

Design Guidelines

Frequently Asked Questions

Receiving Design Approval

How long does it take after submitting my plan to receiving an assessment outcome from the Design Review Panel (DRP)?

An assessment outcome will be issued within 10 business days. Please ensure you have attached ALL required plans. A design assessment requires ALL plans to be lodged in one package by one applicant.

How long is the assessment period if I make changes and resubmit updated plans to DRP?

If you make changes to your design, you will need to resubmit a full design package. Please note each round of design assessment will take up to 10 working days, however, where possible we will endeavour to process applications within a quicker time frame.

How do I know if my designs are approved by DRP and Flow Systems?

You will receive an email from DRP with an approval letter and all drawings with an approval stamp. As you liaise with Flow Systems directly, you will receive their approval separately.

Design Review Panel

I have a simple query regarding design review, who do I contact?

You can send your questions directly to design@stockland.com.au. Simple design questions will be responded within 48 hours. Your builder may be able to answer to your query. Please make sure you and your builder have thoroughly read the Design Guidelines and the FAQs before submitting your plans. If your query relates to the Contract for Sale, please refer to your solicitor.

Flow Systems

Do I need to contact Flow Systems directly?

DRP will forward your approved plans to Flow Systems and from that point forward you will need to liaise directly with Flow Systems to gain approval. Flow Systems will provide feedback and/or approval within 5 working days.

Do I need to setup a Flow Systems Account?

Box Hill Water is operated by Flow Systems, and it is a Flow Systems requirement that you set up a Box Hill Water account before your plans can be assessed. To register for an account please click [here](#). You need to include your customer registration ID within your application. For more information please visit boxhillwater.com.au

Recycled Water

Does my builder need to allow for a rain water tank on my lot?

No. The Recycle Water reticulation in The Gables means that no rain water tanks are required.

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Compliance Bond Return and Landscaping

To receive the compliance bond back, when does my home landscaping need to be completed; within 3 months after building completion or within 2 years after land registration?

It is our preference for landscaping to be completed within 3 months after building completion. However, as long as your home landscaping is completed within 2 years of settlement of your block (with designs approved by Design Review Panel), you will be eligible to receive the compliance bond back upon completion of your home and all landscaping.

Front Porch

What are the roofing requirements of the front porch? Is it acceptable if my balcony covers all but 100mm of the porch slab?

The front porch can be partially uncovered (e.g. 100mm of the porch slab) as long as the front door is covered and the minimum required porch size of 1.5m depth x 2m wide is defined as a three dimensional element. The minimum depth is measured from the main building line.

Garage Doors

Can you provide an example of garage doors which are classified as simple and contemporary in design?

Preferred garage doors are panel-lift style, without any decorative elements, and in a single colour that is complementary to the greater colour scheme of the facade.

Garage Setback

What is the definition of “building line” to which the 1m garage setback is measured against? If the ground floor is designed as a recessed area and the first floor protrudes out 1m, can the 1st floor be considered as the building line?

No. The 1m garage setback is measured on the ground level in order to achieve a substantial recessing of the garage face from the main body of the dwelling. Any upper floor overhangs are not considered in this assessment. As the garage setback is an important overall form and massing of the facade, assessment will be made on a case by case basis.

Habitable Rooms

Am I allowed to have a bathroom with clear glazed, large sized windows at the front of my home?

As a general rule of thumb, non-habitable rooms, such as bathrooms, are not permitted facing street frontages. This applies to both street frontages on corner lots. However exceptions may occur when a non-habitable room has windows typical of a habitable room.

Front Door Glazing

Is translucent glazing allowed on the front door?

We are allowing translucent glazing on front doors and sidelights only. It is not permissible on other street frontage windows. We also do not permit any tinted colouring or any type of patterning.

Windows

If sliding windows are not allowed what window types can I use?

Awning, double hung, fixed and casement style windows are permitted.

Window Hoods

Is E Glass allowed instead of window hoods?

The requirement for window hoods is related to building and streetscape character as well as window shading. Clear low-e glass is acceptable however not as a replacement for window hoods.

Simple Roof Form

Can you confirm what is meant by simple roof form?

A simple form roof has a minimal number of planes, and no decorative elements such as finials or scalloped fascias.

Corner Lots

Can you explain what is an acceptable corner lot facade?

Consider your secondary street facade exactly the same as your front facade.

Must windows facing the secondary street be large clear glazed non-sliding windows?

Yes, windows facing the secondary street must be large clear glazed non-sliding windows.

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Materials

Am I allowed to use the material in my feature element anywhere else in the facade?

No. Feature material should not appear elsewhere on the front facade.

Stone Feature

Am I allowed to have stacked stone? Could you please provide sample images of stone features that comply?

Each individual stone piece is required to have a minimum dimension of 150mm x 150mm – most 'stackstone' will not achieve this. A list of commercially available stone products that are considered acceptable are listed on page 6 of this document. This is not an exhaustive list of permissible stone products, but is offered as a guide.

Brick Colours

What brick colours are acceptable?

Common brick selections considered acceptable are listed on pages 4 and 5 of this document. This is not an exhaustive list of permissible bricks, but is offered as a guide.

Roof Colours

What roof tile colours are acceptable?

Common roof tile selections considered acceptable are listed on page 6 of this document. This is not an exhaustive list of permissible tiles but is offered as a guide.

Tree Placement

Can the position of the 45L and 100L tree be changed depending on the type of trees we select?

Two of the three required trees must be within the front yard. This requirement supports the establishment of a defined landscape within the public realm. The exact position of the two required trees within the front yard is up to you, as long as the location complies with Flow Systems requirement.

Tree Types

How will you assess the requirement for 'predominately native plants'?

There is no specific number of native plants required for each dwelling. Each garden design will be unique, and will be assessed based on the plant species and number proposed in the landscape design, to ensure there is generally more area of native plants than exotics.

Backyard Landscape

If a pool is being built in the backyard and the rest of the available space is either decked, shed, paved, concreted etc, does the third tree at the rear need to be planted?

Yes. The minimum landscaped area required is 30% of the site area. The Design Review Panel will be assessing the plans submitted against this design guideline and the design guideline requires a third tree to be planted in the backyard.

Fencing

If I want to change to a masonry fence after house construction do we need to get the revised landscape plans approved?

Yes, any amendments to plans are required to be re-assessed and approved by the Design Review Panel.

What materials are acceptable for the infill panels for a masonry fence?

The Design Review Panel will consider any proposed infill panel material that is in the style and character of the proposed dwelling. Examples of infill panels include vertical timber/aluminium pickets, horizontal timber/aluminium slats, timber lapped and capped panels, aluminium palisade, horizontal wire, or laser cut steel panels. In some instances where the panel style does not provide a significant visual barrier (such as horizontal wire), hedging or mass planting will be required behind.

Is front fencing still a requirement for homes where there is no footpath in the road reserve in front of the house?

Yes. Front fencing and/or hedge or mass planting is required on all lots within The Gables to define the front property boundary.

Can a retaining wall be considered as a front fence?

No. Front fencing and/or hedge or mass planting is required on all lots within The Gables.

What are the required setback from the sewer tank to my house?

Driveways, retaining walls and other hardscapes need to be a minimum 500mm from the edge of the tank. The front porch will need to be a minimum 500mm away from the edge of the tank. The main building line must be a minimum 2m away from the edge of the tank.

Complying Masonry Materials and Colours

PGH Bricks	
Collection: Premium	
Finishes/Textures	Colours
Dry Pressed	Hawkesbury Bronze
	McGarvie Red
	Macarthur Mix
	Belgenny Brown
	Gledswood Blend
	Mowbray Blue
	Megalong Valley Grey
	Flicker
	Red Rum
	Balmerino Blend
	Livingston Gold
	Black Beauty
	Sandstocks
Cadman	
Jackson	
Cremorne	
Northbridge	
Castlemaine	
Mitchell Blend	
Homestead Blend	
Chisholm	
Endeavour	
Blackett	
Wiseman	
Lawson Blend	
Blackburn	
Greenway	
Altitude	Olympus
	Everest
	Apollo
Metallic	Nickel Flash
	Blue Steel Flash
	Pewter

PGH Bricks		
Collection: Premium		
Finishes/Textures	Colours	
Opaline	Tourmaline	
	Garnet	
	Tiger Eye	
	Concord	
	Smooth	Pearl Grey
		June
		Mineral
		Smoke
		Volcanic
		Terracotta
	Velour	Red
		Brown
		Choc Tan
Copper Glow		
Black & Tan		
Pearl Grey		
Terracotta		
Red		
Brown		
Mineral		
Mild Steel		
Volcanic		
Choc Tan		
Composite	Charcoal	
	Urban Blue	
Alfresco	Vino	
	Truffle	
	Cocoa	
	Chocolatto	
	Espresso	
Spinifex	Ghania	
	Poa	
	Cassica	
	Themeda Blend	

PGH Bricks	
Collection: Classic	
Finishes/Textures	Colours
Highlands	Blackheath
	Leura
Palazzo	Sorbetto
Desert	Simpson
	Kalahari
	Redgum
	Sinai
	Gibson
	Coral
Summerville	Dark Rum
	Manor Blend
	Bungalow Blend
	Smokey Grey
	Stone
	Pilbara
	Gravel
	Galena Blend
	Rubelite
Elements	Graphite
	Fossil
	Dorset
Townhouse	Hampshire
	Surrey
	Birmingham Blend
	Manchester Blend
	Sheffield Blend
	Collection: Premium Feature
Academy	Quantum
	Alumni
	Oscar
	Nobel
	Julliard
	Copper Lustre
	Bronze Sheen
Urban Metal	Silver Spark
	Zinc Shimmer

Complying Masonry Materials and Colours

Austral Bricks	
Range	Colours
Ultra Smooth	Chill
	Jazz
	Rhythm
Opulence	Lustre
	Eclipse
	Shimmer
La Paloma	Gaudi
	Azul
Designa Basalt	Lava Stone
	Chisel Stone
	Shadow Stone
Metallix	Cuprum
	Titanium
	Bronze
	Platinum
Expressions	Cherry Soda
	Gun Metal Blue
	Blackstone
Indulgence	Biscotti
	Truffle
Urban One	Latte
	Chiffon
	Pepper
Whitsunday	Orpheus
	Brampton
Wilderness Design	Blackberry
	Rosewood
	Blackbutt

Austral Bricks	
Range	Colours
Symmetry	Portland
	Asphalt
	Terracotta
	Earth
Governors	Darling
	Gipps
	Foveaux
Principle	Grande
Everyday Life	Stimulate
	Unwind
	Retreat
	Escape
	Leisure
	Freedom
	Holiday
Old Colonial	Amber Glow
	Buff
	Red
	Mahogany
Metropolis	Alabaster
	Marcasite
	Topaz

Bowral Bricks	
Range	Colours
	Murray Grey
	Capitol Red
	Hereford Bronze
	Brahman Granite
	Bowral Blue
	Renovation Gertrudis Brown
	Gertrudis Brown
	Bowral Brown
	Shorthorn Mix

Complying Natural Stone Materials and Colours

Boral	
Collection	Colours
Cultured Stone	All Country LedgeStone
	All Dressed Fieldstone
	All Southern LedgeStone
	All European Castle Stone
	Cobblefield
	Coral Stone
Armstone	
Collection	Colours
Stone Wall Cladding	Cabana Stone
	Castle Stone
	Dusky Stone
	Gazebo Stone
	Mica Stone
	Nostra Stone
	Ruby Stone
	Sebian Stone
	Sandstone Rockfaced
	Chunky Dusky
Teakwood Rockfaced	
Stone Panels - Natural Range	Dusky Granite
	Mica Quartz
	Toad Limestone
Artisan Stone	
Collection	Colours
Premium Wall Cladding	Capri
	Estate
	Grange
	Ridgeway
	Noir
	Cottage
	Heritage
	Chateau
	Lodge
	Z Panel Stacked Stone
	Rustic Mica
	Rustic Grey
Crazy Stone Wall Cladding	Heritage
	Kakadu

Eco Outdoor	
Collection	Colours
Dry Stone	Alpine
	Badger
	Baw Baw
	Jindera
	Mitta Mitta
Free Form	Bodega
	Calabor
	Crackenback
	Howqua
	Korora
	Wamberal
Random Ashlar	Apollo
	Clancy
	Coolum
	Newport
Veneer Stone	
Collection	Colours
Dressed Edge Collection	Dressed Edge Sandstone
	Dressed Edge Limestone
	Dressed Edge Natural Grey
South Coast Limestone	-
Arctic Collection	Arctic Limestone
	Arctic Sandstone
	Arctic Bluestone
	Arctic Natural Grey
Dry Stacked Collection	Dry Stacked Slate
	Dry Stacked Sandstone
	Dry Stacked Limestone
	Dry Stacked Natural Grey
	Dry Stacked Bluestone
	Dry Stacked Earth
LedgeStone Collection	LedgeStone Earth
	LedgeStone Limestone
	LedgeStone Slate
	LedgeStone Sandstone
	LedgeStone Natural Grey
Décor Stone	
Collection	Colours
Crazy Paving	Bisque
	Onyx
	Russet
Tetris Paving	Bisque
	Onyx
	Russet

Complying Roof Materials and Colours

Monier	
Concrete Roof Tiles	
Collection	Colours
Horizon	Babylon
	Camelot
	Fig
	Aniseed
	Caraway
	Wollemi
	Barramundi
	Sambuca
	Atura/Traditional
	Wollemi
	Barramundi
	Sambuca
Cambridge	Soho Night
Georgian	Soho Night
Madison	Soho Night
Homestead	Sambuca
Terracotta Roof Tiles	
Collection	Colours
Nouveau	Onyx
	Cashmere
	Sabre
Nullarbor	Granite
	Slate Grey
Marseille	Charcoal
	Granite
	Mystic Grey
	Slate Grey
	Delta Sands
	Pottery Brown

Colorbond	
Roof Tiles	
Collection	Colours
Classic	Pale Eucalypt
	Woodland Grey
Contemporary	Shale Grey
	Dune
	Cove
	Windspray
	Gully
	Mangrove
	Wallaby
	Jasper
	Basalt
	Ironstone
	Monument
Bristile	
Concrete Roof Tiles	
Collection	Colours
Classic	Mica
	Savannah
	Bark
	Gun Metal
	Coal
	Nickel
Prestige	Titanium
	Mercury
	Tungsten
	Radium
Premiere	Char Grey
La Escandella	Planum
	Vienna
	Marseille
	La Escandella Innova
	Visum 3

Boral		
Terracotta Roof Tiles: Flat		
Collection	Colours	
Shingle Standard	Antique Bronze	
	Asphalt	
	Scoria	
	Ghost Gum Grey	
	Wild Choc	
	Eclipse	
Shingle Metallics	Meteor	
	Galaxy	
Terracotta Roof Tiles: Shaped		
French	Antique Bronze	
	Wild Choc	
	Ghost Gum Grey	
	Feldspar	
	Crimson Blaze	
	Eclipse	
	Autumn Leaf	
	Mahogany	
	Burgundy	
	Slate Grey	
	Ebony	
	Concrete Roof Tiles: Flat	
	Vogue	Shale
Gunmetal		
Twilight		
Charcoal Grey		
Taupe		
Linea	Charcoal Grey	
Concrete Roof Tiles: Shaped		
Contour	Taupe	
	Walnut	
	Shale	
	Gunmetal	
	Peat	
	Charcoal Grey	
	Ebony	
Slimline	Shale	
	Gunmetal	
	Ebony	

Design Review Process

Have you completed the Design Guideline Checklist Form?
Have you read our Design Guidelines FAQs?

