

# NSW Design Essentials

## Collector Roads Lots Supplement



### Guiding your house design

Stockland's commitment to you is to encourage and showcase quality Urban and Architectural Design across all communities. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles. Designing your ideal home is one of the biggest advantages of building new and our Design Essentials are put together with you in mind and to assist you in getting the most out of your investment and lifestyle.

To view the Design Essentials visit: [stockland.com.au/residential](http://stockland.com.au/residential)

### Design Essentials Checklist

The purpose of this supplement is to encourage a cohesive community character that complements and enhances the streetscape. This supplement is to be used in conjunction with the NSW Design Essentials Document.

#### 1.1 DOUBLE STOREY REQUIREMENT

Please refer to the Section 88b Instrument that applies to your lot for any double storey restrictions that may apply.

#### 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

*Point 8.5 of the NSW Design Essentials is replaced with the following:*

- 8.5 Letter Box is to be constructed of rendered brick, and is to complement the house.

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 August 2017.