

BUILDING AND SITING GUIDELINES

SEPTEMBER 2011



Please note that this document forms part of your contract of sale.

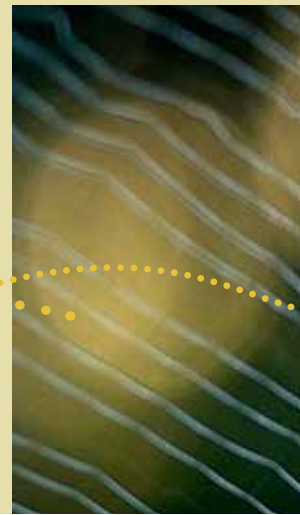


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Note:

All care has been taken to ensure that the Ropes Crossing Building and Siting Guidelines comply with the current Building Code of Australia. However, it is ultimately up to your architect/designer and your builder to ensure that your home design complies with all of the statutory requirements related to the construction of your new home. The Ropes Crossing Design Co-ordinator has a right to vary from time to time the Building and Siting Guidelines and in that event, the purchaser shall have no claim whatsoever against the vendor and its representatives.



Welcome to Ropes Crossing

Ropes Crossing is committed to providing a quality residential environment that will set new standards for community living. Attention to community aspirations, sensitivity of design and integration with the environment contribute to an ambience and character that creates a special place to live.

The intent of the **Ropes Crossing Building and Siting Guidelines** is to establish a minimum standard of the design of homes within the Ropes Crossing community. By encouraging all homes to be of a consistent quality, a more attractive and liveable neighbourhood will be created for you and your family, assisting in protecting your investment.

Design Approval Process

The Sales Team at the Sales and Information Centre will assist you through all the steps required in purchasing your property.

The Ropes Crossing Design Co-ordinator can assist you in the process of designing your home, obtaining building approvals and can also assist you with any queries regarding colours, materials or the efficient design of your home. This service is free of charge and will help save time and cost in the better design of your home.

Please note that any changes to your plans before, during or after construction (including renovations or alterations) require review from the Ropes Crossing Design Co-ordinator, approval from Blacktown City Council and potentially an accredited certifier. The Ropes Crossing Design Co-ordinator can provide assistance if you are unsure about what is required.

While these Building and Siting Guidelines incorporate a description of the controls from Councils Development Control Plan (DCP), applicants should consult with Councils DCP, other applicable controlling authorities and make their own independent enquiries directly with Councils officers for any further information.

Information Required for Approval

The approval package consists of:

- > two copies of the site plan;
- > two copies of the plans, elevations and sections;
- > two copies of the schedule of external materials and colours including original paint chips;
- > two copies of the landscape plan; and
- > two copies of the Basix Certificate.



1.3 Design & Construction Overview

1. The Ropes Crossing Design Review Stage: (Ropes Crossing)

- Familiarise yourself with the Design Guidelines and any other specific conditions for your lot. Be guided by the requirements when selecting your house design and landscaping. Don't forget to take advantage of Ropes Crossing's **'Free Design Review'** with our Design Coordinator. This may save you time in the long run.
- Make sure your designer or builder are aware of the Design Guidelines, Blacktown City Council DCS and relevant document controls, Council requirements and any other special conditions of your lot before they commence your design.
- Lodge your plans with the Ropes Crossing Design Coordinator. You will usually receive feedback on your design plans in less than 10 working days. If you are advised that you need to make amendments to your plans, don't worry, you are given an opportunity to amend your plans and re-lodge them for endorsement to Ropes Crossing.

2. Development Application & Construction Certificate: (Council or Certifiers)



- Once your plans have been endorsed by the Ropes Crossing Design Coordinator you will need to lodge a Development Application to Blacktown City Council. This is normally done by your designer or builder. Be sure to include your Designer Coordinator stamped plans with your Development Application, as Council will need to see these.
- After you have received Development Approval, you will need to apply for a Construction Certificate so that you can commence building. This is normally done by your designer or builder. When you have received your Construction Certificate you are ready to start building your new home.
- **You should note that all homes at Ropes Crossing, including those using the 'Comply and Development' code, are required to have their plans reviewed and stamped by the Ropes Crossing Design Coordinator before being submitted to Council or a Certifier. No homes are exempt from this process.**

3. Construction & Landscaping Completion: (Builder & You)



- Once your builder has completed your new home, they will give you an Occupation Certificate. This shows that your new home has been built according to the plans and that it is safe to move into.
- You have 3 months from the time you move in to complete your fencing, and front and secondary street landscaping.
- When you have completed your fencing and landscaping you simply need to provide a copy of your Occupation Certificate to the Ropes Crossing Design Coordinator. We will then be able to review your new home to ensure it complies with the conditions of your compliance bond, and will refund your Compliance Bond to you once this has been confirmed.



Key Considerations

One Home on Each Lot

To maintain the design character of Ropes Crossing only one home per lot is permitted unless otherwise specified. No lots are to be re-subdivided except where gallery housing is permitted on allotments as indicated on the Building Envelope Plan.

Compliance Bond

A \$2500 compliance bond is required to be paid at the time of settlement as noted in your contract.

Conditions for the release of the compliance bond are:

- > That no variations have occurred to the exterior of the home as approved by the Ropes Crossing Design Co-ordinator.
- > That any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, services and adjoining land caused by the construction of your home have been rectified.
- > That you have carried out the site management requirements.
- > That the commencement and completion of construction was within the above specified time constraints.
- > That the landscaping of the front garden and fencing has been completed in accordance with the landscape plans approved by Ropes Crossing and within the required time periods.

Timing

Construction of your house, driveway and fencing is to be completed within 24 months of settlement. Landscaping of your front garden is to be completed within 3 months of the practical completion of your home. It is recommended that an application for design approval be submitted to the Design Co-ordinator within 6 months of settlement to ensure that construction is complete within the 24 month timeframe.

Construction Information

Building Platform Levels

Please refer to the nominated pad levels for your lot included on the Engineering Plan within your contract. The building platform is to be constructed to these levels by your builder.

Garage floor levels are to be no greater than 500mm above natural ground level at the location of the garage.

Site Management

Please refer to Blacktown City Council's Site Waste and Minimisation Development Control Plan for regulations related to site management. Also refer to Blacktown City Council's Soil Erosion and Sediment Control Plan.

Lot Maintenance

Before, during and after construction of your home, your lot is required to be kept clear of excessive weeds, rubbish and maintained to an acceptable standard. Excavation material, rubbish or builder's waste is to be stored in a covered bin, and may not be deposited on adjoining properties, nature strips or in public areas during construction.

Deliveries and Storage

All site deliveries and builders' traffic is only to enter Ropes Crossing from the designated construction entries.

All building materials, temporary toilets and building equipment must be stored within the property boundaries of your lot at all times. The nature strip, footpaths, roadways, neighbouring properties and public areas must be kept clear.

You will be responsible to rectify any damage caused by deliveries or by construction vehicles associated with the construction of your home to areas outside your lot.

Your builder and their subcontractors are not to park on the adjoining lots, surrounding public areas or nature strips.



Rubbish Removal

You are responsible for rubbish removal and for keeping the site and adjoining street clean at all times during the construction period of your home and landscaping. A covered rubbish collection bin is to be provided during the construction period and kept within the property boundary.

NOTE: Please be aware that dumping of either rubbish or spoil on adjoining lots or other areas outside your site may result in forfeiture of the Compliance Bond.

Site Security

During periods in which your home site is unoccupied or building works are not in progress, it is advisable to ensure adequate fencing (acceptable to Blacktown City Council) is erected to restrict public access. In this regard the minimum acceptable standard of fencing to the site is 1.8m high chain wire fencing, properly constructed, erected and clad internally with hessian or geotextile fabric. All openings are to be provided with gates, which are not at any time to swing out from the site or obstruct the footpath or roadway.

Street Tree Protection

Any damage to street trees or tree guards during construction is the responsibility of the property owner to repair.

Architectural Style

The vision for Ropes Crossing is for the housing to reflect Modern Australian style and with this in mind, historical reproduction styles such as Federation, Georgian and Victorian etc are unacceptable.

Houses that are of a Modern Australian style utilise a mix of materials and use articulation to break down the overall bulk and scale of the building. Examples of articulation include verandahs, porticos, balconies, bay windows, recesses for stairs, and roof details such as gable ends.

Houses are to be designed with a direct and strong connection between indoor living areas and outdoor private landscaped spaces such as courtyards and verandahs.

Homes are to receive sun to living areas and are to be designed to allow for cross ventilation.





Site Planning

To assist you in developing the design of your home with your builder please refer to the site planning map to the right. This diagram illustrates the items set out below:

1 Building Envelope Plans

The Building Envelope Plan is included as part of your contract. It indicates the maximum building areas permissible and outlines important information such as lot boundaries, minimum setbacks, "build to boundary" provisions and garage location including number of undercover car spaces permitted on your lot.

2 Private Open Space

Private open space is your backyard. Successful design of your private open space will improve the quality and value of your home, providing you with opportunities for indoor/outdoor living so prevalent in today's modern Australian lifestyle.

Private open space is to have a minimum dimension of 2.5m.

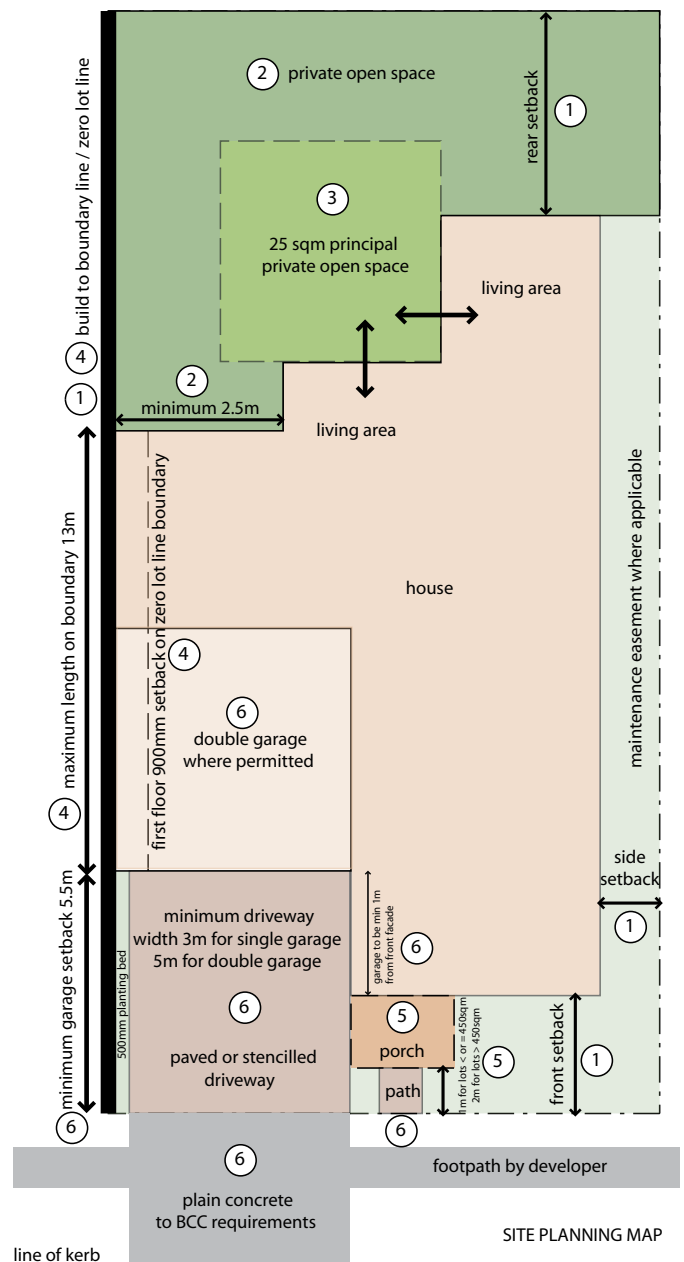
Minimum private open space requirements are set out below:

| Minimum Private Open Space | |
|-------------------------------|---------|
| Lot Size | Min sqm |
| Less than or equal to 450 sqm | 75 |
| Greater than 450 sqm | 100 |

3 Principal Private Open Space

Within your backyard or Private Open Space is an area called Principal Private Open Space. It usually includes some form of paved area for outdoor seating, barbecues etc and is directly accessed from a living area.

- > Minimum area of 25sqm must be relatively flat with a maximum step of two brick courses
- > May include alfresco/paved or deck areas covered by a roof
- > Minimum dimension 3m from house to fence (minimum 2.5m must be flat)





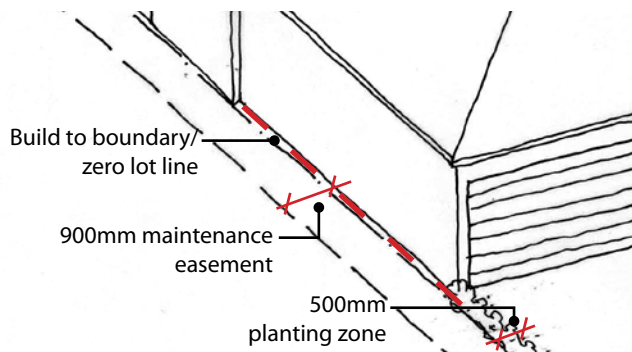
④ Building on the Boundary

Your building envelope plan will indicate if you are permitted to build to the boundary of your lot. If you choose to build to the boundary the following requirements apply:

- > Maximum 13m total building length on the "build to boundary" line.
- > Only the ground floor may be built on the "build to boundary" line.
- > 900mm setback for upper storey on "build to boundary" line.
- > Gutters are not to encroach on neighbouring property.

If you choose not to build to the boundary then a setback of 900mm is required.

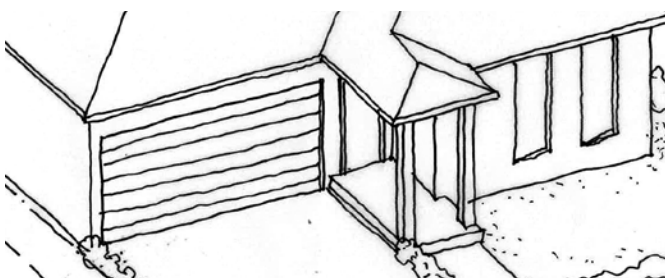
No cut and fill is allowed within maintenance easements.



⑤ Siting verandahs and porticos

Verandahs and porticos are encouraged within the front setback.

- > Min. 1m from front boundary on lots less than or equal to 450sqm.
- > Min. 2m from front boundary on lots greater than 450sqm.



⑥ Garages and driveways

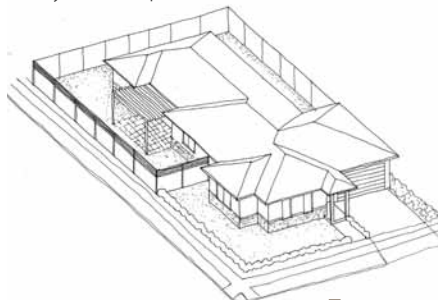
- > No more than 50% of the building frontage should be taken up by garages.
- > Minimum setback for garages is 5.5m from the front boundary and 1m behind the main dwelling façade.
- > Garages are to be located as per the Building Envelope Plan. A maximum of a two car garage is permitted on any lot. Garage doors are to be sectional overhead doors. Carports are not permitted.
- > Driveways are to be a minimum width of 3m for a single garage and 5m for a double garage. Any driveway treatment such as stencilled concrete or paving is to end at the lot boundary. From the lot boundary to the kerb, plain concrete is to be used to Blacktown City Council requirements.
- > Footpaths are to remain continuous along the street and are not to be interrupted by driveways.
- > A separate pedestrian access path is required from the front door or portico to the front boundary.

⑦ Corner Lots

Homes constructed on corner lots must be designed to address both street frontages. This may be achieved via the use of wrap-around verandahs, feature windows and detailing including any front fencing that complements the front elevation.

Your Building Envelope Plan indicates the extent to which the detail and quality of the front elevation/facade is to wrap onto the secondary street elevation/facade. Please consult the Ropes Crossing Design Co-ordinator for further advice and design ideas for corner lots.

Entry can be positioned on either street frontage.





Building on a sloping lot

Where the slope of a lot exceeds 1m, split level designs are to be used to address the site slope.

- > Lots less than or equal to 450sqm - maximum 500mm cut and fill.
- > Lots greater than 450sqm - maximum 900mm cut and fill.

Gallery Housing

Gallery Housing comprises two residences on a corner lot addressing each street. The following important details should be considered when designing your home:

- > Each house should have a distinctive separate entry, usually located on different street frontages,
- > They should have an appearance of a larger home, but comprise two individual houses on separate Torrens title, with a distinct sense of address for each individual dwelling,
- > The minimum private open space per house is 70 sqm,
- > The minimum lot size per house is 250 sqm,

A single Development Application must be submitted for a pair of semi-detached dwellings. Subdivision of semi-detached housing is to be approved as part of the single DA.

The above requirements are additional to the requirements as set out in this document unless otherwise stated on your Building Envelope Plan.



Eaves, Fascia & Gutters

- > Minimum 450mm eaves excluding fascia and gutter required.
- > 300mm eaves excluding fascia and gutter are permitted only where a single storey house is proposed on a 9m, 11m wide or 12.5m wide lot affected by a maintenance easement. The total dimension of the eaves plus the fascia and gutter is not to overhang into the maintenance easement.
- > Eaves plus the fascia on a single storey house are not to encroach on any easements.
- > Eaves plus the fascia and gutter are not to be within 450mm of the boundary on upper storeys.

Roof Pitch

- > Minimum 22.5 degrees for hipped or gabled roof.
- > Between 10 and 20 degrees for a skillion roof.

Ceiling height

- > Preference is for a minimum 2550mm throughout the entire house allowing for greater opportunity for natural ventilation and the possible use of ceiling fans.

Retaining Walls

- > Maximum height of 500mm at the boundary and constructed of textured or coloured masonry where visible from the street.
- > Timber retaining walls are permitted only in rear yards and where not visible from the street. Please check with your fencing supplier regarding the use of timber adjacent to side and rear fencing as the warranty for Colorbond fencing may be affected.
- > Retaining walls are not to encroach over any easements.
- > Any retaining walls within your lot that are over 900mm are to be designed by a suitably qualified engineer.

Roller Shutters

- > Use of roller shutters is not permitted on doors and windows facing the street. Security railings must be designed to complement the building design.



Privacy

Privacy treatment is required to upper storey living room and family room windows within 4.5m of the side boundary.

Upper storey living room windows facing the rear of the lot require privacy treatment if they are closer to the rear boundary than 5m on a 25m deep lot and 7m on a 30m deep lot.

Privacy treatment may include:

- > Fixed horizontal or vertical louvre screens;
- > Pre-finished perforated metal screens;
- > High level windows with a minimum sill height of 1.8m; and
- > Fixed opaque glass to a minimum of 1.8m above floor level.

Privacy treatment is not to encroach on any easement.



Swimming Pools

Swimming pools are permitted at Ropes Crossing. Please refer to Blacktown City Council's swimming pool guidelines available from Blacktown City Council Customer Service Centre.

Ancillary Structures

Elements such as air conditioners, television/radio antennas and satellite dishes, solar hot water heaters, solar collectors, clotheslines, hot water systems, gas and water meters and plumbing pipes are to be concealed from public view from the street. Plumbing is to be concealed within walls on all upper storeys.

Pergola structures without a roof are permitted to the rear of a house outside the building envelope. Pergolas are to be setback a minimum of 900mm from any boundary.

Garden sheds are to be a maximum of 10m² and are to complement the design of your house. Garden sheds should not be visible from street or park frontages and are to be setback a minimum of 500mm from any boundary.





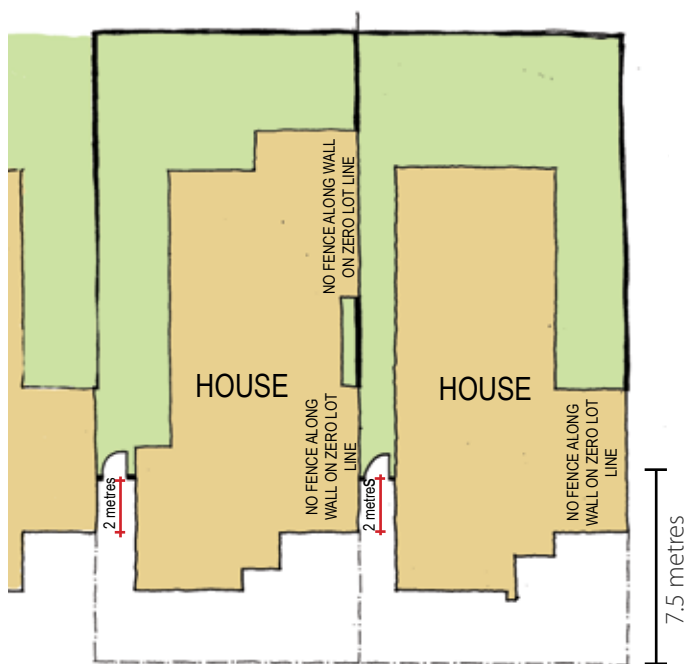
Fencing

Side and rear fencing is to be 1.8m high Lysaght “Smartascreen” or equivalent in Grey Ridge colour. This fencing is not to be used on street frontages on corner lots. For corner lot fencing see right. No timber lapped and capped fencing is to be used.

Side fencing between lots is to be set back a minimum of 7.5m from the front boundary on both sides of your lot. Side fencing is not to be visible from the street. Please refer to the Typical Extent of Side and Rear Fencing diagram below.

Where a wall is constructed on the “build to boundary” line of a lot, additional fencing is not permitted next to this wall.

Where return fencing adjacent to the front of the house is greater than 1.5m in length then corner lot fencing type is to be used.



TYPICAL EXTENT OF SIDE AND REAR FENCING

Front Fencing

Landscaping such as hedging may be used in lieu of front fencing where mandatory fencing is not required.

Where front fencing is desired but not mandatory, fencing is to be 1200 mm high open style, flat top, metal palisade fence similar to the photograph below. Colours are to be selected suit your house.

Details of proposed fencing are to be submitted to the Design Co-ordinator for approval.



Photograph showing acceptable type of front fencing

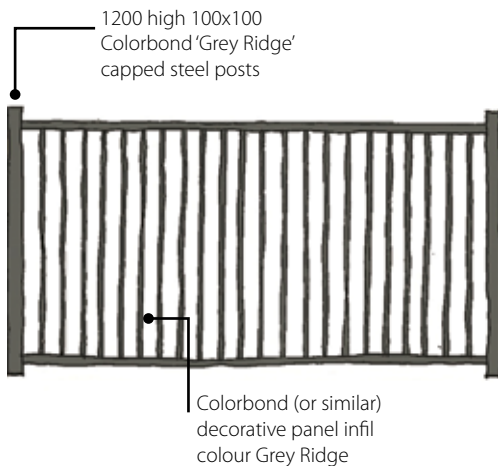


X Loop type and spear type fencing not permitted



Fencing Fronting Open Space

Please refer to your Building Envelope Plan to determine whether front fencing is required on your lot. Mandatory front fencing is to be constructed as shown on the front fencing detail diagram below.



Gates

Gates are to match side and rear fencing and are to be set back a minimum of 7.5m from the front boundary on both sides of your lot as shown on the Typical Extent of Side and Rear Fencing diagram left.

Corner Lot Fencing

Fencing along a street frontage that contains Private Open Space is to be 1.8m high "Lysaght Miniscreen Picket plus" or equivalent with 100x100mm capped black steel posts and rails and grey ridge infill.

Midrails used in the construction of the fence are not to be seen from the street



If in any doubt, contact the Ropes Crossing Design Coordinator for confirmation of the fencing requirements for your lot.

Letterboxes

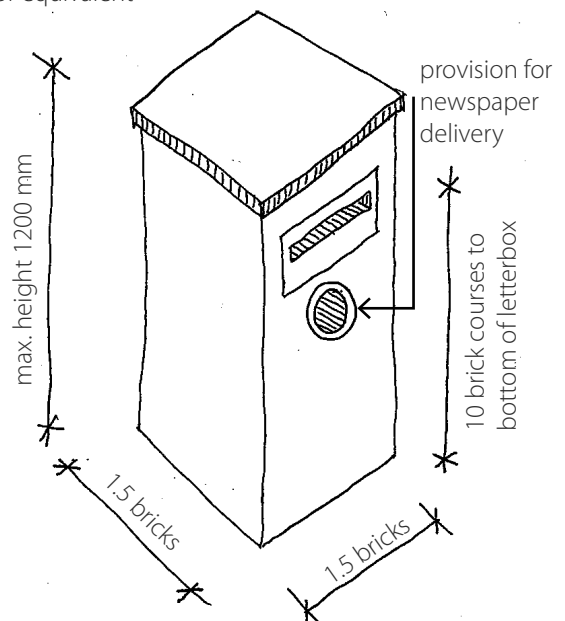
Letterboxes are to be used to define the front boundary where no front fence exists. Where a front fence is installed letterboxes are to be incorporated into the fence design.

The location of the letterbox is to be adjacent to the front boundary and pedestrian path.

Please refer to your Building Envelope Plan to determine whether your lot requires this type of letterbox.

The design of letterboxes is to be in accordance with the diagram below and may be constructed of face brick or have a render or bagged finish to match your home:

flat precast concrete capping or equivalent



External Living Space

At Ropes Crossing we value outdoor spaces and the wellbeing they bring to the lives of residents. We also value the native wildlife and vegetation which inhabits our surrounding Regional Park and the network of parks and streets planted with indigenous plant species.

Your local parks were designed around the mature native trees which provide great character, shade, and shelter; as well as habitat for native fauna. It is important we continue to use native plants which not only contribute to increased biodiversity but are also suited to the local climate and site conditions. For these reasons, most of the street trees, streetscape planting and park plants in Ropes Crossing are drought-tolerant Australian natives – they look good and thrive in this environment.

Your property is in a particularly appealing location to appreciate this, close proximity to a choice of parks and immediate access to Ropes Crossing's future hike and bike network; and your garden will form part of this overall habitat.

We also want you to enjoy life outdoors at home. A Ropes Crossing Designing Your Garden Manual will be provided with these Building and Siting Guidelines. It is an essential guide for preparing your landscape plan and provides important design advice for creating outdoor living spaces which complement your home, lifestyle and the wider Ropes Crossing environment.

The Ropes Crossing Project Landscape Team is available to discuss any questions you may have in designing your garden. We look forward to helping you extend your home beyond your house.

Indicative colour palette



Indicative highlight colours below



Approved Brick List

- ✓ **Austral Bricks** Urban One range, Bowral Bricks range, New Century / Metropolis range, Colourbrick - Colour subject to approval
- ✓ **Boral Bricks** Escura smooth face range, Escura velour range, Nuvo Aspire range, Horizon riverside - Sandy Bay, Murray River, Red Cove only, Horizon Naturals - Jarosite, Graphite, Amethyst, Rubellite only, Oasis - Villa
- ✓ **PGH Bricks** Modern Living range, Matte Textures range, Alfresco range, Palazzo range, Sommervilla range

Not permitted

- ✗ **Austral Bricks** Old Colonial and Classic range, Governors range
- ✗ **Boral Bricks** Elan range, Woodstock range, Horizon antiques, classics and sands
- ✗ **PGH Bricks** Mexitex range, Coastal Living range, Casa range, Classic Sandstocks range, Timeless Sandstocks range, Townhouse range, Lifestyle range

Materials and Colours

To achieve the desired mix of materials at Ropes Crossing, a minimum of two materials (from the following list) must be used for the facades. A minimum of 60% brick construction is to be used.

Acceptable materials at Ropes Crossing are:

- > Rendered, coloured or bagged brickwork;
- > Face brickwork from the approved range;
- > Timber;
- > Fibre cement sheeting or weatherboards;
- > Marine grade plywood; and
- > Pre-finished metal sheeting.
- > Stone

Acceptable colours for use at Ropes Crossing are those that complement the natural surrounds ie off-whites, creams, browns and greys. Highlight colours may also be used to accentuate certain architectural features and make your home more visually interesting.

The acceptance and approval of the use of materials and colours is at the discretion of the Ropes Crossing Design Co-ordinator and ultimately of Blacktown City Council.

An indicative colour chart is shown below to assist you in choosing colours and materials.

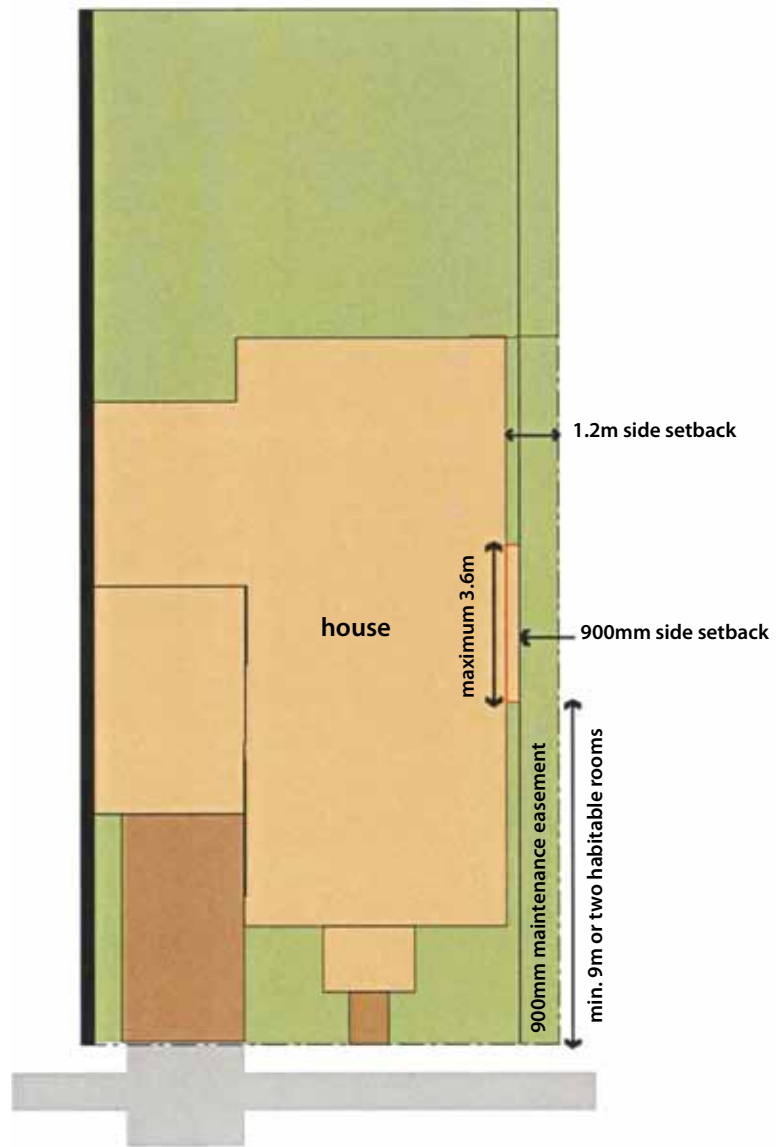
Multi coloured bricks or roof tiles are not permitted.

Addendum to Barinya BSG - issued 24 July 2009

Item 1 of 3 - Side setbacks for single storey houses on 9m lots: 1.2m

An encroachment within this side setback is permissible given the following conditions:

1. Minimum 9m (or two habitable rooms whichever the greater) from front boundary
2. Maximum length 3.6m.
3. Made of a different material eg. lightweight
4. Under the line of the main roof - ie no stepping out of eaves.



Addendum to Barinya BSG - issued 27 August 2009

Item 2 of 3 - Recommendations for Salinity.

As per the requirements of the Section 88B instrument included as part of your contract, all houses are to be designed and constructed in accordance with the recommendations contained in the Preliminary Salinity Assessment and Management Plan (Ref: E22120F-RPT, dated June 2008).

Please contact the Ropes Crossing Design Co-ordinator to obtain stage specific recommendations for construction relating to salinity.

Item 3 of 3 - Site Plan Levels

All applications for approval are to include Site Plans with levels to AHD (Australian Height Datum).

The Lend Lease Advantage

For over 50 years now, Lend Lease has been creating communities that define the way Australians like to live.

Truly beautiful places planned to maximise the things we love about our unique way of life.

Places that are designed for the way we live today, yet ever mindful of our responsibilities for how we will live tomorrow; with real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come.

These are the places that make us proud.



Sales and Information Centre

Open 7 days, Monday-Friday 8.30am to 5.30pm,
Saturday-Sunday 9.30am to 5.30pm.

Ropes Crossing Boulevard
off Forrester Road
Ropes Crossing NSW 2760
ubd ref 145 K16
1800 18 22 11

www.ropescrossing.com.au

*Information correct at time of printing September 2011,
subject to change without notice.

**Ropes** CROSSING

**Lend Lease**