

Elara

Design Essentials

Collector Roads

Elara at Marsden Park, is an exciting new community in Sydney's north-west and will feature tree-lined streets, parks and green open spaces in a picturesque setting with views to the Blue Mountains. Elara's masterplan comprises 2,000 homes across the 178-hectare site. Residents can look forward to the establishment of a neighbourhood shopping centre, childcare facilities as well as proposed state and independent schools catering to years P-12. Key transport links are close by with easy access to Blacktown, Parramatta and the Sydney CBD while employment centres are within easy reach.

DESIGN ESSENTIALS CHECKLIST

The purpose of this guideline is to assist with promoting a greater design outcome that encourages a cohesive community character that complements and enhances the streetscape.

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 portico/porch, verandah or deck. The entry feature is to protrude 1m forward from the main building line of the home.

2.0 THE STYLE OF YOUR HOME

- 2.1 Your home design is to be a "contemporary" style.
- 2.2 Please refer to the Section 88b Instrument that applies to your lot for any double storey restrictions that may apply.

3.0 ROOFS

- 3.1 Roofs are to be constructed of either sheet metal or tile and should be selected from the range of materials and colours (or similar approved) in the range supplied.
- 3.2 A minimum roof pitch of 22.5 degrees is required. Skillion roofs will be considered on their design merit.
- 3.3 Eaves are to be provided to all habitable rooms and must overhang at a minimum of 450mm to all pitched roofs. Where zero-lot boundary applies, the non-habitable rooms (i.e.; Garage are exempt from this requirement).

4.0 COLOURS, MATERIALS AND FINISHES

- 4.1 2 additional materials is to be applied to the front facade (and secondary street facade on corner lots). Face brick must be single in colour, blend or mottled colour bricks will not be endorsed.
- 4.2 The same front facade design should not be repeated within a run of four dwellings
- 4.3 The same external colours palette should not be applied to the Front facade within a run of four dwellings built by the same builder.

5.0 GARAGE AND ACCESS

- 5.1 Driveways (excluding the crossover) are to be constructed of a single colour concrete or pavers. Stencilled driveways are allowed, but must be a single stamped pattern and in one colour only. (Refer to Blacktown City Council for crossover requirements).
- 5.2 The driveway is to have a minimum 500mm offset from the side boundary to allow for a strip of landscaping.
- 5.3 The driveway colour must be a grey or neutral tone and complement the dwelling colour scheme.

6.0 CORNER LOTS

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

7.0 LANDSCAPING

- 7.1 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.
- 7.2 Each lot is to provide a minimum 400mm garden bed at the front boundary of the lot. Hedge plants should be planted every 300mm at a maximum spacing and should be minimum 300ml pot size when planted.
- 7.3 Each lot is to provide a feature tree with a minimum pot size of 75Lt in the front setback zone.

8.0 FENCING AND RETAINING WALL

- 8.1 Retaining walls in the front setback must be constructed of masonry materials in a colour similar to that of the main walls of the dwelling.
- 8.2 Side and rear boundary fencing must be 1.8m high sheet metal in COLORBOND® steel – Grey Ridge. Side boundary fencing must be setback at least 2m behind the main building line.
- 8.3 Side gates may be provided for security, gates must be aluminium steel battens with 20mm gap in Grey Ridge colour.
- 8.4 Secondary street fencing must be 1.8m high sheet metal in COLORBOND steel – Grey Ridge, with a strip of 200mm wide tall grass and/or shrubs planted in front.

9.0 ANCILLARY

- 9.1 The letterbox is to be constructed out of a masonry material and is to complement the house.
- 9.2 Air conditioning units (ground level), hot water tanks and rainwater tanks are to be located to the rear or side of your dwelling and should be adequately screened.

FURTHER INFORMATION

- Visit our website at www.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 or www.growthcentres.planning.nsw.gov.au/Portals/0/docs/Marsden%20Park/BCCDCP_2010_Sec_4a.pdf

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