



altrove

Design Guidelines



The Vision for Schofields

Altrove is a mixed use vibrant masterplanned community 50km from the Sydney CBD in the North West growth corridor of Sydney.

Located immediately adjoining Schofields train station, residents will have direct access to Sydney City in 53 minutes with a direct train to Central station.

There is already well established amenity surrounding, with a small shopping centre across the road and 10 minutes to Rouse Hill Town Centre.



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Visit our website at stockland.com.au/residential/nsw to view the Building Journey handy tips and how-to videos.

- Handy fact sheets about building a new home are available online at www.yourhome.gov.au which is a joint initiative of the Australian Government and the design and construction industries.
- For information about the NSW Housing Code and complying development, go to www.planning.nsw.gov.au/housingcode
- For information about planning and development you can find important information at Council's offices or their website at www.gcc.nsw.gov.au

Approval Process

Stockland has prepared these Design Guidelines to guide house design at Altrove.

The Design Guidelines should be read in conjunction with the NSW Housing Code, which applies for this development site. You may be able to seek a Complying Development Certificate for your proposed home.

You should talk to your builder/designer about this option, which may save you time and money. Alternatively, you may wish to seek guidance from the relevant Council authority bodies and submit a development application to Council. To ensure a smooth design review process, please pass this document on to your designer/builder so that a 'Home Design Package' can be prepared for endorsement by Stockland. This Package must include

a Site Plan (1:200); Floor Plans, Elevations, Sections (1:100); External colours and materials selection; Landscape Plan (can be shown on the site plan), or submitted separately.

The key steps in the Approval process are outlined in the following chart (below).

Owner/Designer/Builder reviews NSW Housing Code or relevant Council DCP and the Altrove Design Guidelines and Sales Contract.



Your Home Design Package can only be submitted via Stockland's iScope website www.stockland-iscope.com.au which also contains relevant project information under Reference Library. Any queries should be directed to NSW Covenants Administrator on Tel 02 9035 2000



Owner/Designer/Builder obtains a Complying Development Certificate and proceeds to construction



Owner/Designer/Builder submits a Development Application including Stockland design endorsement letter to relevant Council authority.



1.0 Articulation zone/Entry feature

- 1.1 An entry feature is to be incorporated into the design of your home. This can either be a porch, verandah or deck.
- 1.2 The entry feature must sit forward from the main building line.

2.0 Roofs

- 2.1 Roofs are to be constructed of either sheet metal or tiles in a matte finish and should be selected from the endorsed roof colour list enclosed at the guidelines.
- 2.2 Roof can be skillion, hipped or gable. Curved or butterfly roofs are not permitted.
- 2.3 Eaves, excluding fascia and gutter, are to be provided to all habitable rooms and must overhang by a minimum of 450mm. Where zero-lot boundaries apply, the non-habitable rooms (ie Garage) are exempt from this requirement.

3.0 Colours, Materials and Finishes

- 3.1 The front of your home must incorporate :
 - A variation of materials (lightweight and masonry).
 - Min. of two materials (doors , garage doors and windows are excluded from this).
- 3.2 The face brick is to generally have a smooth finish and be single in colour. Blended or mottled coloured bricks will not be endorsed. Where there is an exception to this, Stockland reserves the right to approve it based on its design merits.
- 3.3 The garage door colour is to complement the front façade/roof colour.
- 3.3 The colours of the main material on the front façade are to be of natural, earthy and neutral tones. Other colour variations will be assessed individually and based on its architectural merits only.

4.0 Garage and Access

- 4.1 The driveway within the lot is to be constructed of single colour concrete or pavers. Stencilled or stamped concrete is not permitted.
- 4.2 Generally the driveway colour must be a grey or neutral tone and complement the dwelling colour scheme.
- 4.3 The maximum width for the driveway crossover is 4m for a double garage and 2.7m for a single garage and is to be constructed in standard grey (non-coloured) concrete.

5.0 Corner lots

- 5.1 Both the primary and secondary street facades must be addressed with some form of articulation including variations in material selections.
- 5.2 The maximum run of an unbroken wall length shall be 12m, with a step of at least 480mm incorporated in the wall for articulation.

6.0 Landscaping

- 6.1 Areas that are not used as a driveway and/or paths in the front setback are to be landscaped with a combination of turf and shrubbery or garden beds.
- 6.2 Each lot is to provide a significant garden bed within the front setback, this could be a minimum 400mm garden bed at the front boundary planted with low shrubs or alternatively a garden bed of equivalent size located elsewhere within the front setback area.
- 6.3 Each lot is to provide a feature tree with a minimum pot size of 45L in the front setback zone.





7.0 Fencing and Retaining Wall

- 7.1 Retaining walls in the front setback must be constructed of masonry materials in a colour complementary to that of the main walls of the dwelling.
- 7.2 Side and rear boundary fencing must be 1.8m high sheetmetal in COLORBOND® steel – Grey Ridge. Side boundary fencing must be setback at least 2m behind the main building line.
- 7.3 Side gates may be provided for security, gates must be aluminium steel battens with 20mm gap in Grey Ridge colour, alternatively a solid Colorbond™ gate to match the side fence is permitted.
- 7.4 Where the fence is constructed on top of the retaining wall, the height of the fence must be the same as a normal ground level fence i.e. 1.8m high.
- 7.5 Secondary fencing for the corner lots must be 1.8m high constructed of masonry piers (face brick or painted render to complement the dwelling colours) in between every second panel infill of either: - Colorbond™ fencing (Lysaght Spanscreen™ or Smartscreen™) in Grey Ridge or- Colorbond™ batten infill panels in Grey Ridge.



- 7.6 The secondary street side boundary fencing must be setback at least 4m behind the main building line or behind the secondary facade articulation, whichever is the greater setback.
- 7.7 Front Fencing (optional): Where front fencing is proposed, it must be 1m high constructed masonry piers with a 300mm low wall with shrub planting behind it or open metal/timber infill.

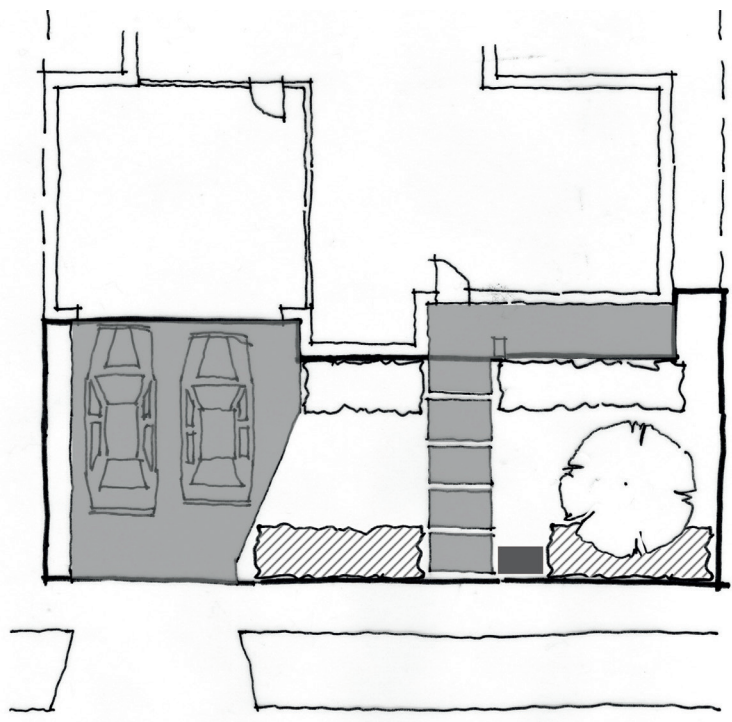
8.0 Letter Boxes

- 8.1 Letter box is to be of either masonry or rendered in a colour that is complimentary to the house.

9.0 Screening

- 9.1 Air conditioning units (ground level), hot water tanks, rainwater tanks, satellite dishes and antennas are to be located to the rear or side of your dwelling, below the fence line and not visible from the street or any public area.

Landscaping Guide
(Guide Only)



Design Variation:

Where designs are proposed that vary from these Design Guidelines they will be assessed on their design merit by the Design Review Panel. Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the creation of an aspirational community in Altrove.

House Design and Landscape Plan:

Stockland will accept and approve separately, home design and landscape plans if required. Owners are reminded that plans are to be endorsed and stamped by Stockland prior to commencement and to ensure eligibility for the return of design and landscaping bonds on completion.

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