



Stonecutters Ridge

Design Guidelines Stage 11

Lots 901 - 973

Building Design

Unless otherwise approved in writing by Medallist Golf Holdings Pty Limited (ABN 14 091 026 818) ATF Medallist Schofields Trust (ABN 59 838 162 381) ('Medallist') or its authorised nominee or successors, an Owner of a Lot must comply with the following design and landscape requirements in relation to a lot within Stonecutters Ridge:

1.1 Size

- 1.1.1 Dwellings erected on any lot must have a minimum floor area of 180m² including garaging, but excluding balconies, porches, alfresco areas and outbuildings.

1.2 Shape

- 1.2.1 Dwellings shall be modulated in plan and elevation. Buildings shall be articulated to reduce the appearance of building bulk and to express the elements of architecture.
- 1.2.2 Dwellings sited on corner blocks are to be designed to address both street frontages. In support of this, a short design statement is required to be included in documentation submitted for approval.

1.3 Setbacks

- 1.3.1 The minimum side setback of each lot is 900mm. The setback applies to each side of the dwelling.
- 1.3.2 If a dwelling has a second storey, the second story must be partially setback from the ground floor on either sides or front façade.

1.4 Wall Materials and Colours

- 1.4.1 Dwellings must incorporate a range of external wall materials, from masonry to 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.
- 1.4.2 Dwelling façades must not be constructed entirely of face brickwork.
- 1.4.3 Any face brickwork must consist of single colour brick units. Blends will not be permitted.
- 1.4.4 The colour of face brickwork shall be consistent throughout the dwelling. Contrasting colours for sills, banding and the like are not permitted.

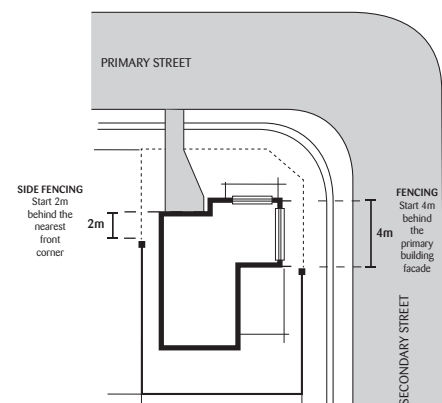
1.5 Additional Golf Front Lots Requirements

- 1.5.1 Dwellings with a boundary to the golf course are to be designed to address the golf course as well as the street frontage.
- 1.5.2 The façade fronting the golf course shall be modulated in plan and elevation to provide variation of form.
- 1.5.3 Non-habitable rooms (bathrooms, storage areas, laundries, and the like) facing the golf course is discouraged. Treatment of the golf course façade should be complementary to the design of the street façade.
- 1.5.4 Variation in wall materials, in accordance with Design Guideline 1.4.1, must continue to the golf frontage façade.

1.6 Roofing Materials

- 1.6.1 Roofing materials for all dwellings and outbuildings must be slate, tiles or non-reflective corrugated metal and be within a grey to black colour range only.
- 1.6.2 Dwellings with hip and gabled roofs must provide a roof pitch in the range of 15° to 30°.
- 1.6.3 Skillion roofs are permissible in conjunction with parapet walls.
- 1.6.4 Dwellings must provide a minimum of 450 millimetre eaves excluding parapet and skillion roofs.
- 1.6.5 Where parapet walls are used, appropriate shading devices must be provided in lieu of eaves.

Figure Y



Landscape Design

1.7 Fencing

- 1.7.1 With the exception of corner lots, fencing between public roads and dwellings is not permitted.
- 1.7.2 Non-Golf front Lots Requirements - Side and rear fencing must be 1.8 metres high.
- Side fences must be set back 2.0 metres from their nearest respective corner of the front façade of the dwelling.
Fencing must only be constructed of masonry or timber.
- 1.7.3 Golf front Lots Requirements - Side fencing must be 1.8 metres high. Side fences must be set back 2.0 metres from their nearest respective corner of the front façade of the dwelling. Fencing must only be constructed of masonry or timber. The rear fence (fronting the golf course) must be a black metal palisade pool type fence. The height of this pool fence must be 1.2 metres. Ensure a three (3) metre return of the pool fencing into the side fence. The aim is to ensure a consistent and unobtrusive edge between the golf course and lot garden.
- 1.7.4 Dwellings on corner lots are permitted to erect fencing behind the building line with a 1.8 metre high fence facing the secondary street. Fencing facing the secondary street must be constructed in hardwood timber with 55 millimetre horizontal slats front and back with 40 millimetre spacing between adjacent slats on each side. All side fencing facing the second street must be set back 4.0 metres from the front building line (refer figure Y).
- 1.7.5 Timber fencing must be lapped and capped except for slat fencing detailed in item condition 1.7.4. Clear treatment only may be applied to timber fencing.

1.8 Garaging

- 1.8.1 Garage doors must be set back a minimum of 1.0 metre from the front façade (front wall) of the dwelling.
- 1.8.2 Garage openings must have a maximum combined opening width of 6.0 metres to the street.
- 1.8.3 Garage doors must have a maximum opening height of 2.5 metres.
- 1.8.4 Garage doors must be either segmental panel lift or tilt and constructed of timber or single colour metal.
- 1.8.5 Carports are not permitted to the front or side of the dwelling.

1.9 Landscaping and Utilities

- 1.9.1 Front landscaping to each lot is to be completed within six months of occupation of the dwelling.
- 1.9.2 Retaining walls visible from public areas and the golf course must be constructed from stone or masonry only, and the finish and colour must complement the dwelling.
- 1.9.3 Driveway crossovers must be plain concrete with a broom finish consistent with the footpath to the property boundary line.
- 1.9.4 Driveways must be constructed prior to occupation of the dwelling.
- 1.9.5 Letterboxes must be located within a stone or masonry pillar and the finish and colour must complement the dwelling.
- 1.9.6 Outbuildings, TV and satellite dishes, antennas, solar panels and utility areas must be located behind the building line and not be visible from the street, golf course or a public space.
- Service items such as clothes lines, garden sheds, compost bin, rubbish bins, wood store, external heating and cooling units, hot water units, etc. are to be located to non-visible internal courtyard spaces and use screen fences and planting to screen from the golf course and public areas.
- 1.9.7 Outbuildings are to be constructed in the same materials as the dwelling and meet these design guidelines.
- 1.9.8 No heavy vehicles of 3 tonnes or over, semi-trailer, articulated trailer or vehicle, camper or boat, unregistered vehicle, vehicle wreck, disassembled vehicle, vehicle or body parts or spare parts must be kept placed or maintained or be permitted to be parked or situated on any lot unless otherwise approved by Medallist Golf Holdings Pty Limited.
- 1.9.9 Water tanks must be located to minimise their visibility from the street, golf course or public areas.
- 1.9.10 All external plumbing must not be visible from the street, golf course or public areas and neighbouring residences. On double storey houses, except for downpipes, plumbing must be internal.

Approval Process

2.1 Approval Process

2.1.1 All proposed residential dwellings, outbuildings, structures and improvement are to be approved by Medallist or its authorised nominee:

(a) prior to submitting a Development Application to Blacktown City Council; or

(b) where the residential dwellings, outbuildings, structures or improvement does not require a Development Application to be lodged with Council, prior to the construction or installation of the residential dwellings, outbuildings, structures or improvement

2.1.2 Residential dwellings, outbuildings, structures and improvement that do not comply with these Design Guidelines may only be approved in writing by Medallist or its authorised nominee.

2.1.3 Approval of residential dwellings, outbuildings, structures and improvement that do not comply with these Design Guidelines is entirely at the discretion of Medallist and its authorised nominee. Requests for approval of residential dwellings, outbuildings, structures and improvement that do not comply with these Design Guidelines will only be accepted in writing and must display significant architectural merit.

2.1.4 Medallist and its authorised nominee or successor reserve the right to:

(a) approve;

(b) approve with conditions including but not limited to requesting variations or further information; and

(c) refuse to approve any residential dwellings, outbuildings, structures and improvement that does not comply with these Design Guidelines in its absolute discretion.

2.1.5 Compliance in part or in whole with these Design Guidelines does not constitute approval by Medallist of any residential dwellings, outbuildings, structures and improvement.

2.1.6 All documents need to be sent for approval to:
The Project Director of Stonecutters Ridge
info@stonecuttersridge.com
Medallist Golf Holdings Pty Ltd
Level 7, 50 Martin Place Sydney,
NSW 2000, Australia

2.2 Amendment to the Design Guidelines

2.2.1 Medallist may from time to time, in its absolute discretion, amend these Design Guidelines.

2.3 Limitation of Liability

2.3.1 To the full extent permitted by law, Medallist excludes any liability for any loss, damage or injury whatsoever suffered or sustained (including, but not limited to direct, indirect, special or consequential loss or damage, loss of opportunity, revenue or profit) arising directly or indirectly out of or in connection with these Design Guidelines (whether or not arising from any person's negligence) except for any liability which cannot be excluded by law, in which case that liability will be the minimum allowable by law.

2.3.2 The obligations (if any) of Medallist Golf Holdings Pty Limited (ABN 14 091 026 818) under these Design Guidelines is incurred by the Medallist Golf Holdings Pty Limited (ABN 14 091 026 818) solely in its capacity as trustee of Medallist Schofields Trust (ABN 59 838 162 381) ('Trust') and Medallist Golf Holdings Pty Limited (ABN 14 091 026 818) is not liable to pay or satisfy any of the obligations under these Design Guidelines except out of the assets of the Trust from which it is entitled and actually indemnified in respect of any liability incurred by it as trustee of the Trust.

*Issued September 2013

