- A minimum recess of 1m on the first floor on one side of the house.

Other design elements that positively contribute to the intent of these controls can be considered by Sekisui House at its sole discretion.

Figure 3 below illustrates the use of four of these principles.

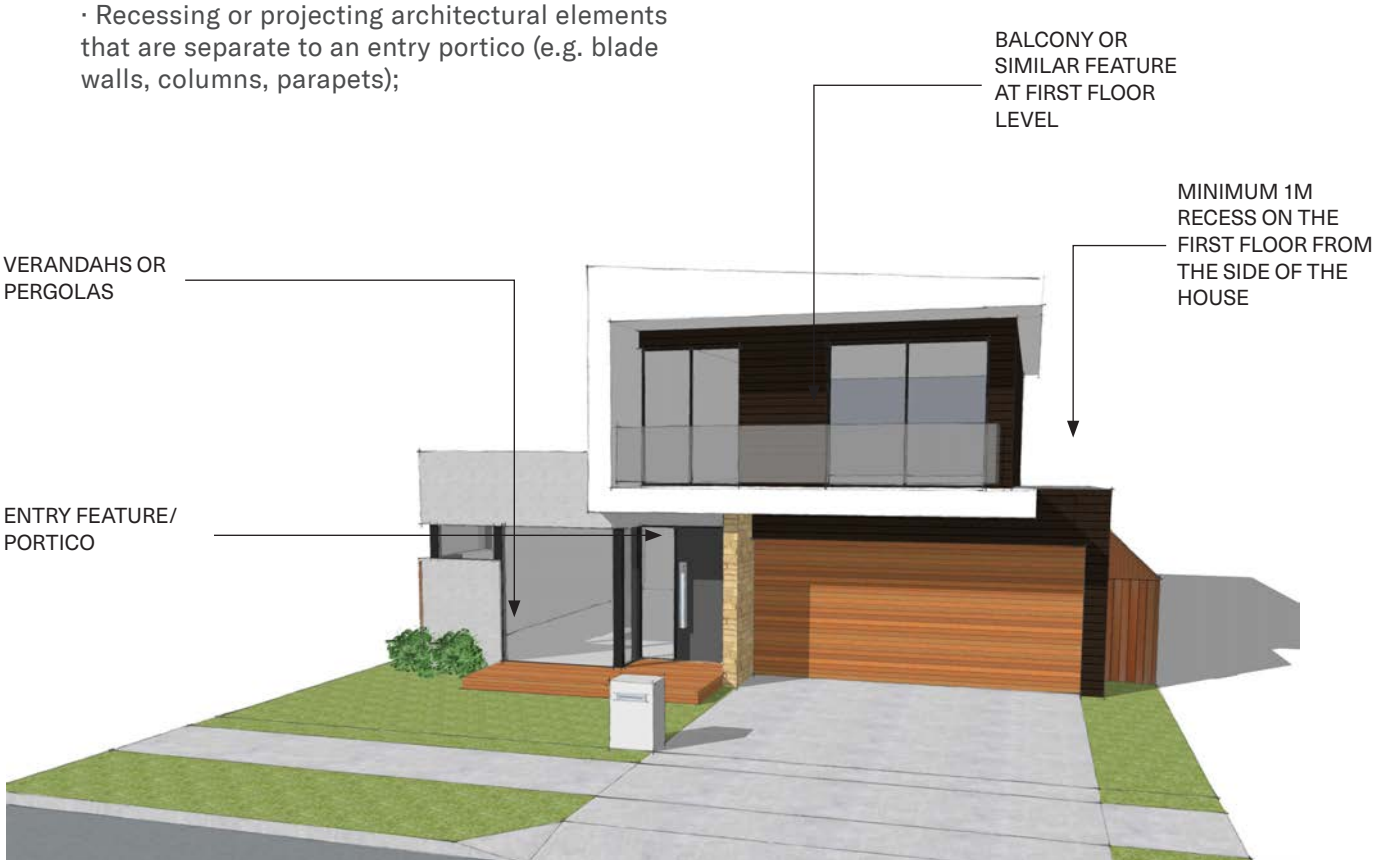


FIGURE 3 Indicative treatment for double storey home

ICONIC HOMES

Homes adjacent the view corridors are considered to be of an iconic nature. It is essential for these homes to be designed so that they address the primary street frontage and the secondary elevation adjacent to the landscaped area to maintain architectural interest to both sides of the home.

The main entry door is to address the primary street frontage. However, the architectural design of your home on the secondary elevation is to be of an architectural form similar to the primary street elevation. Architectural interest on the secondary elevation can be achieved through a combination of:

· Balconies (double storey dwellings), verandahs or pergolas that 'wrap' the corner;

· Full height windows to habitable rooms facing the secondary street;

· Recessing or projecting architectural elements (similar to that of the primary facade).

These features are to be incorporated before the 1.8m high Iconic lot fencing treatment, so that they are in full view from the public domain. No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the secondary façade and boundary unless they are screened from view of the public domain by approved screens or fences.

The Iconic lots in this release are lots 38, 39, 46, 47 and 50.



FIGURE 4 Indicative treatment of an iconic home

GARAGES

Your new home's garages are to be recessed behind the front façade so they do not dominate your home and the streetscape. Single and double garages are to sit a minimum of 1m behind your home's main façade line - Refer Figure 5.

Roll up garage doors and triple garages are not permitted.

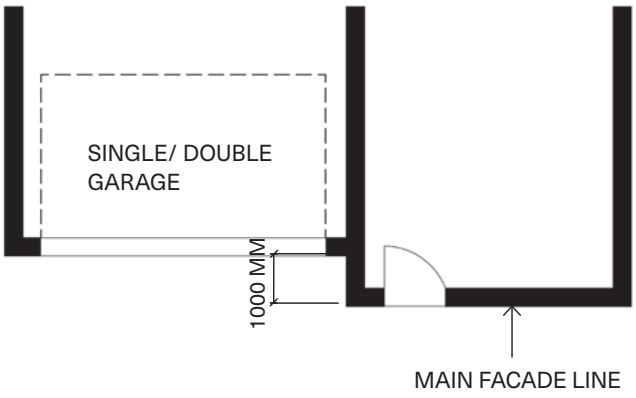


FIGURE 5 Recessed Garage

FAÇADES

The residential character of your home must be of a contemporary architectural design, embracing nature, the golf course and open spaces, with neutral colour tones and material palette.

Architecture that depicts a particular style or period such as (but not limited to) Federation, Colonial or Hamptons will not be permitted.

Front Façades

It is important to consider all the elements which make up the façade. The style elements which make up the façade must:

· Be relatively timeless and minimal in style, but accentuated and enhanced with architectural features;

· Be a point of address to the street;

· Provide shelter from the elements;

· Be relative in scale, responding to the lot width and setbacks.

Front Entry

· Your home's front door must be well defined and visible from the primary street;

· The entry must have a minimum width of 1200mm.

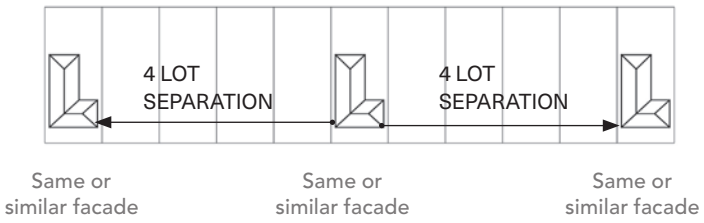
Other combinations may be approved on merit if they achieve a positive addition to the façade of your home.

Façade Diversity

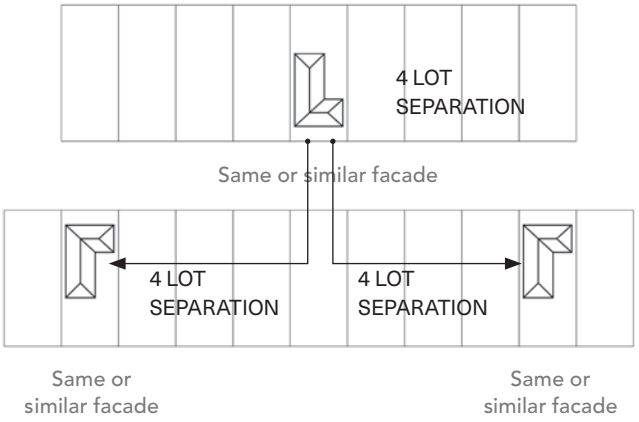
To maintain an attractive streetscape within the precinct, it is important that a diversity of front facades are provided. This can be achieved through diversity in architectural elements, colours and materials used in the facade. For this reason, a house facade must not be the same or similar as one within four (4) lots either side or across the street, as shown below.

FIGURE 6 Facade Diversity

1. Same side of street



2. Opposite side of street



Colours, Materials and Finishes

The appropriate use of colours and materials for the front façade of your home allows the streetscape to present cohesively.

Dwellings must incorporate a range of external wall masonry and lightweight materials. The wall surface is defined as the external surface of the main body of the dwelling (excluding porches or verandahs). This variation in material must be on the front façade of the dwelling and be visible within the streetscape.

As a minimum, the front façade of your home is to comprise a mix of at least two materials or finishes. The predominant material must be a minimum of 50% up to a maximum of 75%.

Face brick or blockwork is not permitted on the front facade (or secondary facades on Iconic lots). Any brick or blockwork used on the front facade (or secondary facade on Iconic lots) must be rendered masonry and painted. The render colour must comply with the nominated selection on Page 16 of these Controls.

Face brick will be allowed on side and rear facades (excluding secondary facades on Iconic lots). Face brick must comply with the nominated selection on Page 16 of these Controls.

Window hoods, architectural screens and other ancillary features do not form part of this control. While the use of these architectural elements is encouraged where they enhance the appearance of the facade, main materials and finishes are required to be compliant with this control independent of additional architectural elements.

The use of additional feature materials is strongly encouraged for all dwellings including but not limited to:

- Feature stonework;
- Timber sheeting;
- Pre-finished metal sheeting;
- Architectural glass or glass façade feature;
- Fibre cement;
- Composite materials;
- Feature panelling;
- Cement render.

Any change in materials is to correspond with points of vertical or horizontal articulation to emphasise these architectural elements.

Individuality can be expressed through the use of highlighting accent colours. These accent colours must be taken from the colour palette shown on page 17. Similar colours from alternative suppliers are also permissible, subject to approval by Sekisui House.

The secondary façade on Iconic lots are to incorporate the above colours, materials and finishes requirements.

FACADE RENDER

Where render is used on the front facade (and secondary facade on Iconic lots), the finish is required to be smooth. No bagged or applied finishes are permitted. Colour is to be selected from the range below.

Facade Render Colour Range

Dulux

Glenelg

Kahlua Milk

Powered Rock

Yarra River

Wattyl

Alta Sierra

Moon Shell

Smooth Horizon

Tranquil White

Similar colours from other suppliers will be permissible, subject to approval from Sekisui House.

BRICKS

Where face bricks are used on side and rear facades, these are not to contain a textured pattern. Brick colours of blue, dark brown and red palettes are not permitted. Brick joints must be flush and mortar colour is to compliment the colour of the bricks. Face brick is to be selected from the brick range below.



Textured Brick



Smooth Faced Brick

Brick Colour Range

PGH Bricks

Gull Grey

Matterhorn

Moondust

Lighting

Crushed Grey

Flannel Grey

Mineral

Blanco

Similar colours from other suppliers will be permissible, subject to approval from Sekisui House.

Accent Colour Range

Dulux


Army Issue


Barnfloor

Beige Royal


Cameron Corner


Cave Man


Cloncurry


Drive Time


Excelsior


Fitzroy Crossing


Glenelg


Kahlua Milk


Linseed


Mount Isa


Narrow Neck


Organic


Paving Stone

Pipe Clay


Ploughed Earth


Powered Rock


Teahouse


Warm Granite


Western Myall

Whitsunday Island


Yarra River

Wattyl

Alta Sierra


Urban Grey


Gravel Chip


Havana Cotton


Moon Shell


Rock Oyster


Slate


Smooth Horizon


Subtle Hint

Tennessee Dawn

Tranquil White

Similar colours from other suppliers will be permissible, subject to approval from Sekisui House.

GARAGE DOOR COLOUR

The colour of the garage door is to be selected from the colour range shown below. Similar colours from alternative suppliers are permitted, subject to approval by Sekisui House.

Garage Colour Range


Dune

Surfmist


Timbergrain Classic Cedar


Woodland Grey

ROOF DESIGN

The roof form of your home is to be set as either a pitched hip and gable, gable, skillion or flat roof.

When a pitched roof is proposed, the pitch of your home's roof must be between 22.5 - 25 degrees. Complex roof forms are allowed and will be considered on merit.

Metal sheet roofing (e.g. Colorbond) is mandatory on all the lots within this release. The colour of any metal sheet roofing is to be taken from the Colorbond range shown below.

The below controls will also need to be incorporated into the roof design:

· Eaves of a minimum of 450mm overhang are to be provided on your home (excluding flat roofs). Where the eaves cannot be incorporated (e.g. on zero lot line), alternative roofing arrangement has to be explored;

· A skillion roof pitch shall be 5 degrees minimum and 15 degrees maximum;

· A flat roof shall include a fascia edge detail or be screened behind a parapet wall;

· No domes, turrets or spires are allowed;

· All gutter and downpipe profiles or treatments must complement the design of the home;

· Rainwater heads are to be of a contemporary style and design where visible from public areas.

Sheet Roofing Colour Guide

Colourbond



Monument



Woodland Grey

ACOUSTICS

Some lots within the precinct are required to incorporate acoustic measures into the design the home to achieve suitable acoustic amenity. These requirements are reflected in Marshal Day's report Rp 001 r07 20190232 | 24 May 2021. All designs are required to comply with the acoustic measures outlined in this report.

The lots requiring acoustic treatment(s) are lots 23-42 and 46-50.

BUSHFIRE CONSTRUCTION STANDARDS

Some lots within Lakeside, Gledswood Hills have been identified as being subject to construction standards in accordance with Australian Standard AS 3959- 2009: Construction of Buildings in Bushfire Prone Areas.

Eco Logical Australia has undertaken a preliminary assessment of Bushfire Attack Levels (BAL) construction requirements for the subject lots and these are represented in Figure 7. Refer to EcoLogical Report 19HNG_12690 BPA for further information.

Please note that these are preliminary requirements and that a bushfire assessment will be required to be completed by the owner as part of the statutory approval process.

The bushfire affected lots are 46-50.



FIGURE 7
BUSHFIRE CONSTRUCTION STANDARD

Landscape Design Requirements

The quality of your home's landscaping plays a major role in maintaining the value of your overall investment as well as the overall character and quality of the community itself.

For this reason, we also provide guidelines on minimum landscaping requirements. Landscape plans are to show the landscaping treatment to the front and rear yard of all home sites, incorporating the following requirements:

DRIVEWAYS

Driveways (between the front boundary and garage) are to be constructed with colour through concrete (colour is mixed with concrete prior to pouring). Stencilled concrete is not permitted.

The size of the driveway is to be limited to the minimum necessary to maintain adequate access to and from garages.

Colour Through Concrete

Concrete colours are to be those selected from the colour palette below.

Hanson Kolormasta


Figtree


Nullabor


Graphite


Bondi


Slate

Avista Coloured Concrete


Bluestone


Light Mocha

Refer to the relevant supplier websites to confirm the exact colour as some distortion may occur during printing.

Driveway Locations

To ensure suitable garage locations for home sites, vehicular crossing/garage locations have been pre-determined for all lots, as shown in Figure 8.

Driveway Crossings

Where not already constructed, driveway crossings (between the kerb and front boundary) are to be constructed of plain concrete with a broom finish in accordance with Council's specifications. **Cove or other types of concrete finishes are prohibited.**

Crossings are to incorporate a tool joint in accordance with the detail below.

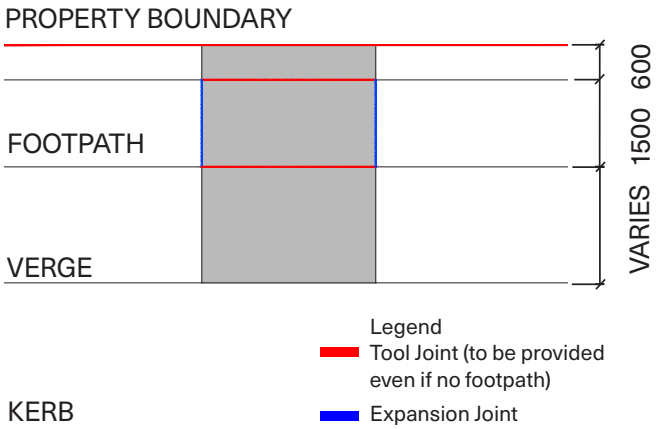




FIGURE 8
DRIVEWAY LOCATIONS
REFERENCE PLAN

RETAINING WALLS

Where retaining walls are visible from the street, they are to be of smooth rendered masonry or split faced finish. The colour of the retaining walls are to be consistent with the palette of the house.

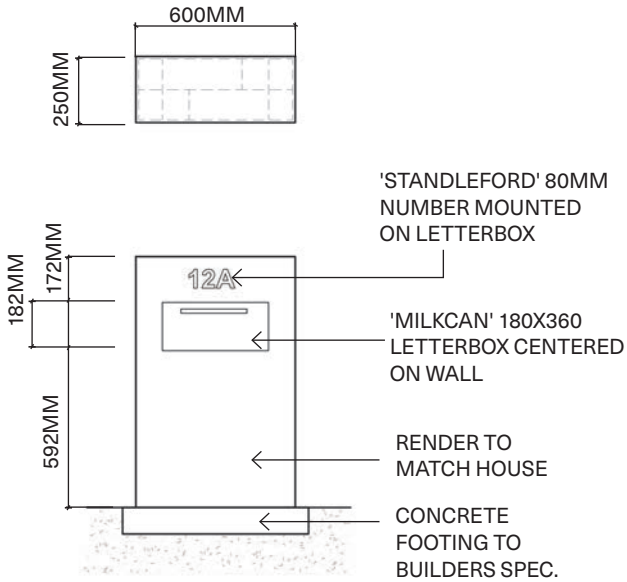
Timber sleeper or log retaining walls are only permitted in the rear yards where they cannot be viewed from the public street. Alternative types at the rear retaining wall can be considered by Sekisui House at its sole discretion.

LETTERBOXES

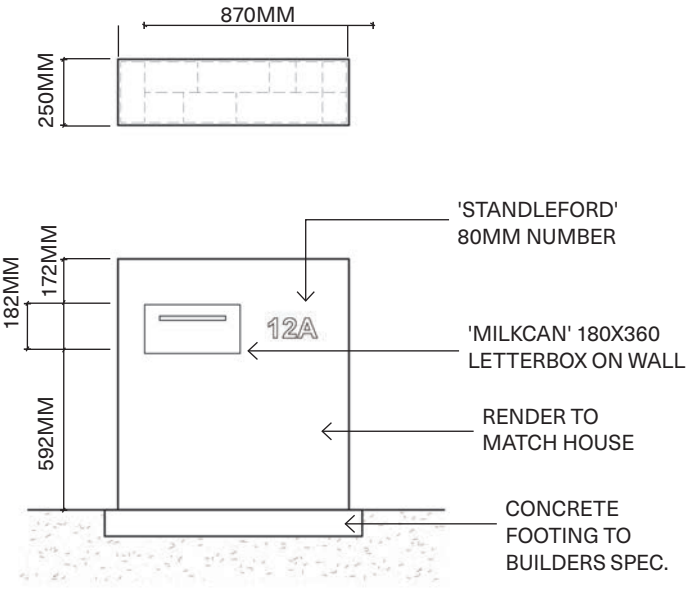
Letterboxes are to be of smooth rendered masonry construction and be of a colour consistent with the palette of the house.

Letterboxes are to conform with one of the options provided below.

Standard Letterbox



Short Letterbox



HOUSE NUMBERING

House numbering for the address of your home is to contrast sharply against the letter box and is to be a maximum of 80mm x 40mm in size per number.

Finishes for the house numbering can include stainless steel, chrome or powder coating.

FENCING

Fencing to property boundaries is to be undertaken in accordance with the fencing key plan below.

Figure 9 illustrates the required fencing type, with further specifications provided on the following pages.

Sekisui House will be constructing the rear fencing for all lots immediately adjoining the Golf Course. The purchaser will however be responsible for the ongoing maintenance associated with this rear fencing and ensure its structural integrity. Alteration and/or modifications to this rear fence are not permitted and where the fencing is damaged, it needs to be replaced as per the details within this document.

Front fences or walls along the front boundary are not permitted.



FIGURE 9
FENCING REFERENCE PLAN

Iconic Lot Fencing

Fencing to the side boundary of an Iconic lot is to comprise of:

· 1800mm high, 86mm wide, 15mm thick primed timber palings spaced 10mm apart as shown in Figure 10;

· 1800mm high, 120mm wide dressed posts in 3m spacings;

· The timber slats and posts are to be painted in Dulux 'Hog Bristle Quarter' colour.

The side fence is not to be more than two-thirds of the length of the side boundary, or be of a distance that corresponds with the architectural design of the house.

The use of rough sawn timber for corner lot fencing is prohibited.

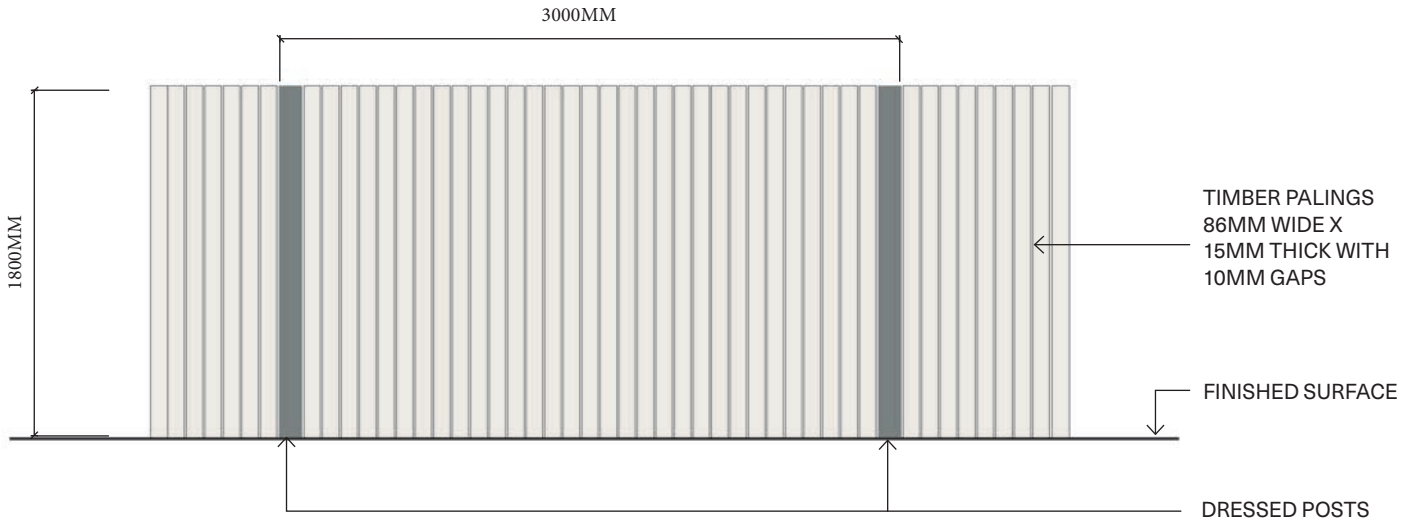


FIGURE 10 Iconic Lot Fencing

Side Fencing

This fencing detail applies to all side boundaries that separate a dwelling from another dwelling as identified in Figure 9.

Side fencing is not to extend forward of the front of the building line and is to comprise of:

· Timber lapped and capped to a construction height of 1800mm;

· 65 x 65mm galvanised post with cap;

· Palings to finish 100mm above the finished surface.

Where the side fencing adjoins the rear fence on golfside lots, the final 2000mm is to be raked down to meet the rear post as per Figure 11 below.

Return Fence and Gate

The return fence between the house and the boundary is to comprise of:

· 1700mm high primed timber palings;

· 10mm gap between palings;

· Palings to finish 100mm above finished surface;

· The outside of the gate is to be painted in Dulux 'Hog Bristle Quarter' colour;

· The use of rough sawn timber for the return fence and side gate is prohibited.

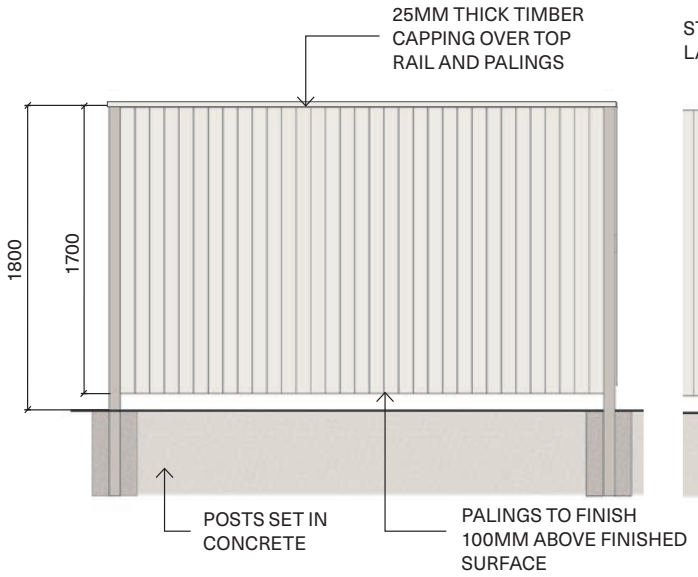


FIGURE 11 Side Fencing

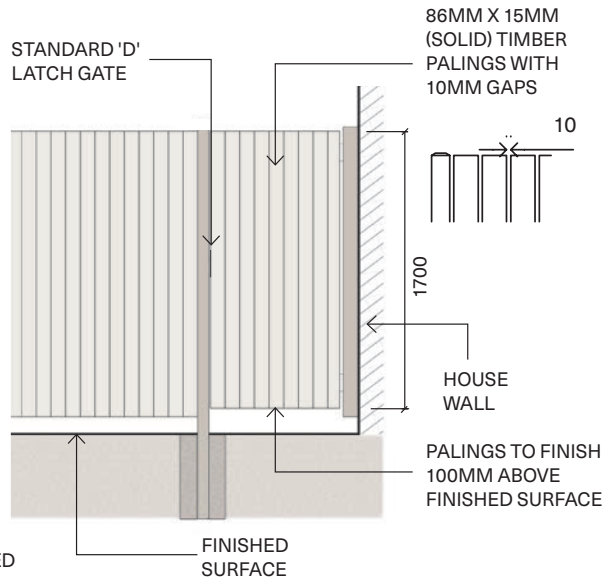


FIGURE 12 Return fencing

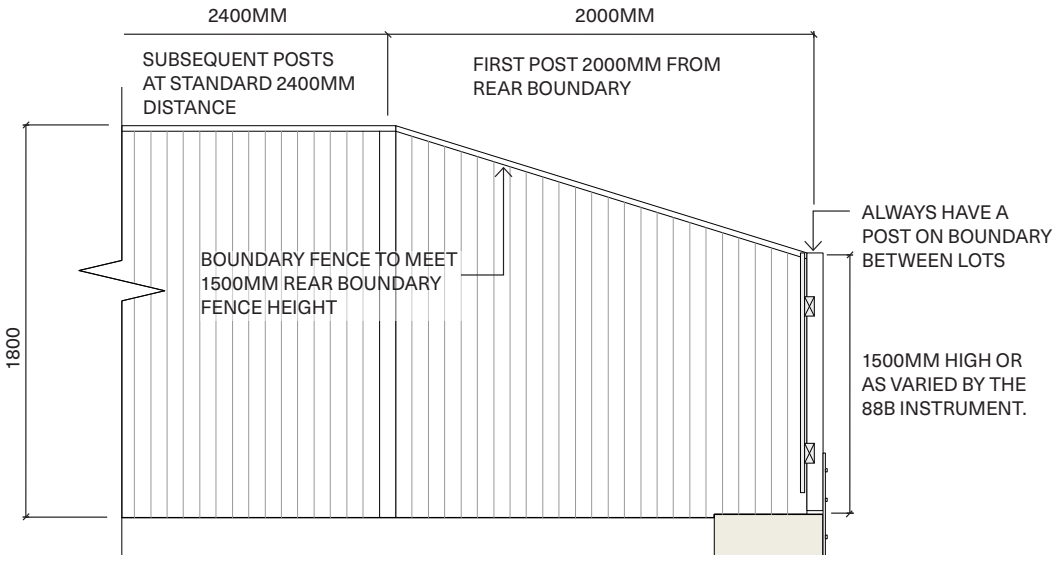


FIGURE 13 Side Fencing adjoining Rear Fence

Rear Fencing Adjacent to the Golf Course

To maximise views, low height fencing will be required on all lots that adjoin the golf course. This fence is to comprise of the following:

· 1500mm high, 90mm x 19mm primed timber palings spaced 35mm apart;

· A 100mm clearance between bottom of paling and top of retaining wall;

· The use of rough sawn timber for the rear fencing is prohibited;

· Fence to be painted Dulux 'Hog Bristle Quarter' colour on both sides of the fence.

Sekisui House will be constructing the rear fencing for lots adjoining the golf course. The purchaser will however be responsible for the ongoing maintenance associated with this rear fence and ensuring its structural integrity.

Alterations and/or modifications to this rear fence are not permitted, and where the fencing is damaged it will need to be replaced as per the detail below.

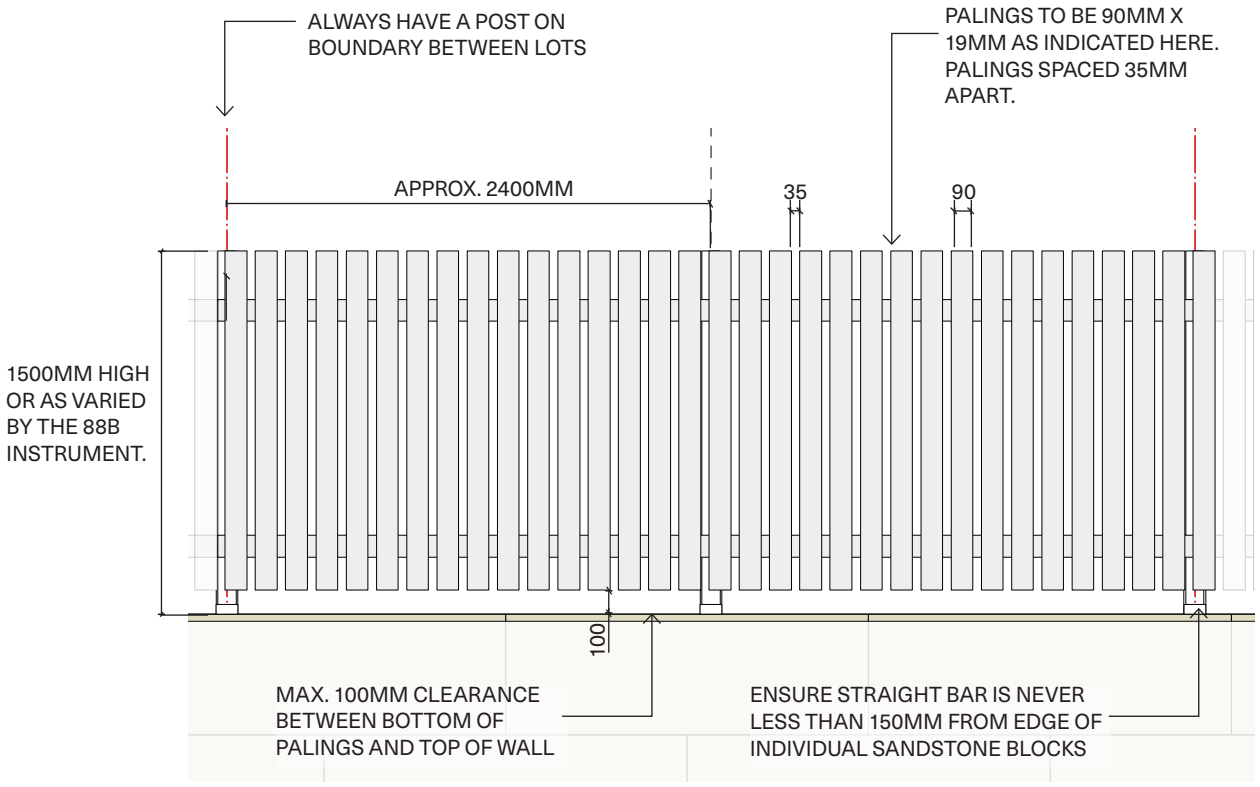


FIGURE 14 Rear Fencing

Landscape Design Requirements

The inclusion of soft landscaping within the front and rear setback of your home improves the amenity and presentation of the house and provides good street appeal. Landscape plans are to demonstrate the following soft landscaping elements:

· Two trees in the front garden and one tree in the rear garden. Trees must be a minimum of 75L pot size and must be selected from the tree species list included in the Species Schedule. This requirement is reflective of Sekisui House's sustainable development principle which encourages the planting of native vegetation in private residential spaces;

· All areas in the front yard that are not used for hard landscaping (e.g. driveways and paths) are to be landscaped with a combination of turf and garden beds;

· Plants in the garden beds are to be a minimum pot size of 150mm and be predominantly selected from the plant species list in the Species Schedule;

· Matilda Buffalo turf to the verge (between the kerb and front property boundary) is to be provided as part of the landscaping works;

· Areas for the storage of garbage bins are to be provided behind the building line and screened from public view;

· Street trees to be retained where provided by the developer.

Planting Schedule

Species Schedule

Low Shrub Ground Covers

SPECIES NAME	COMMON NAME
Acacia cognate 'Mini Cog'	Dwarf Acacia
Anigozanthos "Bush Gems"	Kangaroo Paw
Convolvulus Cneorum	Silverbush
Grevillea Obtusifolia	Grevilia
Hardenbergia Violacea	False Sarsaparilla
Myoporum Parvifolium	Creeping Myoporum
Westringia Fruticosa	Grey Box
Grevillea Rosmarinifolia	Rosemary Grevillea

Strappy Plants and Grasses

SPECIES NAME	COMMON NAME
Dianella Caerulea	Dianella
Kniphofia "Maid of Orleans"	Red Hot Poker
Lomandra Spp	Lomandra
Pennisetum Alopecureoides	Foxtail Grass

Hedge Plants

SPECIES NAME	COMMON NAME
Syzygium Leuhmannii	Small Leafed Water Gum
Acmena Smithii	Lilly Pilly
Dodonaea Spp	Dodonaea
Murraya Paniculata	Murraya



Hardenbergia violacea (False sarsaparilla)



Anigozanthos “Bush Gems” (Kangaroo Paw)



Kniphofia "Maid of Orleans" (Red Hot Poker)



Lomandra spp (Lomandra)



Murraya paniculata (Murraya)

Species Schedule

Medium Tall Shrubs/Screening Plants

SPECIES NAME	COMMON NAME
Acmena Smithii	Lilly Pilly
Banksia Spp	Banksia
Dodonaea Spp	Dodonaea
Magnolia Grandifolia 'Little Gem'	Dwarf Evergreen
Murraya Paniculata	Murraya
Syzygium Spp	Lilly Pilly
Viburnum Odoralissimum	Sweet Viburnum

Trees (species options for planting of trees)

The Hermitage Design Guidelines require the planting of three (3) trees per lot at a minimum pot size of 100L. At least two (2) trees are to be planted in the front yard. The trees must be selected from the list below:

Medium size

SPECIES NAME	COMMON NAME
Acmena Smithii	Lilly Pilly
Acer Palmatum 'Senkaki'	Coral Bark Maple
Banksia Serrata	Old Man Banksia
Corymbia 'Summer Beauty'	Summer Beauty
Corymbia 'Summer Red'	Summer Red
Eucalyptus 'Baby Crimson'	Baby Crimson
Eucalyptus 'Wild Fire'	Wild Fire
Gordonia Axillaris	Fried Egg Plant
Lagestroemia Indica	Crepe Myrtle
Mellaleuca Decora	Paperbark
Magnolia Grandiflora 'Exmouth'	Magnolia
Magnolia Grandiflora 'Little Gem'	Dwarf Evergreen Magnolia
Magnolia X Soulangeana	Tulip Magnolia
Malus Sp	Crabapple
Michelia Figo	Port Wine Magnolia
Nyssa Sylvatica 'Autumn Cascade	Weeping Blackgum
Prunus Spp	Sour Cherry
Syzygium Leuhmannii	Small Leaf Lilly Pilly

Tall size

SPECIES NAME	COMMON NAME
Ceratopetalum Gummiferum	NSW Christmas Bush
Cupaniopsis Anacardioides	Tuckeroo
Elaeocarpus Reticulatus	Blueberry Ash
Eucalyptus 'Orange Beauty'	Orange Beauty
Gleditsia Triacanthos 'Sunburst'	Honeylocust
Koelreuteria Paniculata	Golden Rain Tree
Pyrus Calleryana 'Bradford'	Bradford Pear
Pyrus Calleryana 'Capital'	Capital Pear
Robinia Pseudoacacia 'Frisia'	Golden Robinia
Sapium Sebiferum	Chinese Tallowwood
Tristaniopsis Laurina 'Luscious'	Water Gum
Waterhousia Floribunda	Weeping Lilly Pilly



Banksia Spp (Banksia)



Syzygium Leuhmannii (Small Leaf Lilly Pilly)



Dodonaea Spp



Tristaniopsis Laurina 'Luscious' (Water Gum)

Other Requirements and Restrictions

Subdivision and Consolidation

No further subdivision of any lots, or consolidation of lots to build a single dwelling within this precinct is permitted. Addition Similarly, no dual occupancies, secondary dwellings, “granny flats” or the like are permitted.

Ancillary Structures

The telecommunications network within Lakeside, Gledswood Hills - Release 1, has been developed to include both the provision of free-to-air television as well as subscription television through the Opticomm network. There is no need for individual homes to install traditional TV antennas or pay TV satellite dishes and as such, these are prohibited.

Other ancillary structures, such as air conditioners, solar panels, rainwater tanks and hot water heaters, are to be located out of public view and positioned to minimise disturbance to adjoining residents.

Where rear pergola/alfresco areas are provided, these are to be below the eave line, or, where above, incorporated into the form of the main roof.

Site Management

You are required to adopt site management practices in the interest of maintaining a safe and appealing residential setting. Prior to the construction of your home, you are to ensure that your homesite is regularly maintained, with vegetation kept to an appropriate standard.

Rubbish and building waste generated during construction is to be appropriately managed so that excessive or unsightly waste is not observable. Construction materials are to be stored within your lot only, not on any adjoining land. In particular, footpaths and nature strips are to be kept free from any material to maintain pedestrian movements.

It is the responsibility of the purchaser to ensure that the footpaths, driveway and kerb sections located immediately adjacent to their property are adequately protected from damage during construction. Any damaged sections of footpaths, driveway or kerb are to be replaced prior to release of the Compliance Reward.

Dilapidation and Inspection Report

A dilapidation inspection will be conducted by Sekisui House once the lot has settled. This inspection will note the condition of Council assets (footpaths, driveways and kerb sections) located immediately adjacent to the lot at the time of settlement.

You will be provided with a copy of the Dilapidation report to acknowledge the condition of the lot at the time of settlement.

Reference to the Dilapidation report will be made during the Compliance Reward inspection to note if any damage occurred to these Council assets. If any damage has occurred after the Dilapidation inspection, it is the responsibility of the purchaser to ensure that the damage is rectified prior to applying for the Compliance Reward.

APPLICATION FORMS
Part C



Design Endorsement Application Form

PROPERTY DETAILS

Lot Number: _____ Deposited Plan: _____

Street Address (if known): _____

Date of Settlement: _____

APPLICANT'S DETAILS

Name: _____ Capacity of Applicant: _____

Address: _____

_____

Email: _____

Phone: _____ Mobile: _____

Signature: _____ Date: _____

Of owner/builder/designer/agent (please circle)

OWNER'S CONSENT (IF DIFFERENT FROM APPLICANT)

Name: _____

Signed: _____ Date: _____

DESIGN ENDORSEMENT CHECKLIST

Please check that the following information is included in the Design Endorsement Package to allow Sekisui House to efficiently assess your application.

Submitted

☐ 1. 1:200 site plan;
☐ 2. 1:100 floor plans and elevations;
☐ 3. Schedule of colours and finishes ;
☐ 4. 1:200 landscape plan illustrating:
- fencing treatment to all boundaries;
- ground treatment and planting schedule (species, quantity and pot size);
- driveway materials and colour;
- materials and colour and of any retaining walls visible from the street;
- letterbox location, dimensions, materials and colour;
- Plans of a professional standard (no hand drawn plans);

☐ 5. Two copies of this documentation.

Please send this completed form along with the information on the checklist above to:

The Hermitage Design Coordinator
C/O Sekisui House
designcoordinator@lakesidegledswoodhills.com.au
PO Box 827
North Ryde BC NSW 1670

Sekisui House Compliance Reward

Sekisui House is offering a Compliance Reward for those homes (and their associated landscaping that are constructed in accordance with their Design Endorsement.

Where your home and landscaping is completed within a period of 24 months from the date of settlement of your land, purchasers are eligible for a reward of $30,000.

No reward will be offered where completion extends beyond a period of 24 months from the date of settlement of your land.

Once your home and landscaping has been completed in accordance with the Design Endorsement, and any damaged footpath, driveway and kerb sections replaced (where necessary), you should complete and return the Compliance Reward Application Form to Sekisui House.

Upon receipt of the application, a representative from Sekisui House will make contact with you to arrange a suitable time for the inspection of your completed works and assess your eligibility for a Compliance Reward.

Please complete and return the Compliance Reward Application Form to Sekisui House. Upon receipt of the application, a representative from Sekisui House will make contact with you to assess your eligibility for a Compliance Reward.

Where the above conditions have been satisfied, Sekisui House will provide the Compliance Reward within six weeks of the inspection. Where it is considered by Sekisui House that there are departures from the Design Endorsement/Design Controls, written notification will be provided outlining these matters and no Compliance Reward will be issued until such time all the matters are resolved.

Sekisui House, in its absolute discretion, reserves the right to withdraw Lakeside Release 1 from sale in whole or in part and to vary the timing referred to in this document. This document does not constitute an offer to sell any property within Lakeside Release 1 and no binding agreements are intended to come into force until formal exchange of contracts.

Compliance Reward Application Form

PROPERTY DETAILS

Lot Number: Deposited Plan:

Street Address (if known):

Date of Settlement:

APPLICANT'S DETAILS

Name:

Address:

Email:

Phone:

Mobile:

BANK ACCOUNT DETAILS

Name:

Bank:

BSB:

Account No:

I/we have completed the construction of our home and surrounding landscaping in accordance with our Design Endorsement dated_____ , have replaced damaged footpath, driveway and kerb sections (where necessary) and request that Sekisui House inspect the completion of the works to allow the Compliance Reward to be claimed.

GST declaration (please tick):

☐ I/we are not registered for GST and are not required to be registered for GST.

☐ I/we are registered for GST. ABN _____

Reward being claimed:

*Completion within 24 months from settlement (please tick):

☐ $30,000.

Signature: Date:

Please send this completed form to:

The Hermitage Design Coordinator
C/O Sekisui House
designcoordinator@lakesidegledswoodhills.com.au
PO Box 827
North Ryde BC NSW 1670.

Visit
The Sales and Information Centre
Fairbank Drive, Gledswood Hills 2557
Open daily 10am — 5pm

Contact
T 1800 113 943
E the designcoordinator@lakesidegledswoodhills.com.au
W lakesidegledswoodhills.com.au

LAKESIDE

Gledswood Hills

SEKISUI HOUSE