

# Elara Design Essentials

## Panorama

Version 1

*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.*

### APPROVAL PROCESS

Stockland has prepared these Design Essentials to guide house design for Panorama home sites 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 Guidelines 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 (at 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 Design team via [design@stockland.com.au](mailto:design@stockland.com.au)

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

##### COMPLYING DEVELOPMENT (CDC)

Owner/Designer/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 (DA)

Owner/Designer/Builder submits a Development Application, including Stockland design endorsement letter to Blacktown City Council.

### 1.0 SETBACKS

Setbacks to building lines shall be as per NSW housing code (or Council DCP variations excepted).

### 2.0 ARTICULATION ZONE/ENTRY FEATURE

- 2.1 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 must protrude forward from the main building line.
- 2.2 The style of your home design is to be a contemporary style.

### 3.0 ROOFS

- 3.1 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 or similar.
- 3.2 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 Garages) are exempt from this requirement.
- 3.3 Min. roof pitch of 22.5 degrees for Hipped & Gable roof form. Skillion roofs will be considered on their design merit.

#### ROOF COLOUR 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.**

### 4.0 COLOURS, MATERIALS AND FINISHES

- 4.1 For single storey homes a min. of 2 materials is to be used in the front facade of the dwelling.  
For double storey homes a min. of 3 materials is to be used in the front facade of the dwelling.  
Windows, doors and garage are excluded from this calculation.
- 4.2 Face brick must be smooth finish and single in colour. Red, black, blend or mottled colour bricks will not be endorsed.
- 4.3 Garage door colour is to be complementary to the front facade/ roof colour.

### 5.0 GARAGE AND ACCESS

- 5.1 The driveway within the lot is to be constructed of single-colour concrete or pavers. Stencilled or stamped concrete is not permitted.
- 5.2 The driveway colour must be a grey or neutral tone and complement the dwelling colour scheme.
- 5.3 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.

### 6.0 CORNER LOTS

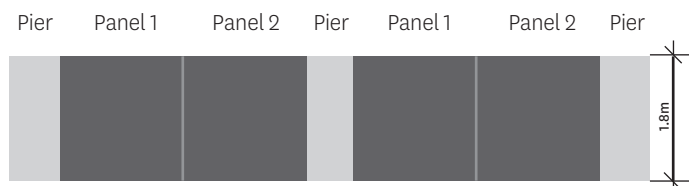
- 6.1 Both the primary and secondary street facades must be addressed with some form of articulation, including variations in material selections.
- 6.2 The maximum run of an unbroken wall length is 12m, a step of at least 480mm is to be incorporated in the wall for articulation.

### 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, planted with a row of low shrubs or hedges at the front boundary of the lot.
- 7.3 Each lot is to provide a feature tree with at least a minimum pot size of 45L or greater 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 complementary 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 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.
- 8.5 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.



- 8.6 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.
- 8.7 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.
- 8.8 The letterbox is to be constructed out of masonry material and is to complement the house.
- 8.9 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.

## FURTHER INFORMATION

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- 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 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](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)

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. March 2016.

