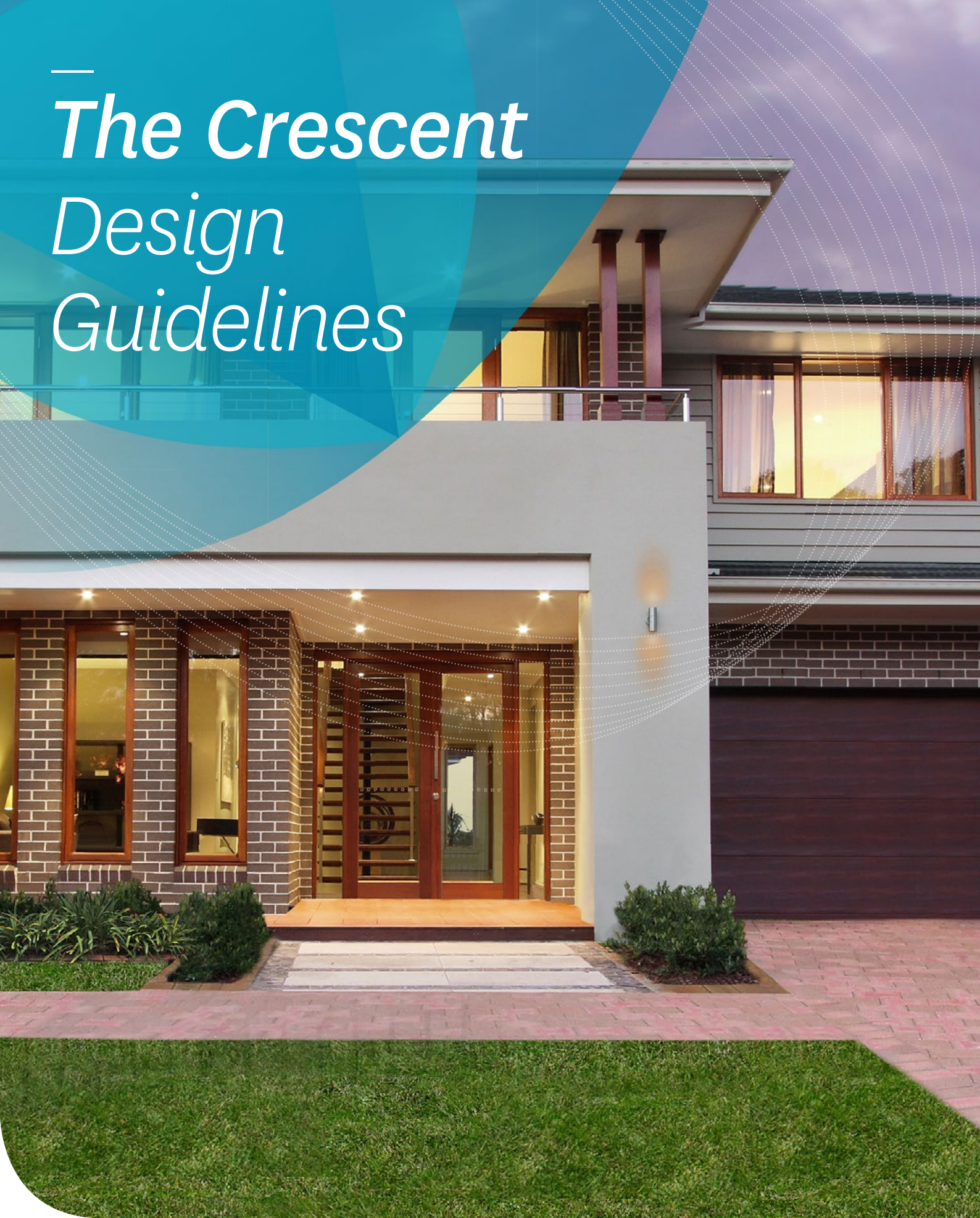


# The Crescent Design Guidelines



Stockland  
*it's your place*

**Elara**

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# INTRODUCTION

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## *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 approximately 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*

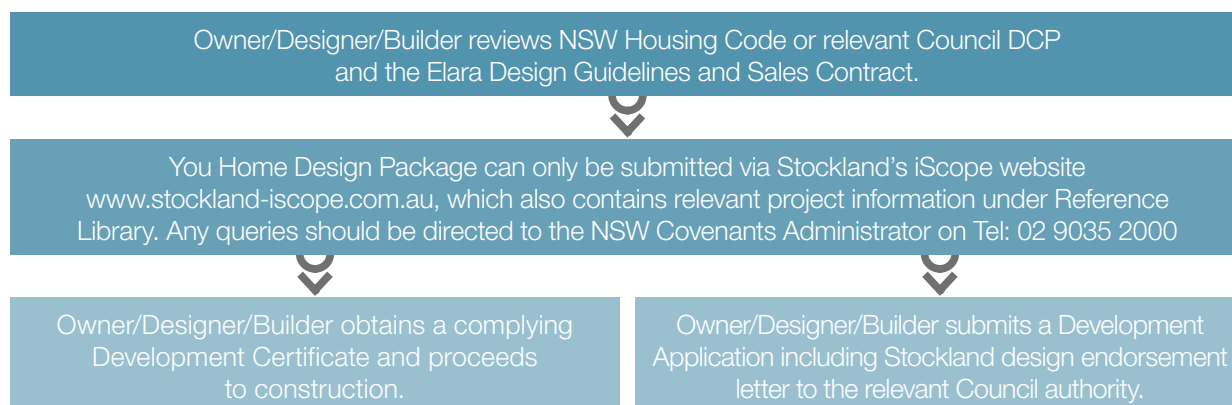
Stockland has prepared these Design Guidelines to guide house design at Elara.

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).



## *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 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 at [www.gcc.nsw.gov.au](http://www.gcc.nsw.gov.au)



# 01

## PRESENTING YOUR HOME TO THE STREET

### Entry features

The design of the home must incorporate either a porch, portico or verandah that is:

- Approximately 1.2m deep and at least 30% of the building width (excluding the garage);
- Adequately covered, clearly defined and visible from the street.

REFER TO ILLUSTRATION 1

### Entrance visibility

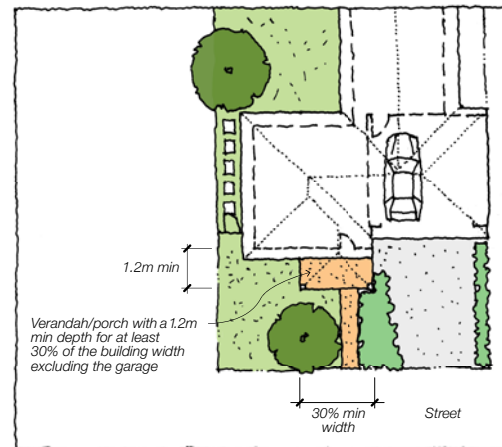
To enhance the architectural style of the homes, the front entry door can either be:

- A single door that is at least 1.2m wide; or
- double doors

### Home style

Your home design must be 'contemporary'. This means that house designs that mimic a historic style will not be permitted. Historic elements used on a design, such as quoins, keystones, corbelling, fretwork or lacework will not be permitted.

#### 1. Entry feature/articulation



# 02

## ROOFS

### Roof pitch

- Hipped and Gable roofs must have a minimum roof pitch of 25 degrees. Other roof types such as skillion roofs will be considered on their design merit.

### Roof material

- The roof must be a low profile/flat roof tile in one of the approved colours to ensure consistency and coherence throughout the village and community.
- Tiles are to be non-reflective or with a non-glazed finish to avoid glare.

### Roof colour

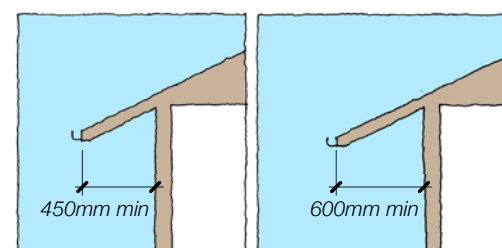
- Roof tile colours are to be selected from the pre-endorsed list attached at the back of the design guideline.

### Eaves

- All hipped and gable roofs must have eaves overhanging by a minimum 450mm (excluding fascia and gutter).
- Lots that are 15m or greater in width must have a minimum 600mm eaves provided.
- All double storey dwellings must have 600mm eaves provided.
- Where the design is contemporary and does not allow for any eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.

REFER TO ILLUSTRATION 2

#### 2. Eaves



Minimum eave

For lots 15m and greater in width

# 03 BUILDING MATERIALS



## Mix of materials

- The primary base material type for the front of the dwelling is to be a masonry material; either face bricks or rendering.
- For single storey homes a minimum of **one additional material type** must be incorporated into the front facade in another colour or tone variations that is complementary to the main facade material.
- For double storey homes a minimum of **two additional material types** in at least two different colour or tone variations that are complementary to the main facade material are to be incorporated. At least one of the secondary materials on the first floor is to be a different material to that on the ground floor to provide vertical interest and variation to the facade of the home.
- Additional material types to be incorporated include timber, feature stonework, weatherboard, fibre-cement sheeting, marine grade plywood or other architectural style claddings.

## External colour selection

- The colours of the main material on the front facade are to be of natural, earthy and neutral tones. Red or black tones are not permitted.
- Brickworks with **red or black** tones will not be considered as the main material of the home.
- Accent material colours should complement the main material, and be used to express individuality for the home. In these architectural elements, stronger colours can be used to highlight architectural features.
- Gutter colours should match the colour of the roof material, to emphasis the roof and eaves as a consistent element.
- Downpipes or vertical guttering should not be highlighted and should be coloured to blend into the adjacent wall colour.

# 04 CORNER LOTS

## Wrapping the corner

Houses on corner lots must have some form of articulation that addresses both streets and that is visible to the public. The articulation should be incorporated on the primary facade and should wrap around the corner to also be incorporated on the secondary facade. Examples of these could be as follows;

- A verandah, portico or pergola of substantial bulk that utilises, and wraps around, both facades;
- Recessing or projecting architectural elements that are substantial enough to articulate the corner;
- Windows that address both streets.

## Secondary street treatment

- Blank walls are not permitted on the secondary street, and the secondary street wall must also be articulated. Windows should be incorporated on the secondary facade, and they should be of similar material, profile, finish and colour as those used on the primary facade.
- On the side wall that faces the secondary street no straight section of the wall should be longer than 12m. A step of at least 900mm should be incorporated to break up these sections and to provide interest to the facade along the secondary street.





# 05 GARAGES

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## Garage widths

- Garages are to be setback a minimum of 1m from the main building line of the house, to ensure that they minimise scale and that they are not a dominant feature of the home.
- All dwellings must have a double garage that is no more than 6.5m wide externally.
- Triple Garages are not permitted.
- Car ports are not permitted.

## Garage colour and material

- The Garage Door is to be either Panel Lift, Panel Glide, or Tilt-A-Door style. Roller Door garages are not permitted.
- Where doors are not single panel, any door or material patterns should be horizontally orientated.
- The garage is to be constructed in the same materials and style as the house, to add to and complement the overall design of the home.

# 06 DRIVEWAYS AND CROSSOVERS

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## Driveway colour and material

- Between the kerb and the property boundary the driveway is to be of a consistent width (tapered or splayed crossovers are not permitted).
- The maximum width for the driveway crossover is 4m.
- Driveways are to be offset at least 500mm from nearest side boundary. Shrubs and/or other plants are to be provided to screen the gap in between the driveway side boundary.
- Driveways are to be constructed of a single-colour concrete or paver. The colour of the driveway must be a grey tone, and must be shown on the dwelling and/or landscape drawings. Stencilled driveways are not permitted.
- Driveway crossovers (between the kerb and the property boundary) are to be constructed using the material, colour and grades specified in Blacktown City Council's invert and crossover details, available from Council.

# 07 LANDSCAPING

## Front landscaping

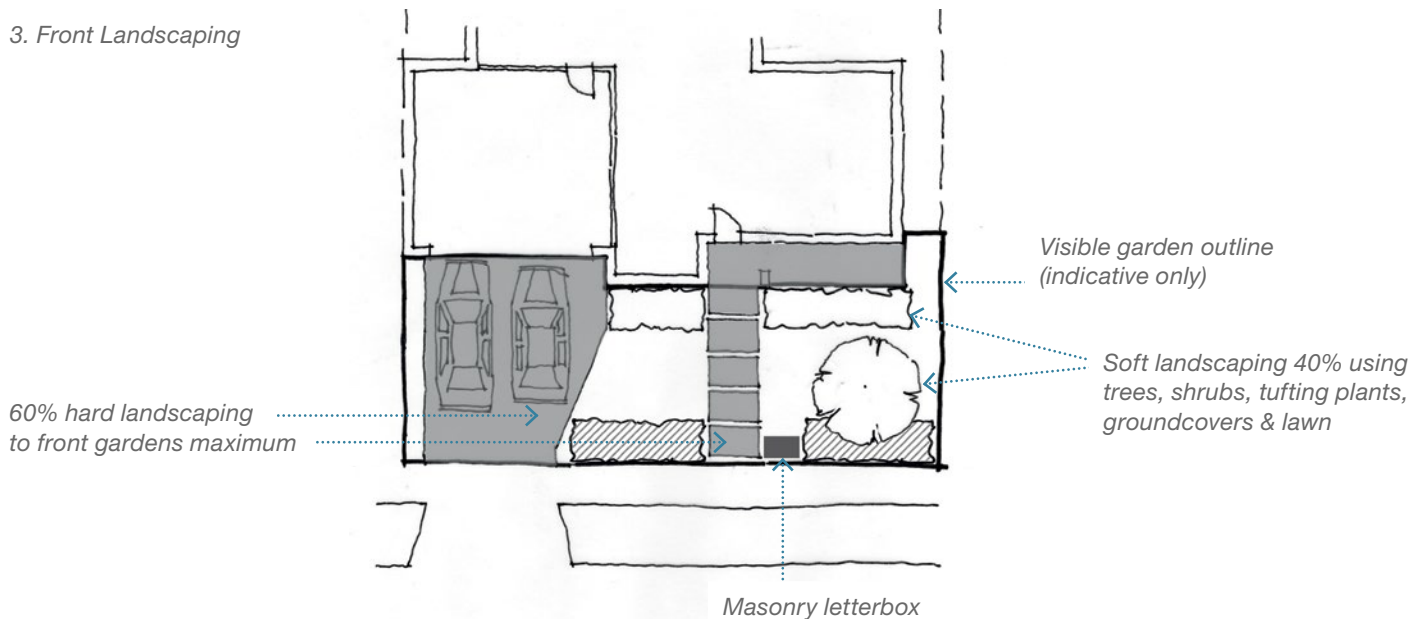
Each lot is to provide:

- a feature tree with a minimum pot size of 100L planted in the front setback of the house.
- a minimum 400mm deep garden bed along the front boundary line with 300mm pot size hedges planted every 300mm at a maximum spacing.

- A defined footpath is to be provided as a walkway from the front boundary to the entrance of the home.

REFER TO ILLUSTRATION 3

### 3. Front Landscaping



# 08 FENCING AND RETAINING WALLS

## Side and rear fencing

- 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.
- Side gates may be provided for security, gates must be aluminium steel battens with 20mm gap in the colour Grey Ridge.
- Where the fencing 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.

## Corner lot side fencing (secondary street frontage)

- A 150mm wide planting strip is to be planted to the front of the fence.
- Secondary fencing for the corner lots must be 1.8m high constructed of masonry piers with (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.
- The secondary street side boundary fencing must be setback at least 4m behind the main building line or behind the secondary facade articulation.



# 09 EXTERIORS

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## Outbuildings

- The appearance of any outbuildings should be carefully designed:
  - if less than 10sqm they must be constructed in an approved finish to complement the house;
  - if greater than 10sqm they must be constructed so that the external appearance matches the main house in colours, materials and style.

## Screening

- Ground-mounted equipment must be screened from public view and must not be visible from any street or public reserve. This includes, but is not limited to: heating and cooling units, rubbish disposal containers, swimming pools, boats, caravans, rain water tanks and clothes hoists.
- Non-ground mounted equipment must be located to minimise its visual impact on the street. They generally should not be visible from the street or any public reserve. This includes, but is not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air-conditioning units, heating units, spa pumps, outbuildings etc.

## Letter Boxes

- Must be constructed out of rendered or masonry materials in a colour or tone that complements the colour of the driveway and/or house.
- The street number on the letterbox should be large enough to be visible from the street and complement the overall design intent of the home.
- A letter box must be provided to your home prior to occupation.

#### DESIGN VARIATION:

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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 Elara.

#### HOUSE DESIGN AND LANDSCAPE PLAN:

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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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**[stockland.com.au/elara](https://stockland.com.au/elara)**

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