



## ELARA DESIGN ESSENTIALS VERSION 1

### The Vision for Elara

Elara is a picturesque new master planned community at Marsden Park, which features views of the scenic Blue Mountains and around 25 hectares of open space. The community will eventually include approx. 2000 homes across the 178 hectare site as well as proposed plans for multiple parks, playing fields, a neighbourhood shopping centre and community facilities plus a public primary school. With a range of lot sizes to suit everyone and every stage of life, Elara has been designed so that you and your family can live the good life.

### Approval Process

Stockland has prepared these Design Essentials to guide house design at Elara.

The Design Essentials should be read in conjunction with the NSW Housing Code and Council's requirements.

You may be able to seek a Complying Development Certificate (CDC) 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, prior to a CDC or Authority approval.

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 site plan).

Any departures from the Design Guideline for Elara will be assessed separately and based on its architectural merits.

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

#### 1. PLAN PREPARATION

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

#### 2. STOCKLAND ENDORSEMENT

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

#### 3. FORMAL APPROVAL VIA...

**COMPLYING DEVELOPMENT (CDC)**  
Owner/Design/Builder submits an application for a CDC including Stockland design endorsement letter to either the local council or a private accredited certifier prior to building work commencing.

**DEVELOPMENT APPLICATION (D.A)**  
Owner/Designer/Builder submits a Development Application including Stockland design endorsement letter to the Blacktown City Council.

#### FURTHER INFORMATION

- Visit our website at [www.stockland.com.au/residential/nsw](http://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](http://www.yourhome.gov.au) which is a joint initiative of the Australia 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](http://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](http://www.growthcentres.planning.nsw.gov.au/Portals/0/docs/Marsden%20Park/BCCDCP_2010_Sec_4a.pdf)



Stockland

**DISCLAIMER OF LIABILITY:** It should be noted that meeting the controls described in this Design Essentials document and securing a design endorsement from Stockland does not constitute an approval from your relevant Council or certification from an Accredited Certification Authority. In the event that Stockland allows a variation from these Design Guidelines, the variation will neither set precedent nor imply that the approval will be repeated by Stockland or supported by an Accredited Certification Authority or relevant Council. All information is subject to change without notice. Printed May 2014.



## Design Essentials Checklist

### 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.
- 1.2 The entry feature must protrude forward from the main building line by a minimum of 1m.

### 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 roof colours palette below.
- 2.2 Eaves excluding fascia and gutter are to overhang by a minimum of 450mm.

#### ROOF COLOURS PALETTE



General note for all colour Selections: The colour and finish options selected in all of the colour palette are pre-endorsed selections. Other selections that are within the same colour tonal ranges of one of the above palettes will be considered for approval, subject to receipt of a manufacturer's samples.

**Red, black or near-black selections will not be considered.**

### 3.0 COLOURS, MATERIALS AND FINISHES

- 3.1 A mix of materials and complementary colours is to be applied to the front facade (and secondary facade for all corner lots).
- 3.2 Face brick must be smooth finish and single in colour. Blend or mottled colour bricks will not be endorsed.
- 3.2 Garage door colour is to be complementary to the front facade/roof colour.

### 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

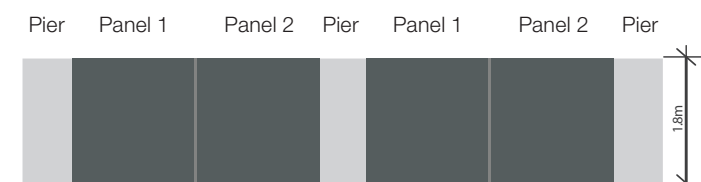
- 5.1 Both the primary and secondary street facades must be addressed with some form of articulation including variations in material selections.
- 5.2 The maximum run of an unbroken wall length shall be 12m, with a step of at least 480mm incorporated in the wall for articulation.

### 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 minimum 400mm garden bed planted with a row of low shrubs or hedges at the front boundary of the lot.
- 6.3 Each lot is to provide a feature tree with a minimum pot size of 45L in the front setback zone.

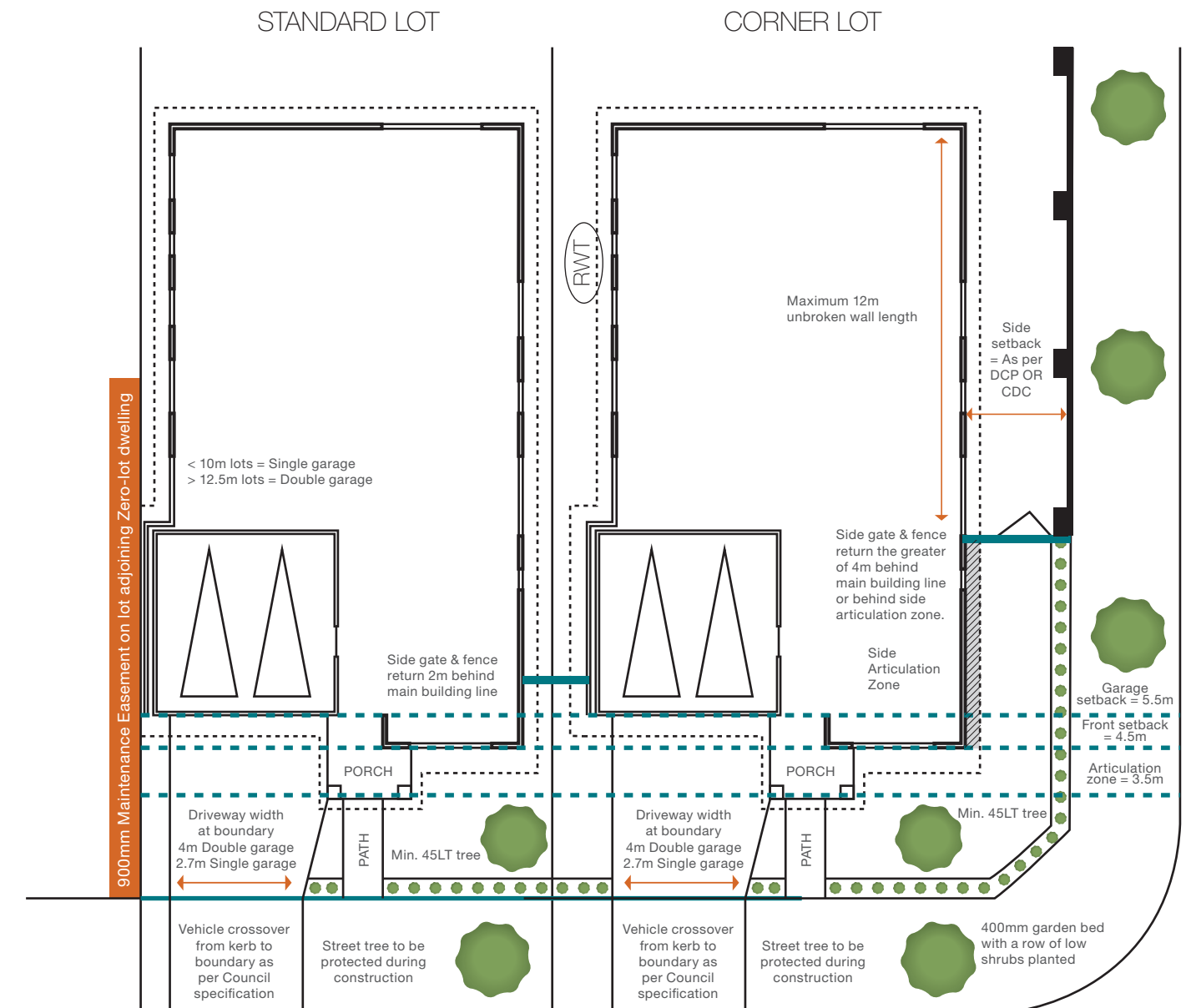
### 7.0 FENCING AND RETAINING WALL

- 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 sheet metal 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.
- 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.
- 7.8 Letterbox is to be of either masonry, rendered or timber and is to complement the house.
- 7.9 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.

## Site Planning Guide



DRAWING NOT TO SCALE AND FOR ILLUSTRATION PURPOSES ONLY

#### EAVES, FASCIAS & GUTTERS

- Minimum 450mm eaves excluding fascia and gutter required.
- No overhanging eaves or services are permitted within the maintenance easement.

#### PORCH

- Minimum 1m forward from building line.
- Covered entry with articulation.

#### SETBACK GUIDE FOR MOST 'STANDARD' LOTS

- **Front setback:** 4.5m
- **Rear setback:** 4m
- **Garage setback:** 5.5m and 1m behind building line.
- **Articulation zone:** 1m forward or front setback.
- **Side setback:** 0.9m or zero where permitted.
- **Side setback adjacent to maintenance easement:** 1.35m to allow 450mm eave.
- **Corner lots:** additional setbacks may apply, refer to relevant Planning Controls.

Controls are subject to change. Refer to most recent Planning Controls