

Atherstone Home Design Guidelines

June 2018



Created by

lendlease

belong at Atherstone

atherstone.com.au 1800 981 644

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Contents

Introduction	1
Community Vision	1
Atherstone Home Design Guidelines	1
Statutory Requirements	1
Fibre Optic Connection	1
Design Approval Process	2
Design Requirements	3
Building Envelope Plan	3
Siting	3
Facade Design	3
Entry	4
Secondary Frontages	4
Eaves	5
Roof Pitch & Form	5
Building Materials	6
Garages & Driveways	6
Front Landscape	7
Fencing	8
Retaining Walls	9
Ancillary Elements & Structures	9
Smart Ideas For Your Home	10
Glossary	12
Design Approval Checklist	13
Design Approval Form	14



Introduction

Your guide to building your own home

Community vision

Nestled within a regional park that stretches to 50 times the size of the MCG playing surface, Atherstone offers more than a home, but an escape to the good life. Here you'll discover a uniquely scenic community that has nature at its heart. A natural oasis that's painted with trees, gardens and green open spaces, with beautiful Toolern Creek at its border.

Not only are you surrounded by nature, you are also surrounded by everything you need to make day-to-day living easy. Just minutes from your front door you'll find the area's proposed town centre, packed with fashion, food, homewares and more. Young families won't have to look further than their front door to find quality education options. Atherstone will be home to two future primary schools that will complement the existing maternal health, kindergarten and childcare centre.

Atherstone Home Design Guidelines

The Home Design Guidelines set out the minimum requirements for new homes and front yard landscapes at Atherstone. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lendlease prior to obtaining your Building Permit.

Some lots at Atherstone have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with Special Requirements are defined on Sales Plans and Building Envelope Plans. These lots require both the Home Design Guidelines and the Special Requirements to be met.

Additional information is included in your Contract of Sale covering: number of dwellings permitted on your allotment; plan approval and building times; the period the Atherstone Home Design Guidelines apply; site maintenance requirements prior to building, and Lendlease supplied fencing where applicable.

If you have any questions regarding the requirements in these guidelines contact Lendlease on 1800 981 644 or at atherstone.plans@lendlease.com to see how we can help.

Lendlease encourages diverse and innovative design at Atherstone. Any application that is not in accordance with the Home Design Guidelines but exhibits positive community and design outcomes may be granted approval.

Statutory requirements

A registered Memorandum of Common Provisions (MCP) is applicable to all housing lots within Atherstone. One of the purposes of the MCP is to simplify the approval process of house designs by prescribing a set of common rules that apply to all single dwelling lots over 300m² and that take precedence over the Building Regulations.

The existence of the MCP will exempt you from requesting consent and report from Melton City Council in regard to a design that differs from the Building Regulations in respect to the items described in the MCP. However it is ultimately up to the Architect/Designer/Engineer and the Registered Building Surveyor/Energy Consultant to ensure that the house design complies with all of the statutory requirements related to the construction of the house.

The Small Lot Housing Code (SLHC), prepared by the Metropolitan Planning Authority, will apply at Atherstone for most lots under 300m². This means that there will be no need for town planning permits for homes on these lots as long as the design complies with the code requirements. A Building Permit is still required to be attained from a registered Building Surveyor.

Fibre optic connection

At Atherstone, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections. These are available from the Lendlease Sales and Information Centre. For more information visit opticomm.net.au or contact 1800 981 644.

Design approval process

Your guide to building your own home

You must receive Design Approval for your home and landscape plans from Lendlease prior to obtaining any relevant building approvals. Assistance is available to help you through each step of the approval process, call Lendlease on 1800 981 644 or email atherstone.plans@lendlease.com

1

Design your home

While designing or selecting your home, work through the Atherstone Home Design Guidelines with your selected builder or architect.

2

Submit plans for design approval

Complete the checklist and Design Approval Form included on pages 13 and 14 of this document and submit it with your plans through the Lendlease Builder Hub at lendleasebuilderagenthub.com.au if you are a builder or at atherstone.plans@lendlease.com

You must obtain your Design Approval no later than 12 months after the settlement of your land.

3

Receive design approval

Lendlease will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines and any applicable special requirements, approval should take no more than 2 weeks.

4

Building and Planning Application (if applicable)

Provide a stamped copy of your Lendlease Design Approval as part of your Building Permit Application to the Building Surveyor. If you are proposing 2 or more dwellings on 1 lot, or your lot is under 300m² and does not comply with the SLHC, you will need to submit plans to council for planning approval.

5

Construction

Prior to and during construction your block should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 18 months and be completed within 30 months of the settlement date of your land.

6

Moving in

Once you have completed your home and have obtained a Certificate of Occupancy, you can move in.

Your front garden and nature strip(s) must be landscaped and well maintained in accordance with the landscape requirements, within 6 months of the issuing of your Certificate of Occupancy.

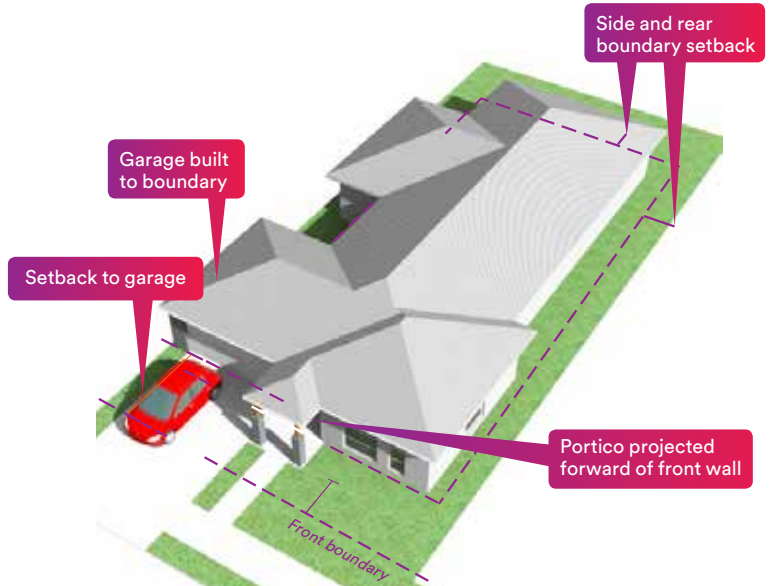
Design requirements

This section outlines the minimum requirements for your home and front yard landscape.

Siting

Your home must comply with the setbacks shown on your Building Envelope Plan, contained within your Contract of Sale.

Only 1 dwelling is permitted per lot, unless the lot is designated as a 'Medium Density Site' or 'Gallery' lot.



Facade design

Great streets include well designed homes and high quality front yard landscaping complementing each other.

All homes must have their garage setback a minimum of 560mm behind the front wall of the home, on the primary frontage.

Double storey homes which incorporate a minimum width 1.5m covered verandah/balcony to the first floor for at least 40% of the home width do not require the setback between the front wall and garage.

Other than for defined Medium Density or integrated housing sites, dwellings must not be of similar facades within 3 lots either side or on the opposite side of the street.

Other elements to consider include:

- Windows facing the street work best when they complement the house style and make up at least 20% of the front facade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your home a sense of depth.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of views over open space.



Typical single storey home facade
June 2018



Typical double storey home facade

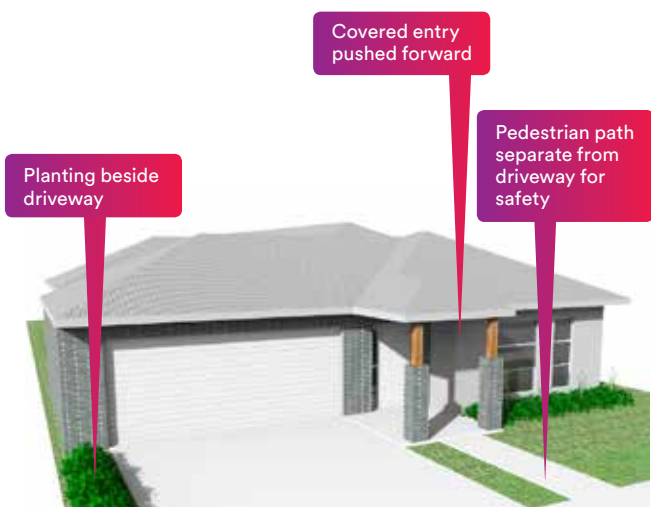
Design requirements

continued

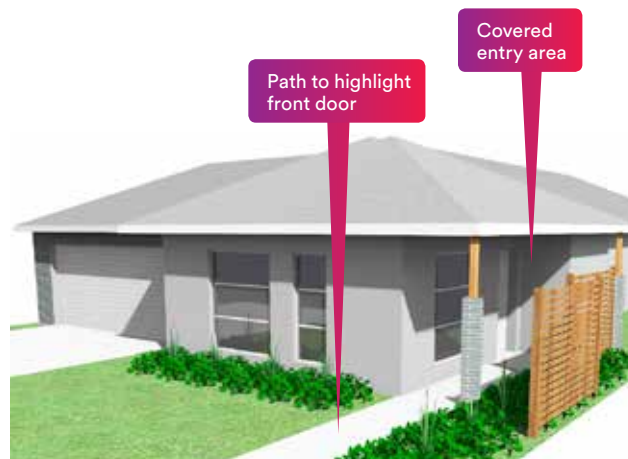
Entry

Good home design is welcoming to residents and visitors. Some elements to consider include:

- Ensure your entry is visible to the street and includes a roofed area such as a porch, verandah or portico.
- Highlight the entry by ensuring that the roof over the entry extends forward of the roof of the home.



Typical approach to entry

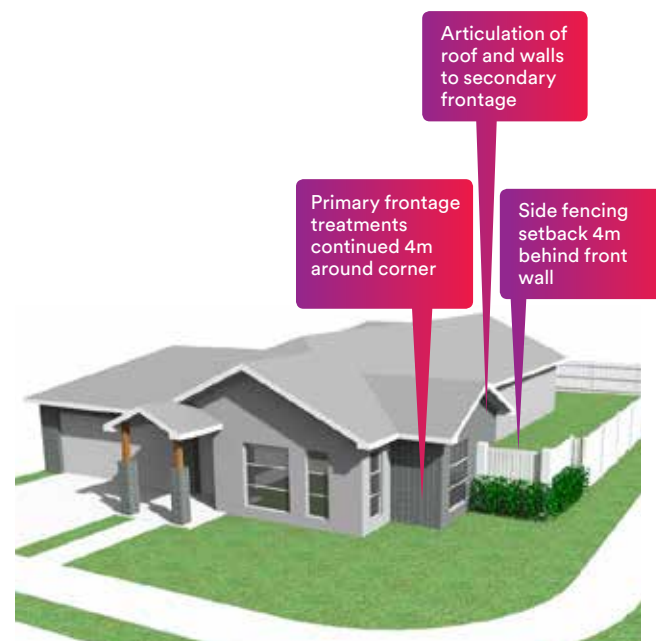


Typical side entry

Secondary frontages

Homes on street corners or adjacent to public open space must address both the front and side streets and any frontage visible from public open space.

Homes on corners or adjacent to public open space must address both frontages through the use of wrap around materials, verandahs, feature windows, articulation and detailing to complement the front facade. This treatment is required for a minimum of 4m or to after the first habitable room window, whichever is greater.

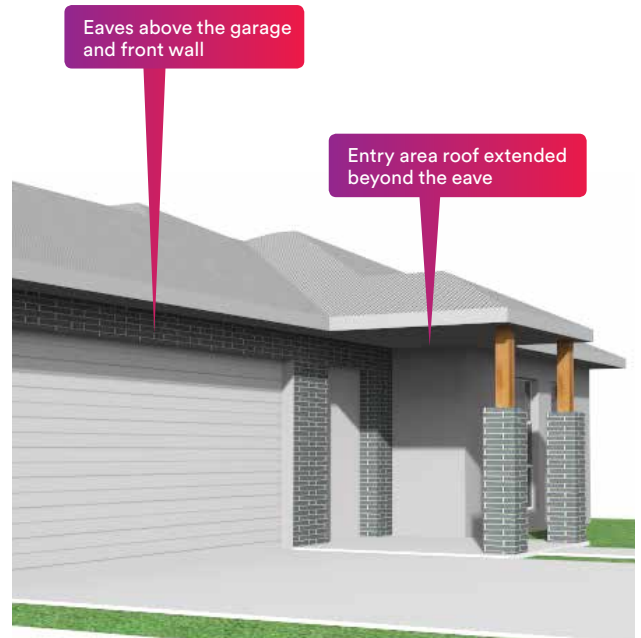


Home on corner lot

Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape. While we require eaves to any of your home's frontages visible to a street or public open space, we recommend that you consider eaves to all aspects of your home.

- Your roof must incorporate 450mm minimum width eaves to any street or public open space frontage.
- Eaves are required to extend over garage doors and wrap around a minimum of 3m from the publicly visible frontage. Eaves are not required to sections of facade finished to a boundary or parapet.

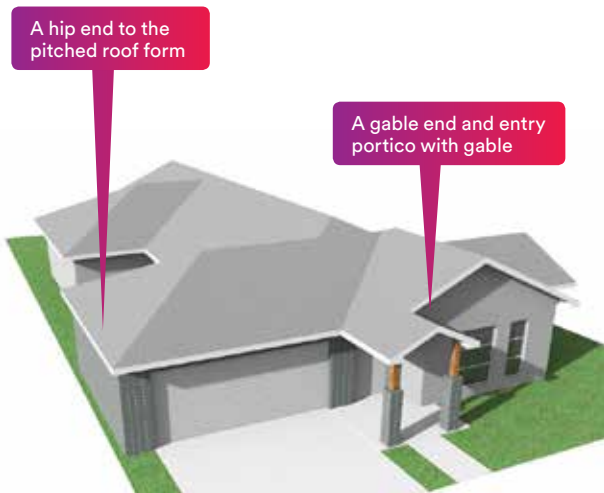


Eaves on the primary frontage of a home over

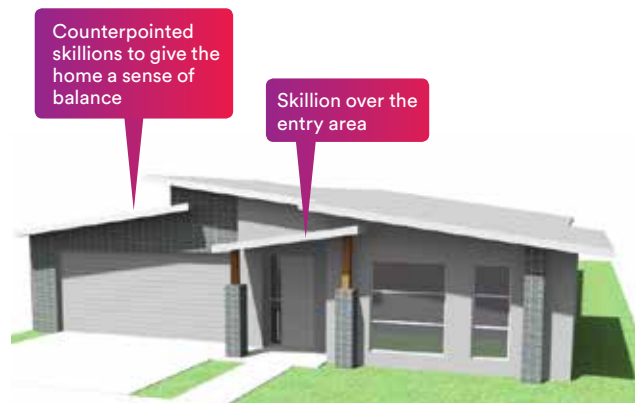
Roof pitch & form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

For your roof to be in balance with your home and others in the street, the minimum pitch of a hip or gable roof must be 22°. The pitch of a skillion roof is recommended to be between 7° and 15°. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof



Skillion roof form

Design requirements

continued

Building materials

Building materials that complement the architectural style of your home add greatly to its streetscape appeal.

- Your home must incorporate a maximum of 75% total wall coverage (excluding windows and openings) of any one material.
- Homes which have a total wall coverage greater than 75% of any one material may be permitted where they provide increased articulation through a substantial verandah, varied roof form and colours of columns/pillars, and general recessed and protruding elements in the built form.
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Infill and lightweight panels are not permitted above windows and door openings visible from the street or public open space. Lightweight infills above garage doors must match the colour of your garage door.
- Panel lift or sectional garage doors are required to the front of your garage.

Two materials to the front of the home



Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street or public open space facing frontages.
- Built elements in the landscape such as fences, retaining walls and letter boxes should use materials that complement those in your home.
- Lighter, neutral colours work best on your home's facade, with deeper highlight/accent colours to articulate design elements and create contrast.

Garages & driveways

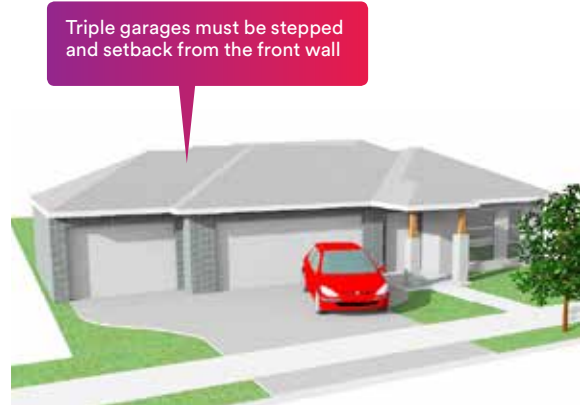
Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Single storey homes on lots with a frontage less than 12.5m must provide a single garage with a maximum door width of 2.6m. Double storey homes may have a double garage if balconies/windows are provided above the garage.
- Triple garages are strongly discouraged and will only be permitted on lots with frontages of 18m and greater, or 20m for corner lots, subject to council approval. Where permitted, the additional garage must be setback behind the main garage and the door should be no wider than 3m.
- Any garage door should not exceed 5.5m in width.
- For corner lots, garages must not be located on the corner where the primary and secondary streets meet.
- The architectural character of your garage must adopt the same roofline as your home.
- Only 1 crossover is permitted per lot with the exception of corner lots. Corner lots may apply for a second crossover from Lendlease and Melton City Council. If approved, all works are to be constructed solely at the owners cost.
- Driveways and paved areas within your property cannot exceed the width of your garage door.
- Your driveway must be completed prior to the occupation of your home.
- Your driveway must taper to match the width of the crossover constructed at your front property boundary and be offset a minimum of 300mm from the side boundary.
- Driveways must be constructed from a hard surface material such as concrete, exposed aggregate or unit pavers.

Front landscape

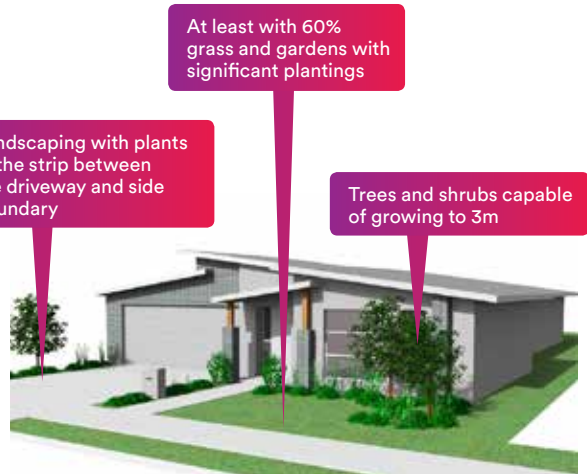
Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard, including your nature strip, must be landscaped within 6 months of obtaining your Certificate of Occupancy.
- At least 60% of your front yard must be softscape. A significant portion of this area must include gardens with trees and/or shrubs capable of growing to 3m tall and be at least 0.6m high at the time of planting.
- Grass and/or any planting of the adjacent nature strip must be completed as part of your landscaping.
- Landscaping with plants is required to the strip between your driveway and side boundary.



Triple garages must be stepped and setback from the front wall

Driveway must taper to council crossover



At least with 60% grass and gardens with significant plantings

Landscaping with plants to the strip between the driveway and side boundary

Trees and shrubs capable of growing to 3m

Typical front yard showing 60% softscape

Other elements to consider in your landscape include:

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- On corner lots, planting including trees and shrubs should be provided to both street frontages.
- Select plants that are suitable for your lifestyle, the local climate and your block. Advice on plant selection is available from the Lendlease Sales & Information Centre and from Melton City Council’s Landscaping Design Guidelines <http://www.melton.vic.gov.au/Services/Building-Planning-Transport/Statutory-planning/Landscape-Guidelines>

All homes in Atherstone will be provided with Class A recycled water through purple pipes. It is a requirement of City West Water that all homes must incorporate plumbing for recycled water supply for toilet flushing and garden watering use and provide a front tap connected to this system.



Additional trees and shrubs to secondary frontage

Front yard landscape returns around corner

Typical landscape to secondary frontage



June 2018

Fencing

Fencing that is well designed has a positive impact on your home and street. Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Local Council requirements.

FENCING STANDARD

Feature Decorative Fencing:

- Lendlease will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.

Corner Boundary Fencing:

- Unless otherwise indicated in your Contract of Sale, corner boundary fencing must be constructed from Pre-finished Corrugated Metal Sheetting (i.e.:Colorbond or similar) with powdercoat finishing in the colour 'Woodland Grey' and 'Shale Grey' (or equivalent), to a maximum height of 1.8m. Please refer to figure below.

Internal Boundary Fencing:

- Unless otherwise indicated in your Contract of Sale, internal boundary fencing must be constructed from Pre-finished Corrugated Metal Sheetting (i.e.:Colorbond or similar) with powdercoat finishing in the colour 'Woodland Grey' (or equivalent), to a maximum height of 1.8m. Please refer to figure below.

Front Fencing:

- Where a front fence is desired, it must not exceed 1.2m in height (or 1.0m for corner lots) and be of an open style, such as timber post and rail or decorative steel and pillars. This requirement also applies to front fencing on secondary frontages. Low masonry walls which complement the home may also be permitted, provided they are no greater than 0.9m in height. 'Swimming pool' style fences are not permitted as front fences.

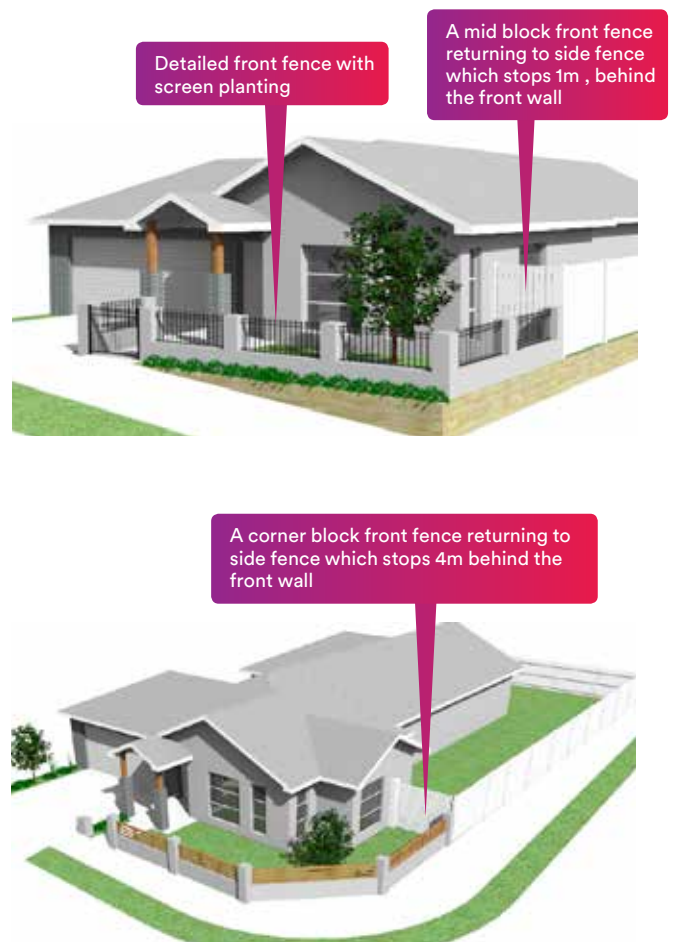
FENCING LOCATION

Corner Boundary Fencing:

- Privacy fencing must finish at least 4m behind the front building line and return to the side wall of the home. Where a front fence is proposed, this must return along the secondary frontage to this point.

Internal Boundary Fencing:

- This fence must finish at least 1m behind the front building line of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must either taper or drop at the front building line of the home to the 1.2m maximum front fence height (1.0m for corner lots).



Typical front fencing

Fencing standard detail



Corner fencing detail



Internal boundary fencing detail

June 2018

Retaining walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, timber or concrete sleepers and rendered or faced block walls.

- Retaining walls visible along street or public open space frontages cannot exceed 1m high in any single step and 1.8m in total height. A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls to side boundaries between lots cannot exceed 1.6m high at the front wall of the home and must taper down forward of the home.
- Retaining walls over 900mm high require a 1m high fence above the wall and adequate landscape screening.



Side retaining walls above 600mm should be fenced for safety

Retaining walls must be stepped where they exceed 1m high on front boundaries



Retaining walls forward of the home must taper on side boundaries

Ancillary elements & structures

Ancillary elements and structures such as air conditioning condensers, wall mounted air conditioning units, satellite dishes, rainwater tanks, sheds and frame mounts for solar panels should be located so they are not visible from a street or public open space frontage.

- North facing solar panels should follow the roof pitch to minimise visibility from public areas.
- Meter boxes, gas meters and other services should be located in the least visually obtrusive location, away from public view.
- Detached garages, sheds or ancillary storage of boats, caravans or alike should not be visible from the street or public open space.



June 2018

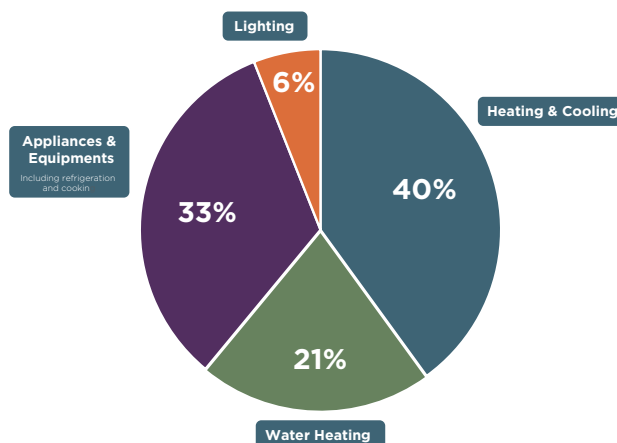
Smart ideas for your home

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.

Heating & cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of the features can be achieved with little if any extra cost.

- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in the heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.



Graphic showing the projected energy use in the residential sector
Source: DEWHA, 2008 Energy use in the Australian residential sector 1996-2020, data projected energy use for 2012



Opportunities for reducing energy bills include:

- Heating & cooling
- Solar Panels
- Solar Hot Water
- LED Lights
- Efficient appliances

Solar panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar photovoltaic panels will need to be on the north most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption, 1 – 1.5kW would be sufficient for most homes.



Solar Panels:
Solar photovoltaic panels on the north side of the roof

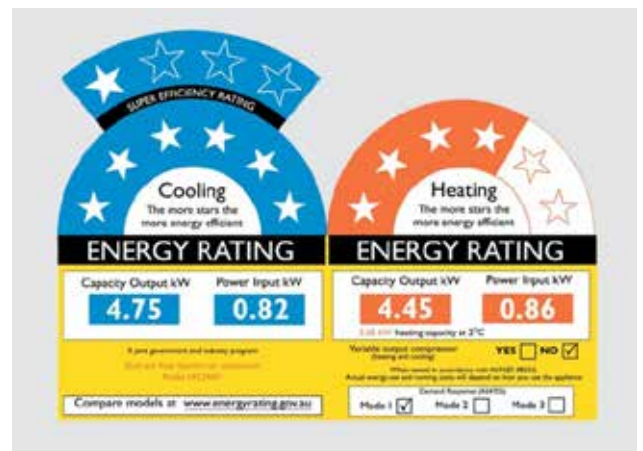
Solar hot water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces your energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

Efficient appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later.

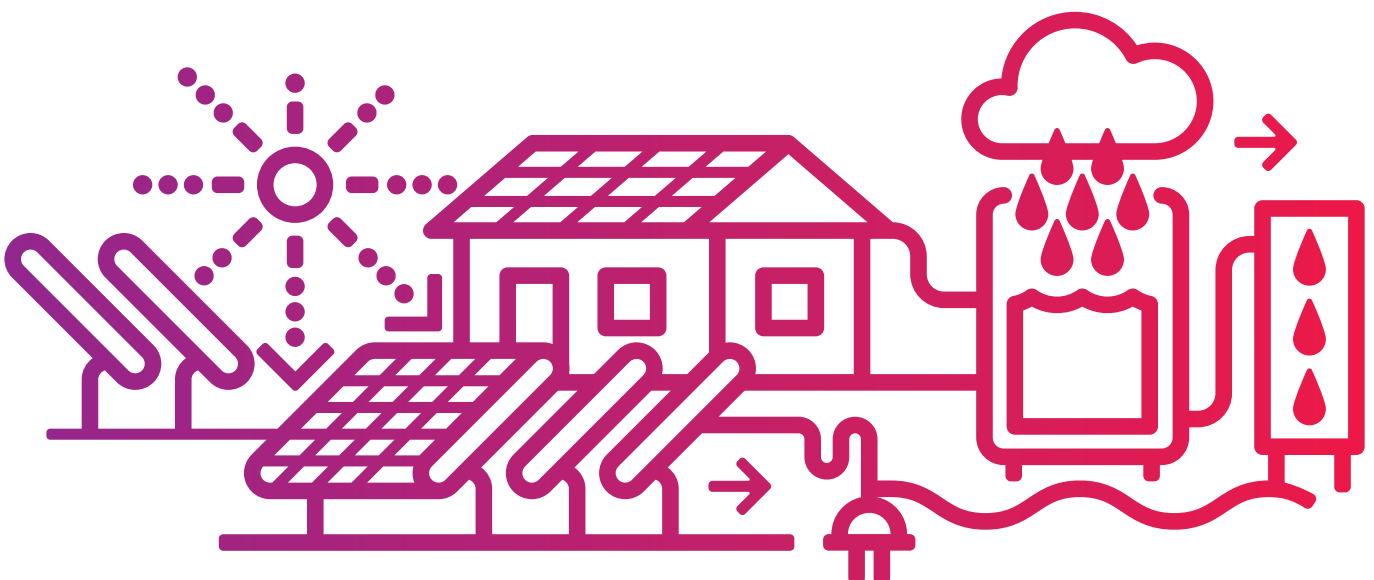
- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- TVs with ratings of 7 stars or greater.



Appliance energy rating labels:
Being aware of the energy rating, particularly for the following appliances can help you save later

LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.



Glossary

Front Wall:
the wall of the house closest to the front boundary

Verandah / Balcony:
a covered outdoor area

Portico / Porch:
clearly defined roofed entry feature



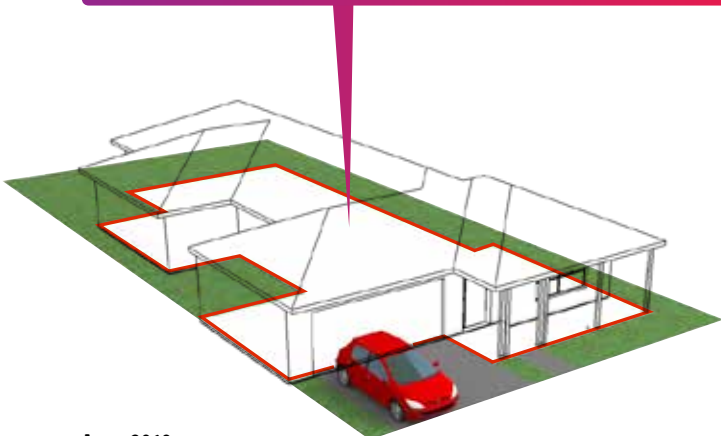
Pedestrian Path:
a path adjacent the driveway specifically for pedestrians

Articulation:
walls on different setbacks from the property boundary

Garage Setback:
the distance between your property boundary and the garage door

Build to Boundary Line:
a portion of the house or garage that is built to the side boundary or within 200mm of it

Site Coverage:
is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches.



Gable roof



Hip Roof



Skillion Roof



Design Approval Checklist

The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format. These would normally be prepared for you by your builder or architect.

SITE PLANS These plans must show the home you are seeking approval for including:	
Site plans at 1:200 scale	Yes <input type="checkbox"/> No <input type="checkbox"/>
Street address and lot details	Yes <input type="checkbox"/> No <input type="checkbox"/>
Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries	Yes <input type="checkbox"/> No <input type="checkbox"/>
Proposed contours and proposed finished floor levels	Yes <input type="checkbox"/> No <input type="checkbox"/>
Easements	Yes <input type="checkbox"/> No <input type="checkbox"/>
Private Open Space	Yes <input type="checkbox"/> No <input type="checkbox"/>
North Point and Scale	Yes <input type="checkbox"/> No <input type="checkbox"/>
Setbacks to all boundaries	Yes <input type="checkbox"/> No <input type="checkbox"/>
Building outline and extent of overhangs	Yes <input type="checkbox"/> No <input type="checkbox"/>
Driveway width, location and materials, including location of existing crossover	Yes <input type="checkbox"/> No <input type="checkbox"/>
Height and construction details of all fences	Yes <input type="checkbox"/> No <input type="checkbox"/>
Location and capacity of solar panels and solar hot water system	Yes <input type="checkbox"/> No <input type="checkbox"/>
Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools	Yes <input type="checkbox"/> No <input type="checkbox"/>
Proposed cut and fill and retaining walls including materials to be used	Yes <input type="checkbox"/> No <input type="checkbox"/>
House footprint area and total house internal and covered areas	Yes <input type="checkbox"/> No <input type="checkbox"/>

LANDSCAPE DESIGN	
Landscape design at 1:200 scale	Yes <input type="checkbox"/> No <input type="checkbox"/>
A landscaping plan for all yard areas visible from any street or public open space must include paved areas, walls, fences and any planting including information about species, supplied plant size and location	Yes <input type="checkbox"/> No <input type="checkbox"/>

HOUSE PLANS These plans must show the home you are seeking approval for including:	
House plans at 1:100 scale	Yes <input type="checkbox"/> No <input type="checkbox"/>
Room names	Yes <input type="checkbox"/> No <input type="checkbox"/>
Internal and external dimensions	Yes <input type="checkbox"/> No <input type="checkbox"/>
Location of meter boxes	Yes <input type="checkbox"/> No <input type="checkbox"/>
Width and type of garage door	Yes <input type="checkbox"/> No <input type="checkbox"/>
Elevations of all sides of the home	Yes <input type="checkbox"/> No <input type="checkbox"/>
An indication of existing and proposed levels	Yes <input type="checkbox"/> No <input type="checkbox"/>
Location and extent of proposed materials and colours	Yes <input type="checkbox"/> No <input type="checkbox"/>
Location of any elements placed outside the walls or above the roof such as AC condensers, solar panels, aerials and Satellite dishes	Yes <input type="checkbox"/> No <input type="checkbox"/>
Roof pitch, eave widths, materials and heights	Yes <input type="checkbox"/> No <input type="checkbox"/>

MATERIAL AND COLOUR SCHEDULE	
House brick and tile selection, where applicable	Yes <input type="checkbox"/> No <input type="checkbox"/>
House materials and colours	Yes <input type="checkbox"/> No <input type="checkbox"/>
All information in the Design Approval Form as notated overleaf	Yes <input type="checkbox"/> No <input type="checkbox"/>

belong at Atherstone

atherstone.com.au 1800 981 644

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Created by
lendlease

Design Approval Form

Allotment details

Lot number: _____

Street address: _____

Village: _____

Owner details

Name: _____

Mailing address: _____

Business hours phone: _____

After hours phone: _____

Mobile phone: _____

Email: _____

Builder details

Builder company: _____

Builder name: _____

Builder contact: _____

Builder address: _____

Postcode: _____

Business hours phone: _____

After hours phone: _____

Builder contact mobile: _____

Builder contact email: _____

Building structure details

Has this house been modified in any way from the standard builders plan for this house type and facade?

Yes, no or unsure: _____

Structure area (m²): _____

Number of bedrooms: _____

Levels / floors: _____

Wall material: _____

Roof material: _____

Roof type: _____

Number of car spaces: _____

STAR rating: _____

Rainwater tank (yes or no): _____

Number of bathrooms: _____

Number of living spaces: _____

Gas appliances: _____

Solar panel system size: _____

Hot water system type: _____

Air conditioning percent of home: _____

Air conditioning energy rating: _____

Ducted heating: _____

LED lighting installed (yes or no): Yes No

Preferred contact, builder or owner: _____

Submissions

You can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au if you are a builder or via email at Atherstone.plans@lendlease.com

Alternatively you can submit your plans in person at the Atherstone Sales and Information Centre.

Please ensure the application includes:

- Design approval checklist
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Signed: _____

Date: _____





Atherstone

Sales and Information Centre

Corner of Fenway Street & Atherstone Blvd,
Strathtulloh, VIC 3338

Opening Hours

Monday, 1pm to 5pm

Tuesday to Friday, 9am to 5pm

Saturday & Sunday, 10am to 5pm

belong at Atherstone

atherstone.com.au 1800 981 644

Creating special places

For over 50 years Lendlease 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.

These are places to belong, with a choice of living options designed for the way we like to live today, yet ever mindful of our responsibilities for how we will live tomorrow. At a Lendlease community you will find real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

Over 150,000 people live, learn, work or play in more than 45 major Lendlease communities creating an already rich history in master planned development.

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.

