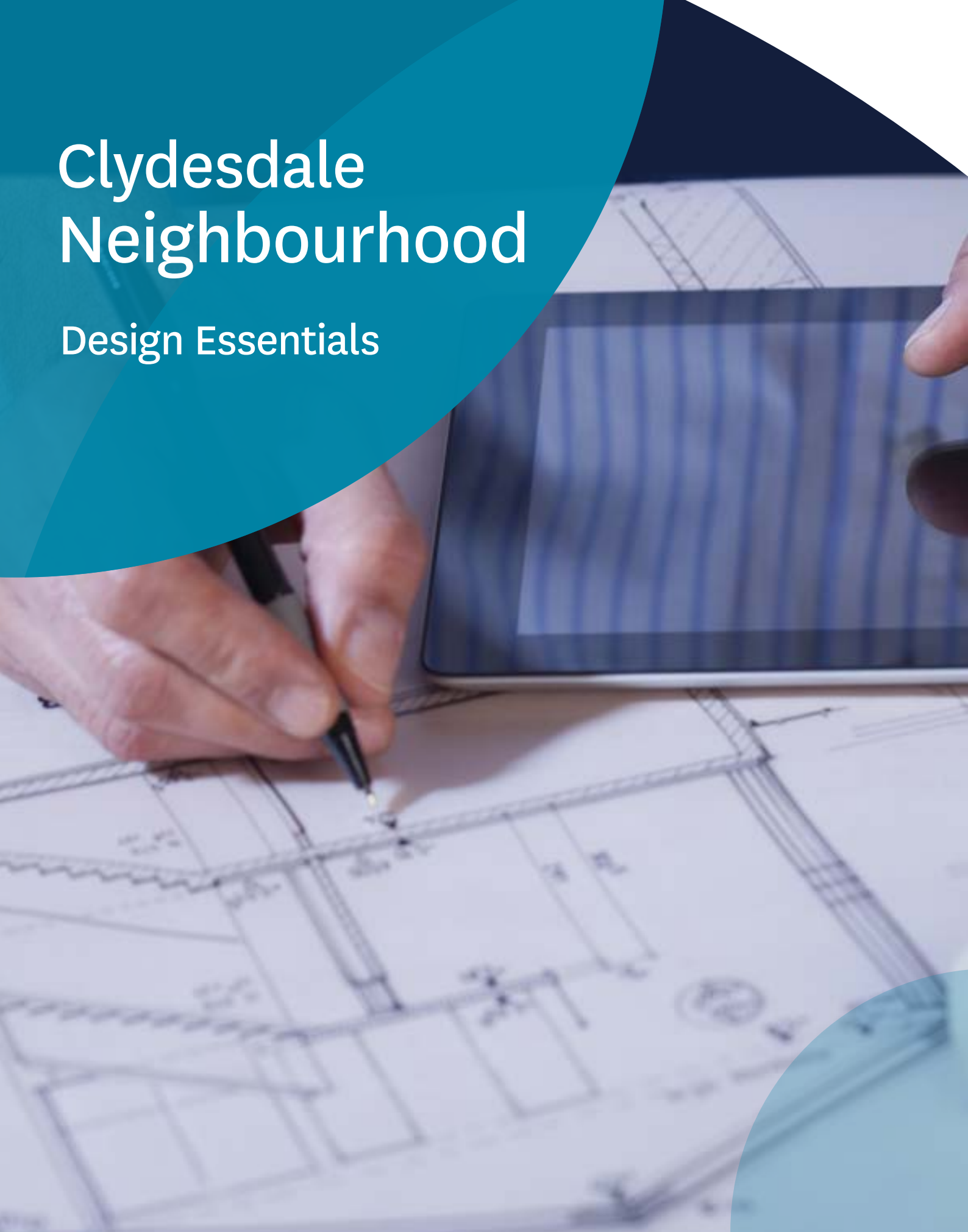


Clydesdale Neighbourhood

Design Essentials



Stockland



Elara

Contact us
design@stockland.com.au

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THE COMMUNITY VISION

The vision for Clydesdale Neighbourhood, Elara

Opportunity, green open spaces and an active outdoor lifestyle brighten up every day at Elara. It's a place where families thrive, neighbours become friends and life strikes the perfect balance between peace and possibility. At Elara you can always find a spot to sit, relax, and enjoy the views to the magnificent Blue Mountains, or explore outside among the beautiful tree-lined streets and footpaths – as kids ride safely on their bikes, and you stroll, smile and chat with your neighbours.

Elara is a unique community offering everything your family needs to live, work and learn. It's close to shops, transport links and schools, and you can trust every aspect of this masterplanned community has been carefully considered to help you live your best life.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.



CLYDESDALE NEIGHBOURHOOD MASTERPLAN



GUIDING YOUR HOME DESIGN

Stockland's commitment & objectives

Stockland's commitment to you is to encourage and showcase quality Urban Design throughout Elara. 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.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment.
- Promote environmentally responsive development.
- Help you get the best out of your home site.
- Outline the process to get your home approved.
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing.
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.



DESIGN APPROVAL

Approval process

Stockland has prepared these Design Essentials to guide house design for its communities.

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

Complying development certificate (CDC)

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.

Development application (DA)

Alternatively, you may wish to seek guidance from the relevant Council authority bodies and submit a development application to Council.

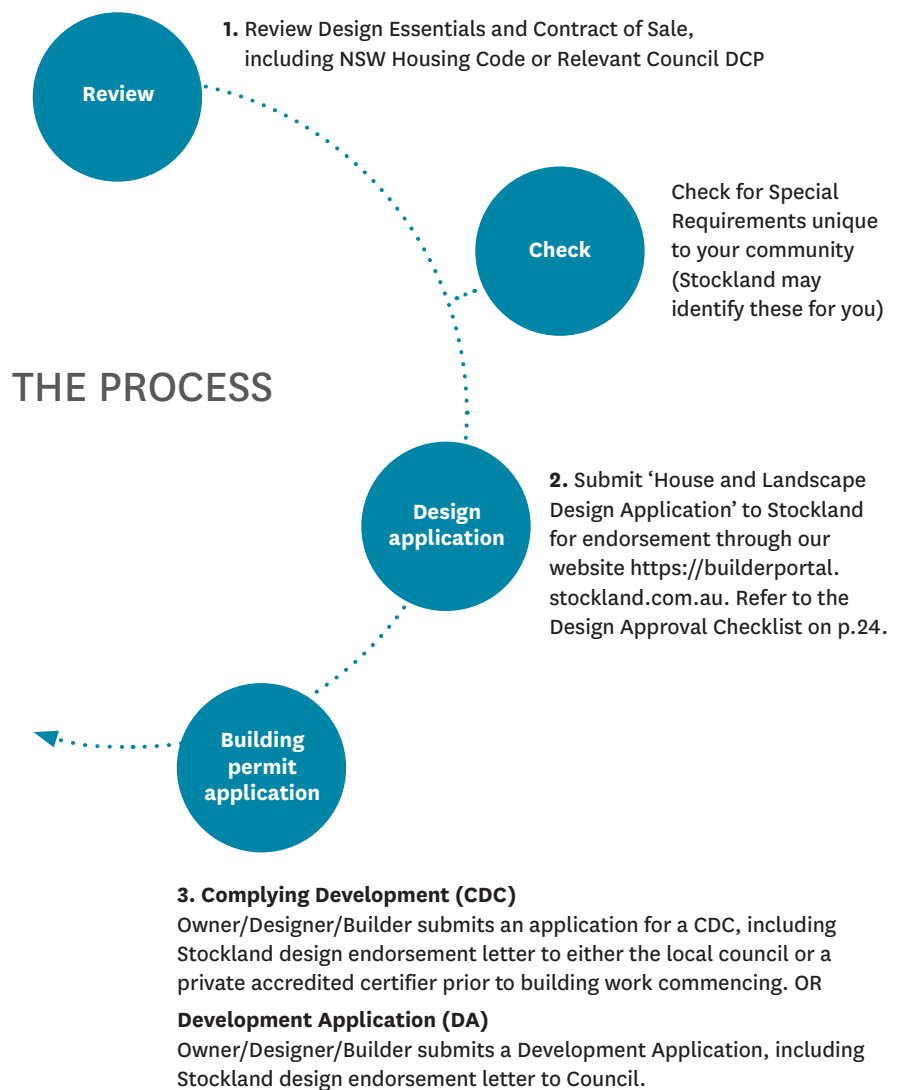
To ensure a smooth design review process, please pass this document on to your designer/builder so that a 'Home Design Package' can be prepared for endorsement by Stockland, prior to a CDC or Authority approval.

This Package must include:

- Site Plan (1:200);
- Floor plans;
- Elevations;
- Sections (1:100);
- External colours and materials selection;
- Landscape Plan (does not have to be professionally drawn up, you can use the site plan to mark up your proposed landscaping).

Any departures from the Design Essentials 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).



01

SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

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

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or a utility provider, this rectification cost will be passed on to the property owner.

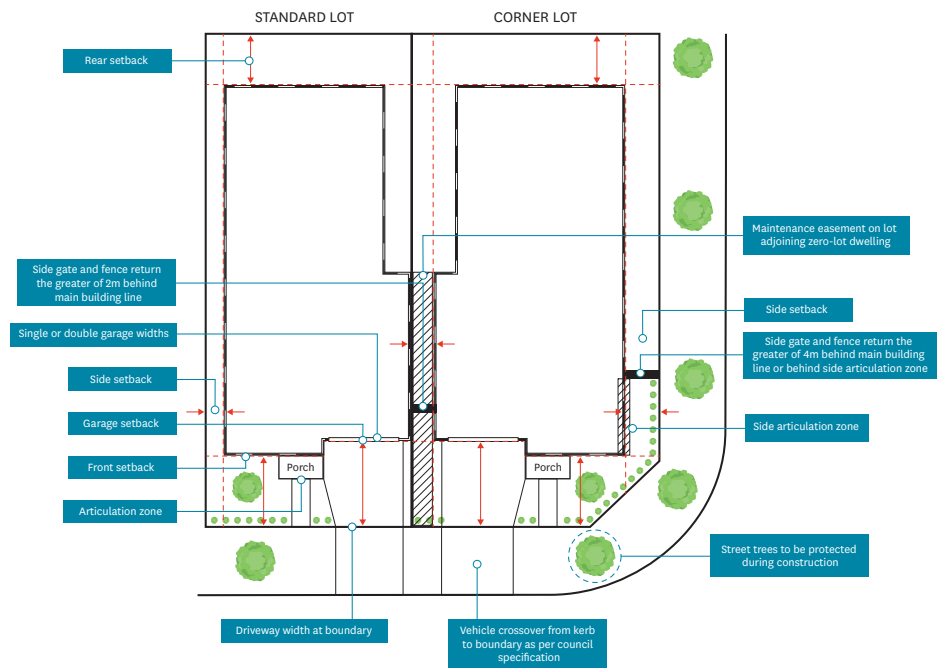
Duplex/Granny Flat

Duplex or Granny flat submissions will be assessed on a case by case basis.

The following standard is required:

- Only one front door can be visible from the street. The second door must be concealed by screening or placed at the side of the dwelling;
- The front elevation cannot be mirrored;
- Where a granny flat is proposed, it is to be positioned so that it is visually secondary to the main dwelling.

Site Planning Guide



Drawing not to scale and for illustration purposes only.

All setbacks must align to the NSW Housing Code (CDC) or Council Development Control Plans (DCPs). Specific controls to consider are:

- Front setback
- Rear setback
- Garage setback
- Garage width
- Articulation zone
- Side setback
- Side setback adjacent to maintenance easement
- Additional setbacks may apply to corner lots.

Controls are subject to change. Please refer to the most recent planning controls for details on all controls that may apply to your site.

02

THE STYLE OF YOUR HOME

2.1 Home style

Your facade should showcase quality urban design, in keeping with the community.

2.2 House design separation

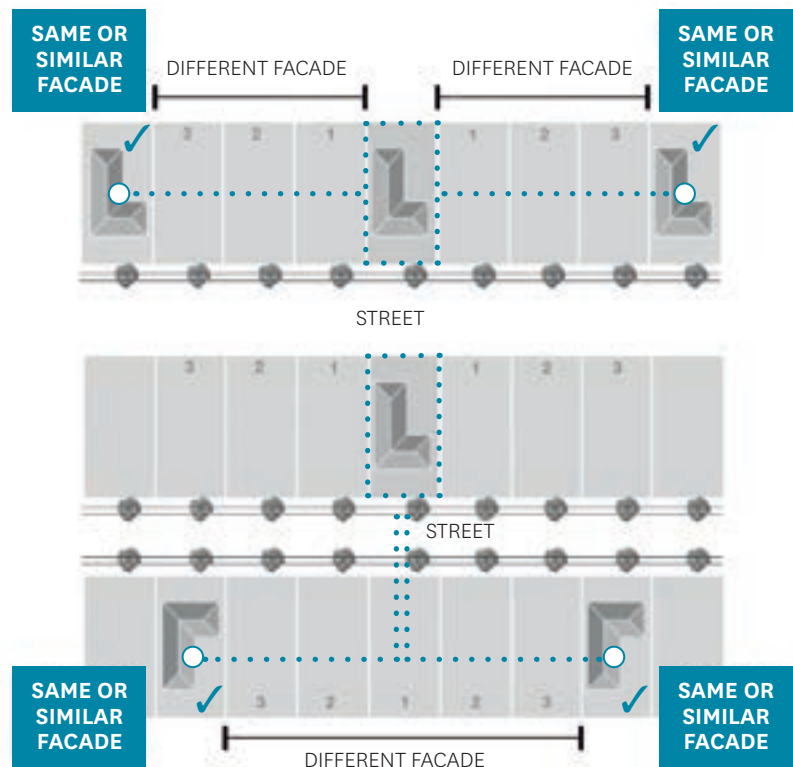
The house facade may not be the same as one within three lots either side or across the street, unless:

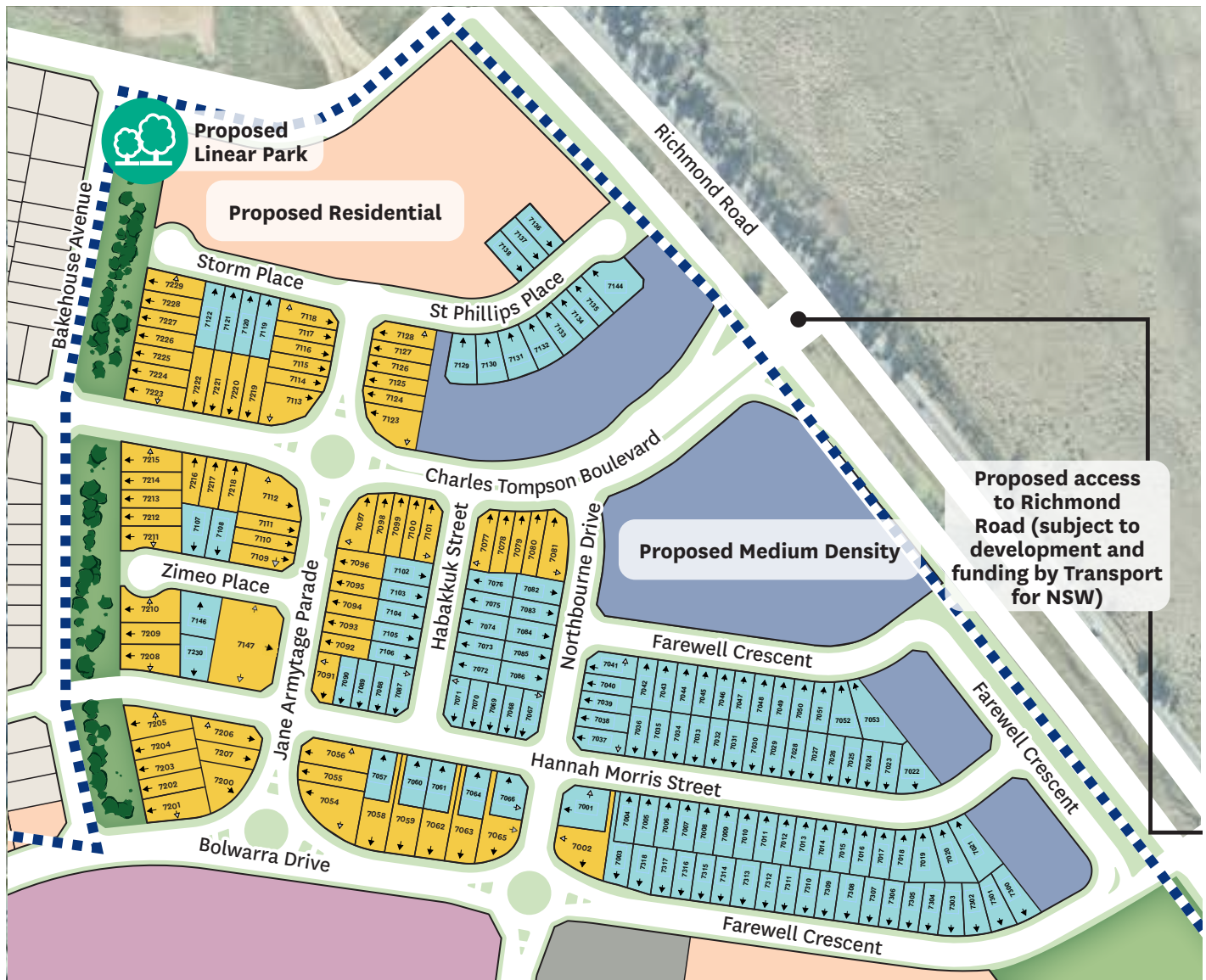
- It is approved in writing by Stockland and/or;
- The house is part of a row of terraced homes or a medium-density development.



✓ **Hamptons-inspired facade by Carlisle Homes**

✓ **Contemporary facade**





2.3 House type requirement

Double-Storey dwellings are required on Boulevard lots (Charles Thompson Boulevard, Jane Armytage Parade and Bolwarra Drive)

(7002, 7054-7056, 7058, 7059, 7062, 7063, 7065, 7077-7081, 7091-7101, 7109-7118, 7123-7128, 7147, 7200, 7206, 7207, 7216-7222) as well as the linear park frontage lots (7201-7205, 7208-7215 and 7223-7229).

Please refer to the Section 88b instrument that applies to your lot for other restrictions that may apply.

2.4 Boulevard & Linear Park Fronting fencing requirements

Boulevard & Linear Park Fronting lots will comply with the fencing requirements set out on page 18.

Legend

- Two-storey dwelling house
- Elara Residential
- Proposed Medium Density
- Education
- Retirement Living
- - - Stockland Development Boundary Line*

*All areas outside of the Stockland boundary line are proposed developments by others.

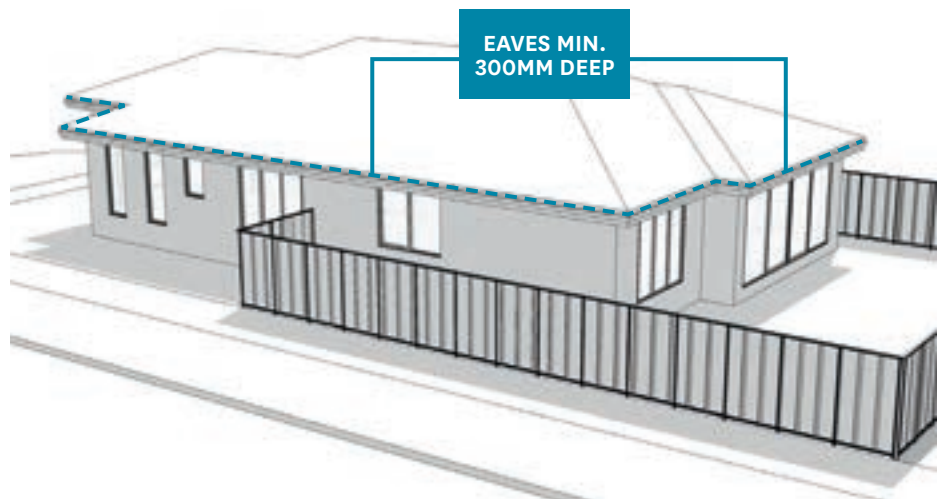
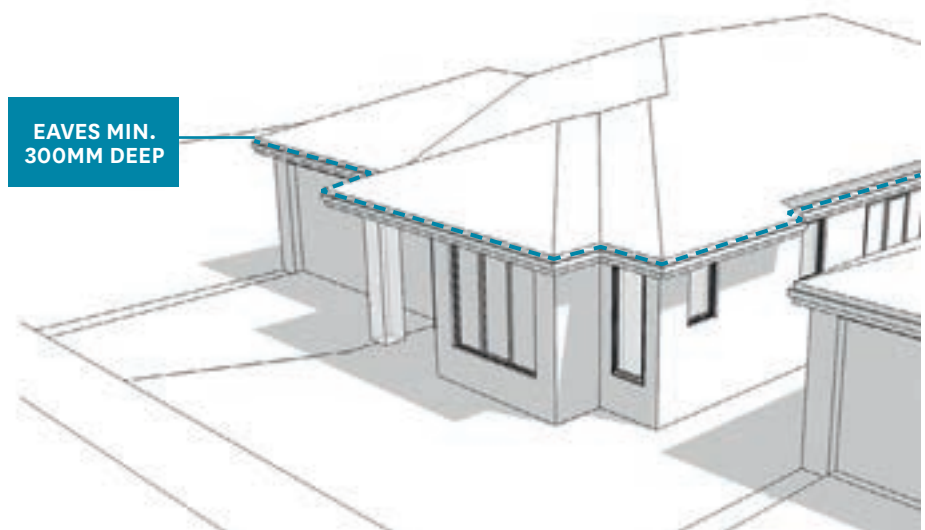
- ➡ Primary facade orientation
- Secondary facade orientation

2.5 Roof material

Roofs are to be constructed of either sheet metal or tiles and should be selected from those listed in the Roof Material and Colour Palette on page 22.

2.6 Eaves

Eaves, excluding fascia and gutter, are to be provided to all habitable rooms and must overhang by a minimum of 300mm. Where zero-lot boundaries apply, the non-habitable rooms (i.e. garages) are exempt from this requirement.



03

HOW YOUR HOME ADDRESSES THE STREET

3.1 Front door facing the street

Your home must have a front door facing the street and either a verandah, porch or portico, to allow for passive surveillance.

The dwelling's main facade must clearly address the primary street frontage/linear park corridor (where applicable).

Refer to the design map on page 9 of these Design Guidelines for mandatory facade orientation requirements.

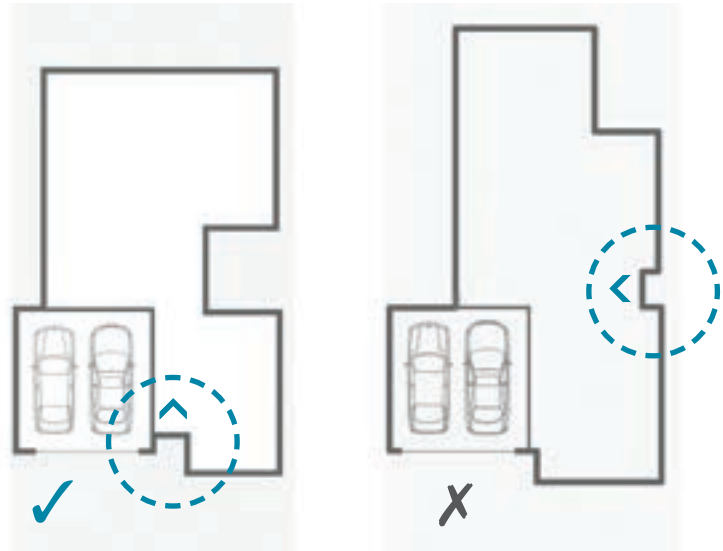
3.2 Porch, portico or verandah size

Your home must have an undercover porch, portico or verandah with a minimum floor area of 4m² and a minimum depth of 1.5m.

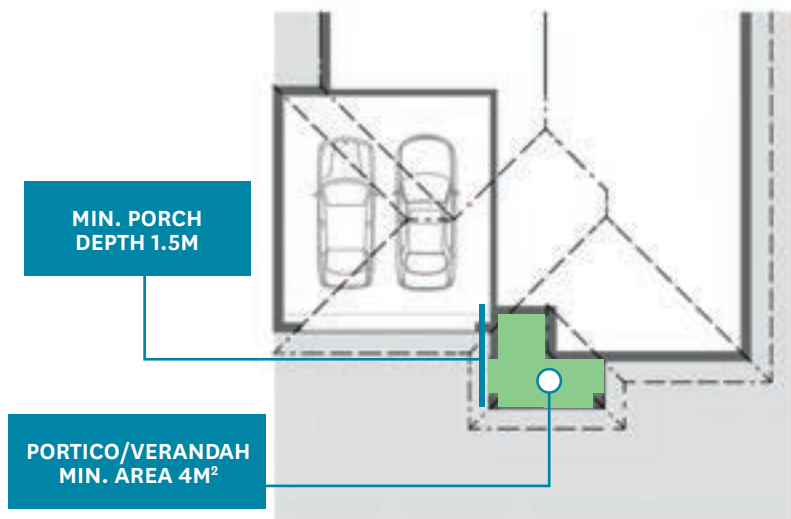
3.3 Articulation zone/entry feature

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.



Front door facing the street



Porch, portico or verandah size

3.4 Corner lot mandatory side articulation

Any facade visible from the street or public space must incorporate articulation via balconies and or roof articulation (e.g. change in the wall and roof line).

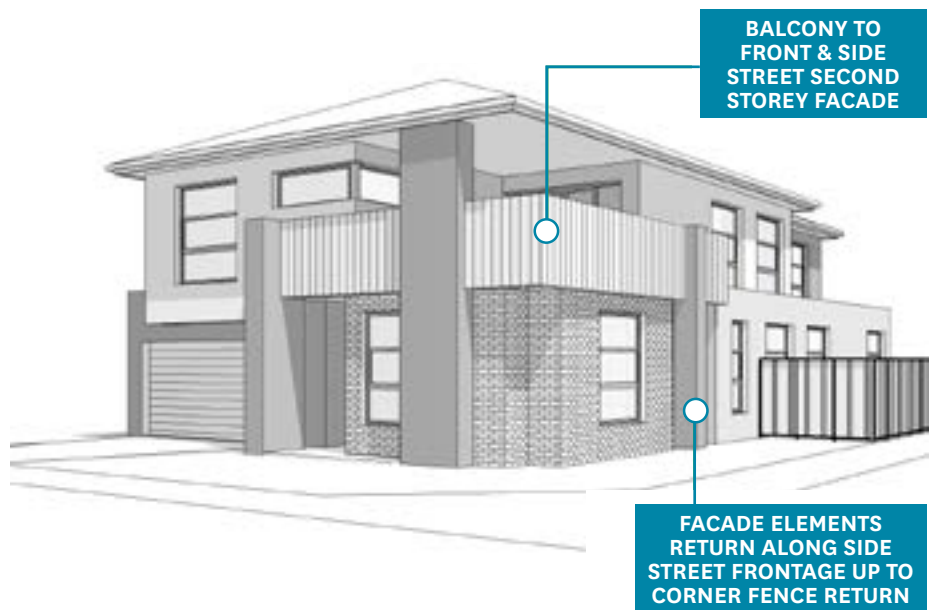
3.5 External materials

All external materials and colours must suit the character of the neighbourhood and be submitted to Stockland for approval.

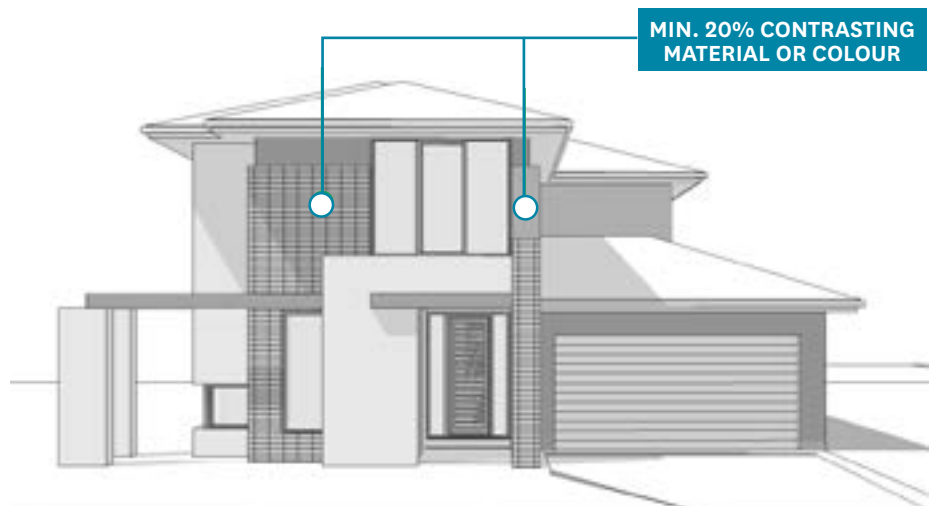
Any facade of your home visible from a street or public space must include a mix of finishes and complementary colours.

Face brick must be single in colour. Red, black, blend or mottled coloured bricks will not be endorsed.

Garage door colour is to be complementary to the front facade/roof colour.



- ✓ **Front street elevation materials and colours continue for all facades visible to the street**
- ✓ **Corner lot architectural treatment, facade elements, roof articulation, materials and colours**



3.6 Garages

The garage must match the quality and finish of the exterior of your home. Single and double garages must be set back a minimum of 900mm from the front building line.

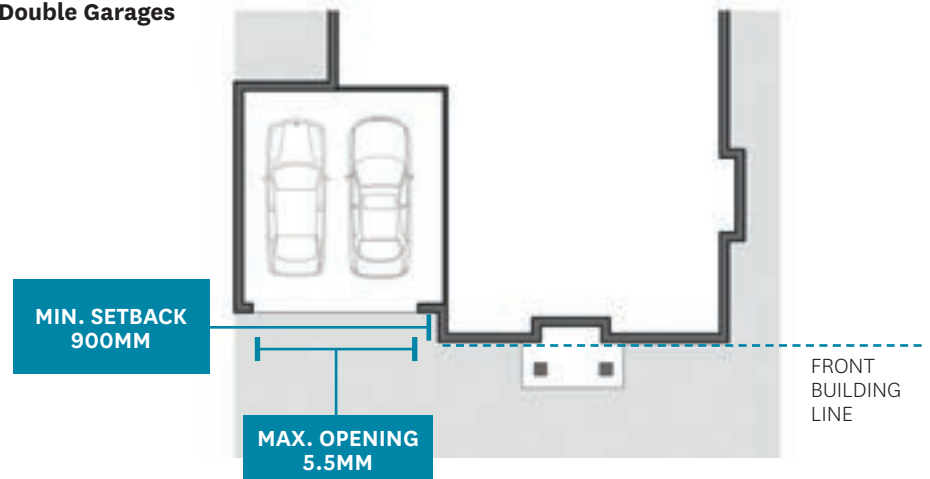
3.7 Garage doors

Garage doors must be:

- Panel lift;
- Sectional overhead;
- Or tilt-a-door.
- Complementary to the front facade/roof colour.

Roller doors will not be approved.

Double Garages



04

FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

All parts of the lot not built on or hard paved, that are visible from a front or side street or rear laneway, must be landscaped in the form of:

- Garden beds;
- Turf;
- Paving;
- Decking.

Each lot is to provide a minimum 400mm deep garden bed. This can either be along or within the front boundary.

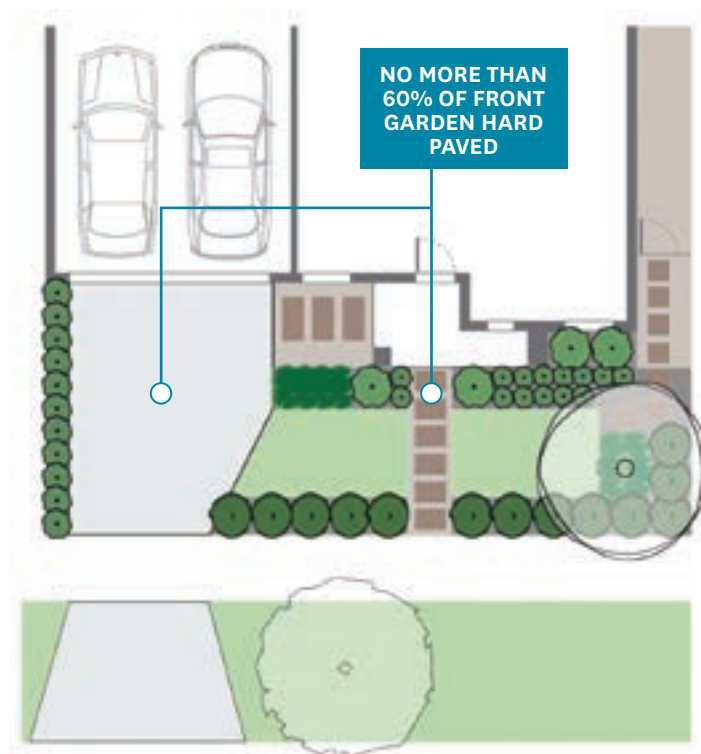
Stockland encourages you to landscape and maintain the nature strip in front of your home to contribute to the overall presentation of the community.

4.2 Extent of hard paving

No more than 60% of your front garden area is to be hard paved. This includes your driveway.

4.3 Trees in front garden

For all lots, 1 small to medium feature tree, with min. 1m in height when planted, is required.



Street tree



Feature tree min. 1m in height when planted



Hedging shrubs



Medium shrubs



Small shrubs



Tufting/grass plants



Mulch/groundcover plants



Paving/gravel areas



Stepping pavers



Driveway/crossover



Grass areas

Example proposed landscape plan

4.4 Driveways

The driveway is to be shown on the house plans submitted to Stockland for approval.

Driveways must be constructed in accordance with council regulations. All driveways and crossovers are to be completed prior to occupation.

Driveway material within your boundary can be:

- Coloured or plain concrete, or
- Exposed aggregate concrete.

The crossover must be finished in plain concrete (in light-grey 'standard' concrete). Where there is an existing footpath, the footpath must be removed and driveway completed in one single pour.

4.5 Letterboxes

Your letterbox must be constructed of masonry, rendered masonry or timber and must complement the dwelling's colour scheme.

4.6 Retaining walls

Where visible from the street or public space, retaining walls are to be masonry and of a finish and colour complementary to the dwelling.

05

FENCING AND BOUNDARIES

5.1 General requirements

Fencing to property boundaries is to be undertaken in accordance with the required fencing type, with further specifications provided within the design guidelines.

5.2 Front fencing

Front fences are permitted where they:

- Are constructed of rendered/moroka finished masonry piers with a 300mm high low wall, with shrub planting behind or open metal/timber infill.
- Complement the style and colour scheme of the home.
- Are no higher than 1.2m.
- Return along the side boundaries to connect back to the side fences or walls of your home. For corner lots, where there is a side street stepped fence, the front fence must return to connect to the stepped fence return.
- Please refer to page 18 for boulevard lot fencing requirements.

✓ Front fence complements style and colour scheme of home

✓ Front fence timber infill



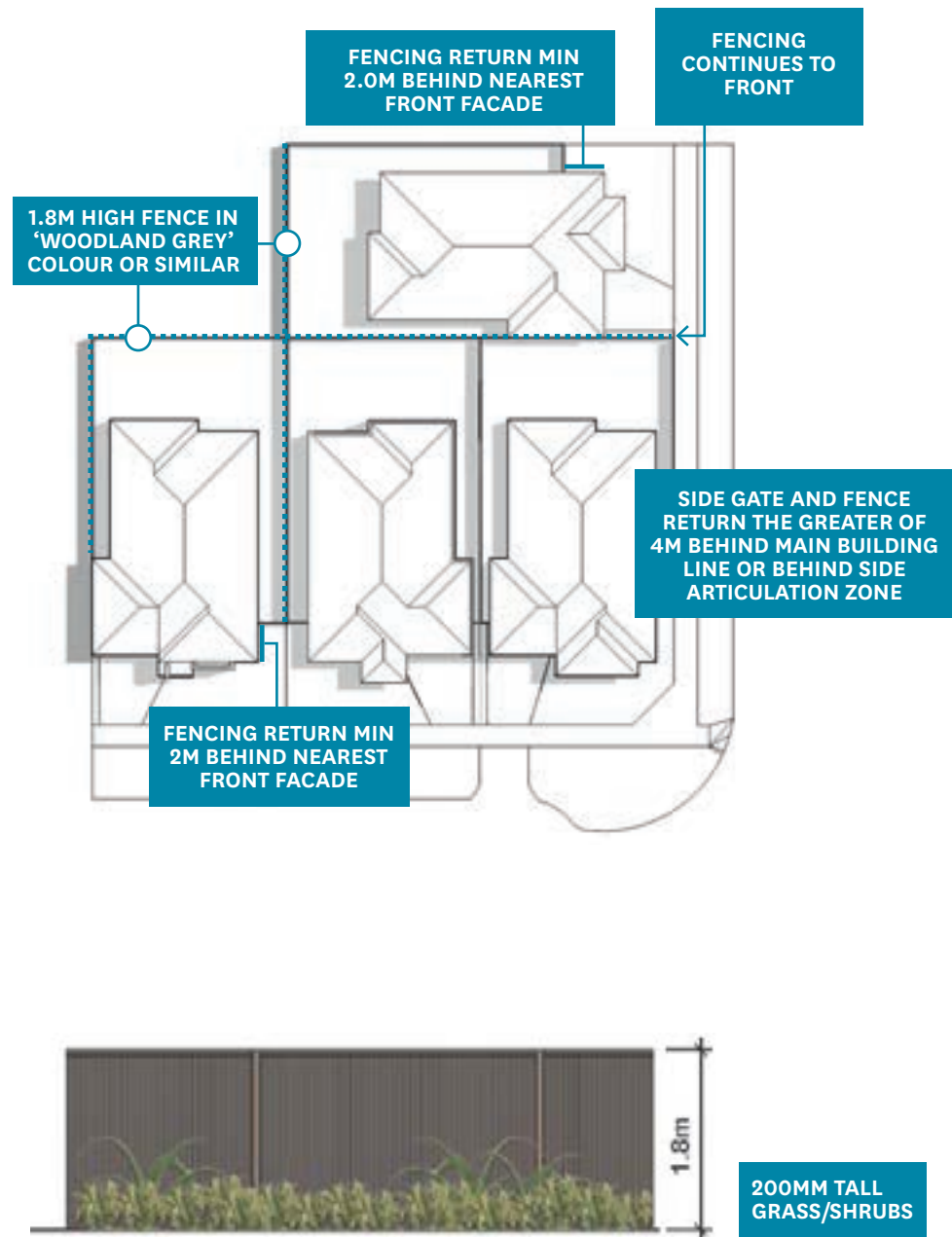
✗ Front fence not transparent and does not complement the style and colour scheme of the home



5.3 Mandatory side, rear and corner fencing

The following fencing standard is required:

- Be constructed of 1.8m high precoated metal sheeting panels (eg. Colorbond) in 'Woodland Grey' colour or coloured to match.
- Acceptable fencing profiles include Lysaght's 'Neetascreen' or Stratco's 'Superdek' range, or similar profiles approved in writing by Stockland's Covenant Specialist.
- Be returned at 90 degrees to the home, to connect with the side of the home or garage wall at least 2m behind the nearest front facade.
- Continue to the front of the lot if a side boundary forms the rear boundary of an adjoining lot unless otherwise specified.
- For corner lots secondary frontage side gate and fence return must be the greater of 4m behind main building line or behind side articulation zone.
- A row of 200mm tall grass or shrubs is required in front of the side fence, along the secondary frontage.
- On sloping sites, fences should be stepped.



Corner lot fencing with 200mm high grass/shrubs

5.4 Boulevard & linear park frontage lots fencing requirements

The following **boulevard** lot standard applies to all Clydesdale Neighbourhood lots on Charles Thompson Boulevard, Jane Armytage Parade and Bolwarra Drive (7002, 7054-7056, 7058, 7059, 7062, 7063, 7065, 7077-7081, 7091-7101, 7109-7118, 7123-7128, 7147, 7200, 7206, 7207, 7216-7222):

Front fencing must be constructed of 0.9m high x 460mm wide rendered masonry piers (colour to match facade) with 300mm high infill walling with hedge planting behind and/or open metal palisade infill to height of piers.

For corner lots, front fencing is to wrap around the secondary boundary and continue to the greater of 4m behind main building line or secondary facade articulation zone and match into the 1.8m side boundary sheet metal fence.

For rear vehicle access lots a 900mm wide pedestrian access or gate is to be provided as part of the front fence.

Letterbox is to be integrated with the front fence masonry piers.

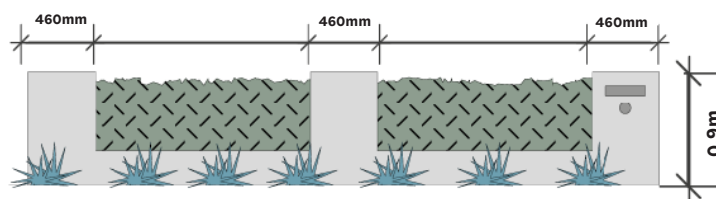
The following standard applies to lots that are adjacent to the **linear park fronting** and will be provided by Stockland (7201-7205, 7208-7215, 7223-7229):

Max 600mm high masonry retaining wall with 0.9m high x 400mm wide masonry piers (either side of pedestrian access and on inter-allotment boundaries) with 0.9m high metal palisade infill panels, integrated letterbox and gate.

This will apply to the front boundary (adjacent to linear park), and on corner lots will continue to wrap the boundary to a point 4m behind the main building line.

The following additional standard applies to the side boundary of corner lots 7002, 7054, 7065, 7077, 7081, 7091, 7097, 7101, 7109, 7112, 7113, 7118, 7123, 7128, 7147, 7200, 7201, 7206, 7215, 7223:

Side boundary fencing to rear private open space to be set behind the side articulation zone and comprise 1.8m high x 460mm wide rendered masonry piers (colour to match facade) with sheet metal fence infill (eg Colorbond) in 'Woodland Grey' colour.



Front fencing - boulevard lots



Boulevard Lot fencing with 0.9m high x 460mm wide rendered masonry piers with 300mm high infill walling.



Hedge planting or open metal palisade infill to height of piers



Integrated letterbox

06

EXTERNAL ELEMENTS

6.1 General requirements

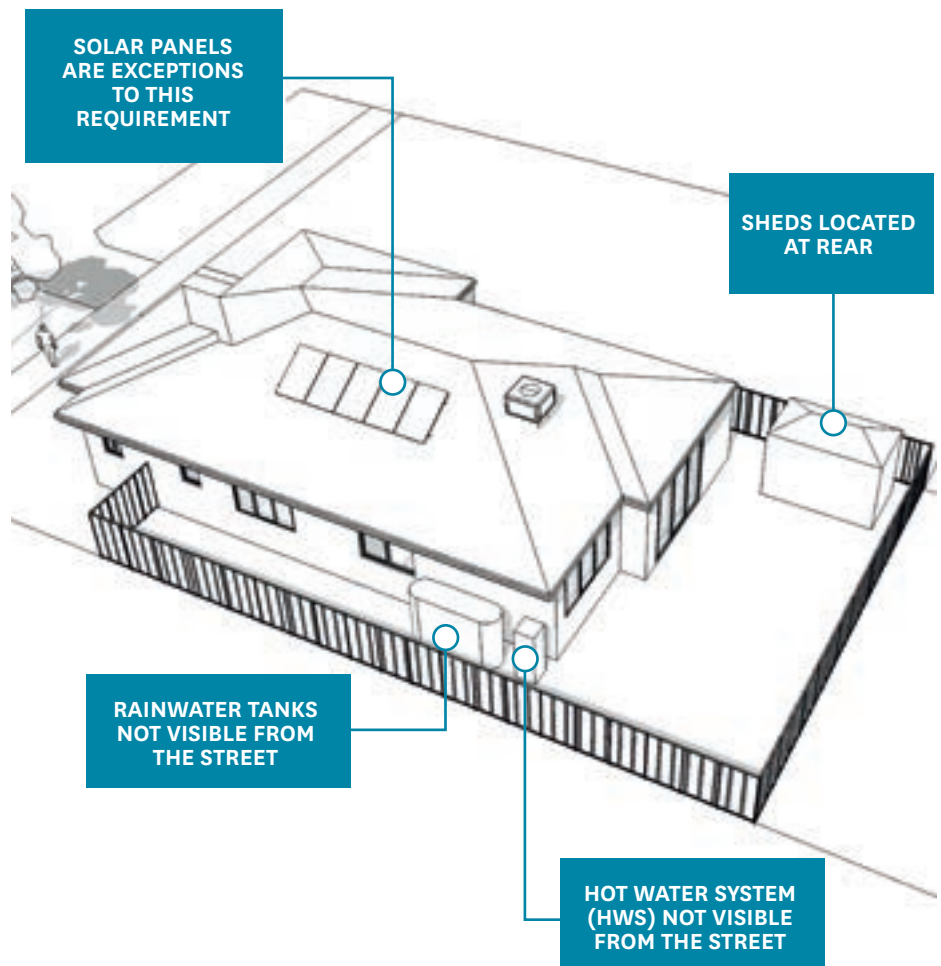
Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home, out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

6.2 Exposed plumbing

Exposed plumbing must not be visible from the front or side street or neighbouring public reserves. This excludes gutters and downpipes.



6.3 Presentation and maintenance of your property

An owner/builder must not permit, cause or authorise any damage to any adjoining lot and/or any other part of the Elara community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.

Where such damage occurs and Stockland is required to undertake repairs and rectifications, the owner/builder of the lot will be responsible to pay the cost of these works. Your property must be kept in a clean and tidy state at all times. Silt fences and rubble driveways are in place and must be maintained during the total construction of your home. Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal. The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times. The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day. No excavated material, rubbish or dumping shall be placed on any adjoining lot, private or public area within Elara.

For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders. When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained.

7.1 Energy efficiency & lighting

- All dwellings are encouraged to be designed and built to achieve reductions in greenhouse gas emissions in line with the relevant government regulations.
- It is encouraged that all internal light fittings such as downlights, pendants, wall mounts etc. allow for compact fluorescents or LED.
- External light fittings must not result in excessive light spill.

7.2 Passive design

- Locate indoor and outdoor living spaces to the north of the dwelling to facilitate solar access in winter months.
- Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc. to prevent significant summer solar heat gain.
- Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.
- If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

7.3 Water efficiency

- All dwellings are encouraged to be connected to a rainwater tank for garden watering and car washing.
- Where a purple pipe recycled water system is in operation you will be required to connect for other purposes such as toilet flushing and washing machine supply.

Reducing energy, waste and water needs and usage, increasing comfort and reducing running costs for homeowners.

LED



NORTH



WATER



ROOF MATERIAL & COLOUR PALETTE

ROOF MATERIAL & COLOUR PALETTE

The colour and finish options selected in 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 manufacturers’ samples. Red, black or near-black selections will not be considered.

Colorbond

- Woodland Grey
- Cottage Green
- Terrain
- Jasper
- Gully
- Wallaby
- Monument
- Surfmist (light*)
- Mangrove
- Dune (light*)
- Ironstone
- Shale Grey (light*)
- Deep Ocean
- Evening Haze (light*)
- Basalt
- Windspray

Lutum Roof Tiles

Terracotta Tiles

- Ghost Gum Grey
- Wild Choc

Concrete Tiles

- Gunmetal
- Charcoal Grey
- Walnut
- Peat
- Shale
- Stonewall (light*)
- Taupe (light*)
- Quartz (light*)

Monier Roof Tiles

Terracotta Tiles

- Peak
- Bedrock

Concrete Tiles

- Barramundi
- Camelot
- Wollemi
- Babylon
- Aniseed
- Caraway
- Salt Spray (light*)
- Silver Perch

*Choosing one of these “light” roof tile colours may help you save on your future electrical bills. Research shows lighter coloured roof tiles can reduce roof space temperatures by up to 9°C compared to darker coloured roof tiles.

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan

1:200 or 1:100 scale

- ☐ Existing and proposed contours
- ☐ Proposed floor levels
- ☐ All setback dimensions to boundaries
- ☐ Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc.)

Floor plan

1:100 scale

- ☐ Internal layout
- ☐ Dwelling areas
- ☐ Dimensions (including setbacks, articulation, porch, etc.)
- ☐ Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc.)
- ☐ Sheds, outbuildings, pergolas, etc.

All elevations

1:100 scale

- ☐ External materials and colours
- ☐ Proposed floor levels and building heights from natural ground level
- ☐ Eave dimensions
- ☐ Roof pitch
- ☐ Sheds, outbuildings, pergolas, etc.

Sections

1:100 or 1:50 scale

- ☐ Built form and natural ground level
- ☐ Site cut/fill
- ☐ Retaining walls

External materials & colours schedule

- ☐ Wall cladding material and colour
- ☐ Roof material and colour
- ☐ Gutters, fascias, downpipes colour
- ☐ Window and door frames colour
- ☐ Decks, verandahs, etc.
- ☐ Fencing material and colour
- ☐ Driveway material and colour

Landscape plan

1:100 scale

- ☐ Front fencing details, material if applicable and colour
- ☐ Driveway material and colour
- ☐ Paving or hardscape areas, material and colour
- ☐ Retaining walls

An approval issued under these Design Essentials is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Stockland Development Pty Limited, its Architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed building of the associated site development works.

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Stockland : *Elara*

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