

# Design Guidelines

Large Lots  
(2,000m<sup>2</sup>+)



Stockland



THE GABLES  
BOX HILL

[stockland.com.au/thegables](https://stockland.com.au/thegables)

# Contents

Introduction	2
Compliance Bond	2
Help is at hand	2
The Approval Process	3
Siting your new home	4-5
Front of your home	6-7
Rear of your home	8
Corner lots and lots fronting or adjacent public open space	9
Materials and colours	10
Indicative colour palette	10-11
Landscaping	12-13
Design Guidelines checklist	14-16
Required Plans	17
Definitions	18-19

## Introduction

To help protect the value of your home and neighbourhood, design guidelines set out the minimum requirements for your new home and landscaping at The Gables.

The Gables encourages a 'modern Australian farmhouse' architectural style which is characterised by; simple roof forms, windows protected by eaves, a covered porch entry and a combination of masonry, lightweight and timber elements.

All home designs must be approved by the Stockland Design Review Panel prior to submitting to a Building Certifier or The Hills Shire Council.

These guidelines should be read in conjunction with:

- The NSW Housing Code
- The Hills Local Environment Plan (LEP) 2012
- The Hills Development Control Plan (DCP) 2012 and Part D17 Box Hill North
- Box Hill North Masterplan controls
- Box Hill Water's Builders' Guide and Landscapers Guide  
<https://askus.flowsystems.com.au/hc/en-us/sections/200352124-For-Landscapers>  
<https://askus.flowsystems.com.au/hc/en-us/sections/200119664-For-Builders>

Please note that you need a Development Consent or Complying Development Certificate as well as Stockland Design Review Approval to begin building your new home.

Any departure from these design guidelines will be assessed on architectural merit and meeting the overall design objectives of these design guidelines.

## Compliance Bond

To promote design consistency in your neighbourhood, a \$10,000 compliance bond is payable to Stockland upon settlement of your land. Once your home is built, you have received an Occupation Certificate and completed your landscaping, you can apply for a refund of your compliance bond online. An inspection of your home will be undertaken to ensure it has been built in accordance with the plans approved by the Design Review Panel.

If a builder purchases land and enters into a house and land contract with a third party, the builder is responsible for the payment of the compliance bond to Stockland and for requesting the reimbursement. The builder may not pass this responsibility on to the third party without prior written consent of Stockland.

## Help is at hand

At the end of this document you will find:

- a design guidelines checklist to aid compliance
- a list of required plans
- key definitions.

If you require assistance at any time during the design review process please email [design@stockland.com.au](mailto:design@stockland.com.au)

# The Approval Process

## **Step 1 Purchase your land lot and begin designing your home**

When selecting or designing your home ensure your builder or architect has a copy of these Design Guidelines.

## **Step 2 Submit your plans for Design Approval (can be done prior to settlement)**

Complete the online application form and design guidelines checklist and submit the required plans (refer page 17). You must submit a full design package for the review process to commence. For details of the Design Review Process, please refer to the Design Review Process Flowchart in our Design Guidelines FAQs.

## **Step 3 Revise designs if required**

If changes are required you will receive a design assessment within 10 working days to explain the requested changes. Please note that each round of assessment may take up to 10 working days.

## **Step 4 Receive Design Approval**

Once your design complies with the Design Guidelines, the Design Review Panel will issue an approval within 10 working days.

## **Step 5 Settle on your block of land**

Pay the \$10,000 compliance bond to Stockland. Stockland will hold this bond until a refund is sought. Refer to Design Guidelines FAQs for details of when you can seek a refund.

## **Step 6 Development Application**

Submit a Development Application (DA) to The Hills Shire Council or Complying Development Certificate to an Accredited Private Certifier.

## **Step 7 Obtain Construction Certificate and start building your home**

Construction of your home and driveway must start within 12 months of the settlement date of your land.

## **Step 8 Move in to your new home**

Once your home is completed and you have obtained a connection certificate from Box Hill Water you can apply for an Occupation Certificate (OC) from either Council or a Private Certifier. When an OC is received you can move in!

All Building and Landscaping must be completed within two years of settlement.

## **Step 9 Final approval and return of Compliance Bond**

Once your home and landscaping is complete you can apply online for the return of your compliance bond. An inspection of your home will be undertaken to ensure it has been built in accordance with the plans approved by the Design Review Panel.

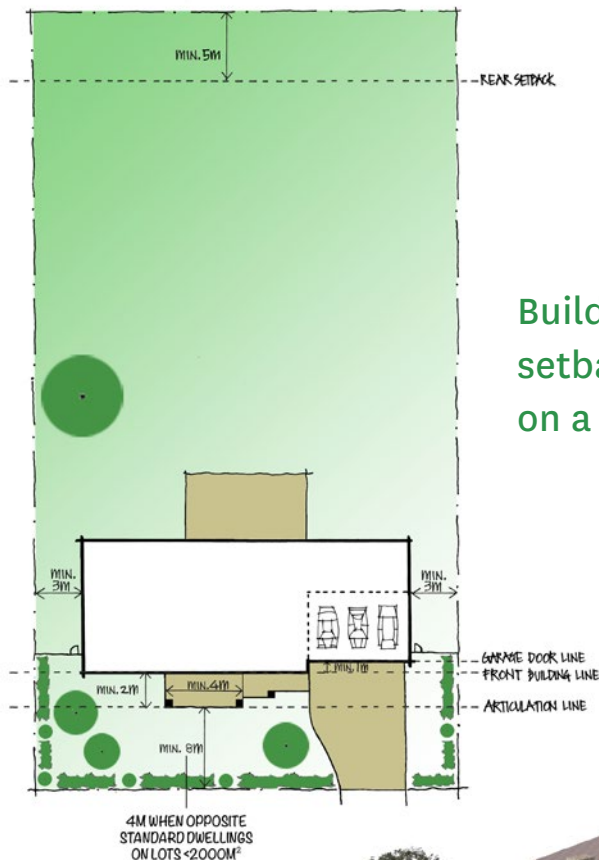




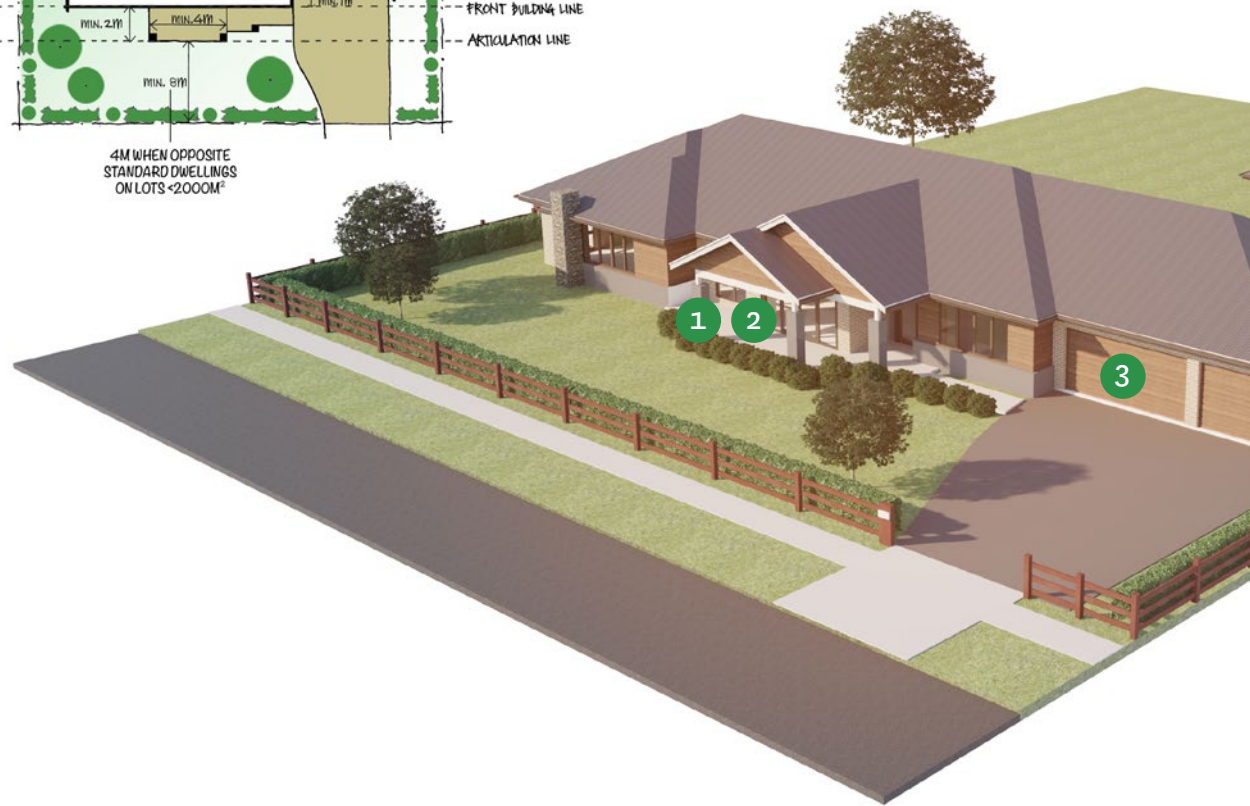
## Siting your new home

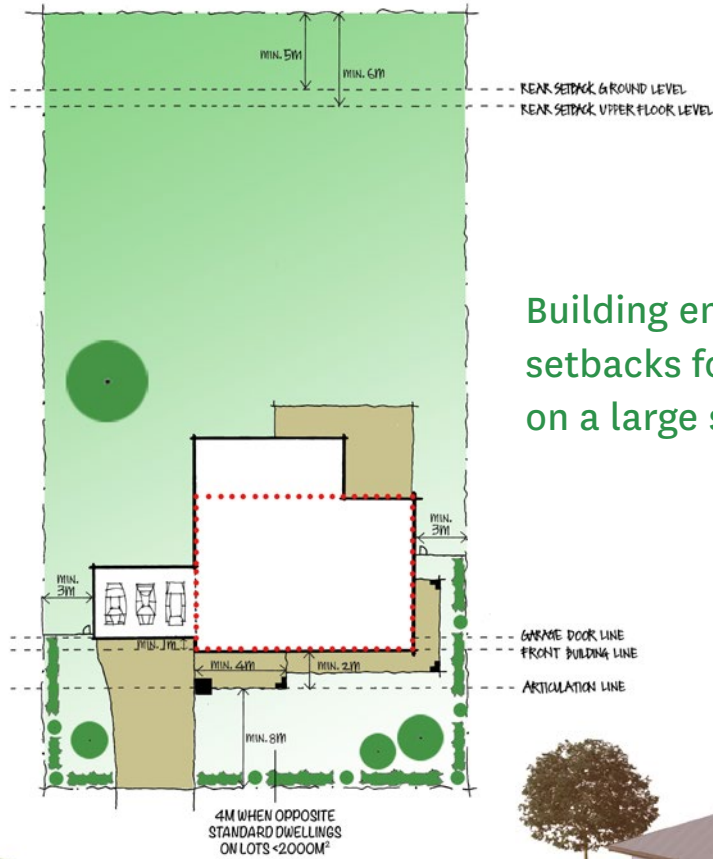
Your home should be in proportion to the land area. There should be enough room for a generous rear yard, a landscaped front garden and enough space between neighbours.

- By siting your home correctly you should:
  - Optimise solar access to your living areas and private open spaces (POS)
  - Encourage private living space on the north and east side of your home
  - Minimise overlooking and overshadowing of your neighbours
  - Consider the location of any pressure sewer infrastructure
- The minimum dwelling size, excluding outbuildings and granny flats, is 400m<sup>2</sup>
- The maximum site coverage is 45% of the site area
- The minimum landscaped area is 20% of the site area
- Minimum front setbacks are:
  - Articulation Line: 8m from the front boundary and 4m when opposite standard dwellings on lots <2000m<sup>2</sup> **1**
  - Front Building Line: 2m from the Articulation Line **2**
  - Garage Door: 1m from the Front Building Line **3**
- Homes should be a minimum of 3m from the side boundary **4**
- Minimum rear setbacks are:
  - 5m to the building line for a single storey
  - 6m to the upper level building line for a double storey
- For Corner Lots and lots fronting or adjacent public open space, refer to page 9.

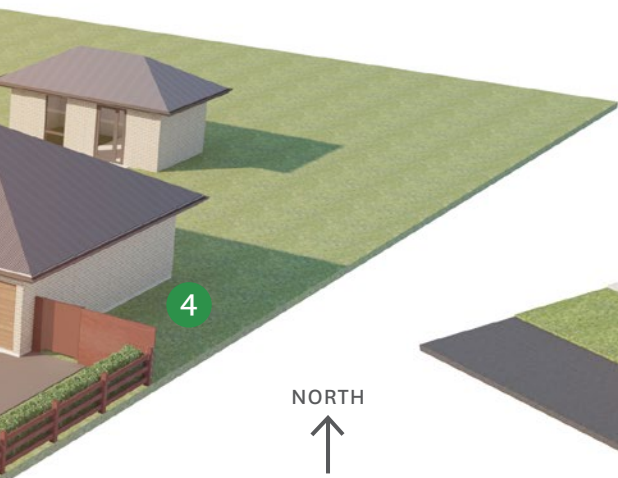


Building envelopes and minimum setbacks for a single storey home on a large standard lot (2,000m<sup>2</sup>+)





Building envelopes and minimum setbacks for a double storey home on a large standard lot (2,000m<sup>2</sup>+)



NORTH  
↑

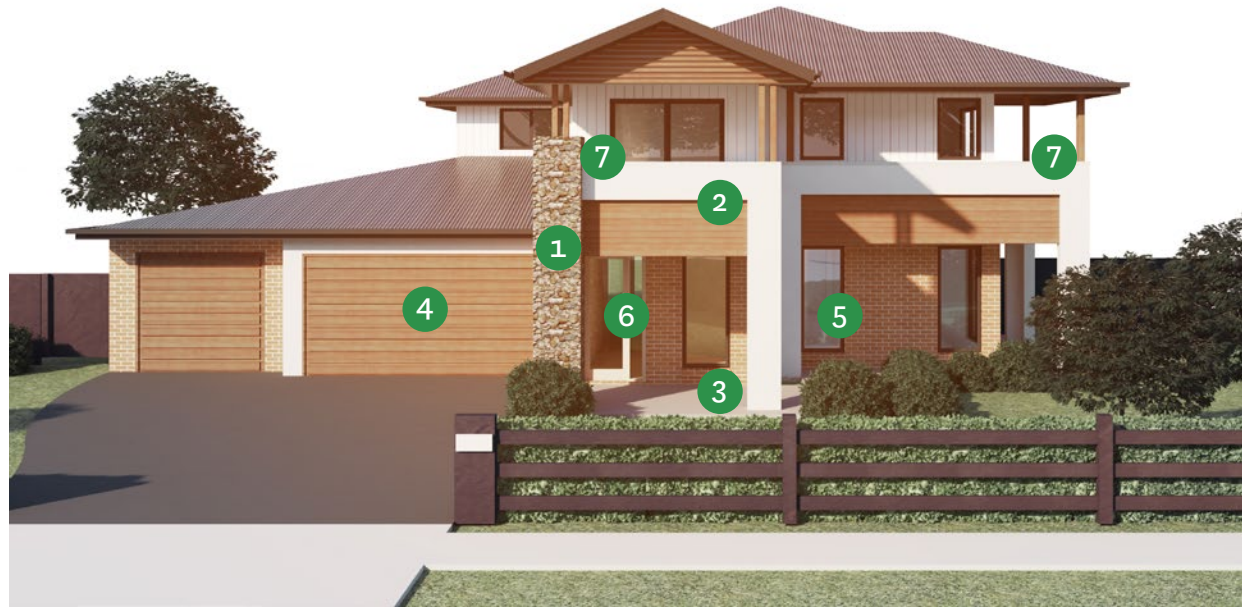




# Front of your home

## Your Front Facade

- Must incorporate at least one feature element such as a blade wall, portico or feature wall clad in face brick, natural stone or clear finished timber material. The feature cannot be painted ① and the material should not appear elsewhere on the front facade
- Should achieve variety through diverse materials and textures on both the feature element and front building wall ② You are required to have a minimum of three different materials
- Must incorporate a front porch minimum 2m deep by minimum 4m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered, and the minimum required porch size is defined as a three dimensional element (refer to examples of front porch elements). The porch can be located in the articulation zone and must address both street frontages on corner lots ③
- Garage doors are to be a maximum width of 3m (single), 6m (double), or 9m (triple) and a maximum of 40% of the front facade width
- Garages are to be set back a minimum of 1m from the building line/main facade frontage
- Maximum width of any one garage door to be 6m
- Garage doors must complement colours and materials of the front facade
- Garage doors are to be simple and contemporary in design. Roller doors are not allowed ④
- Habitable rooms must be adjacent to street frontages ⑤
- Front doors must face the street and incorporate either glazing or a side light window ⑥
- Upper level balconies are encouraged, preferably covered ⑦

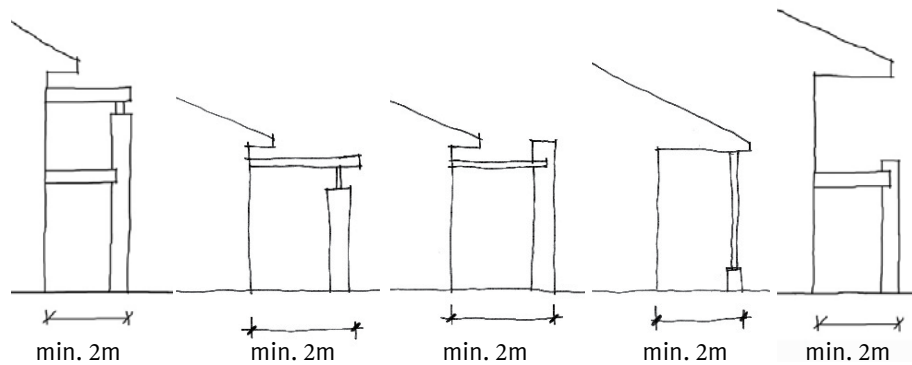


Example complying facade Double Storey Home



Example complying facade Single Storey Home

## Examples of front porch elements



## Windows

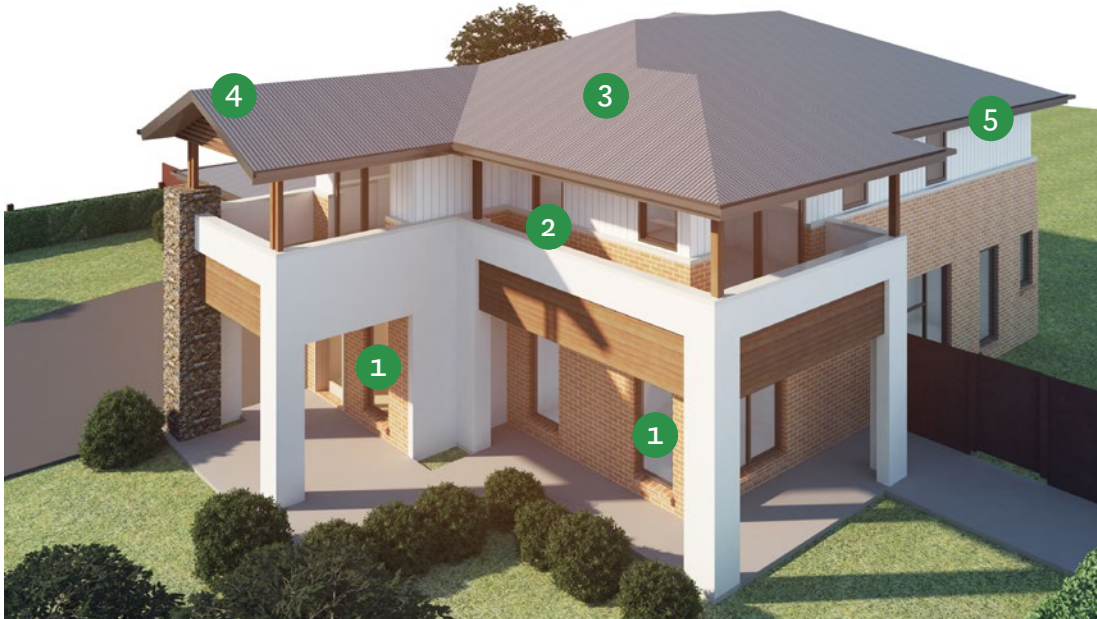
- Windows are to have a strong horizontal or vertical emphasis **1**
- All windows to street frontages must be clear glazed and have an eaves overhang or hood, no sliding windows to street frontages **2**
- Larger windows should be oriented north or east for passive solar heating
- Windows to two orientations within rooms encouraged for cross flow ventilation
- Wrap-around windows to corner lots encouraged

## Roofs

- Roof design is to be simple in form **3**
- Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials **4**
- Must have eaves minimum 450mm wide exclusive of fascia and gutter **5**
- Roofing to be either flat or low profile roof tiles or 'Custom Orb' Colorbond or similar. Mid to dark colours are permitted

## Parking and Driveways

- The minimum number of parking spaces within the lot must be:
  - 1-2 bedroom home = 1 space
  - 3+ bedroom home = 2 spaces
- Driveway should be a maximum of 5.4m wide at the kerb
- Driveway should be a minimum 500mm clear from the pressure sewer system (refer to Box Hill Water's Guidelines)
- Driveway finish must be concrete, asphalt, stone, pavers or crushed granite
- Driveway finish from your boundary to the kerb must be plain concrete
- Driveway finish from your boundary to garage door can be coloured. Mid to dark colours are permitted
- No applied stencil finishes are permitted



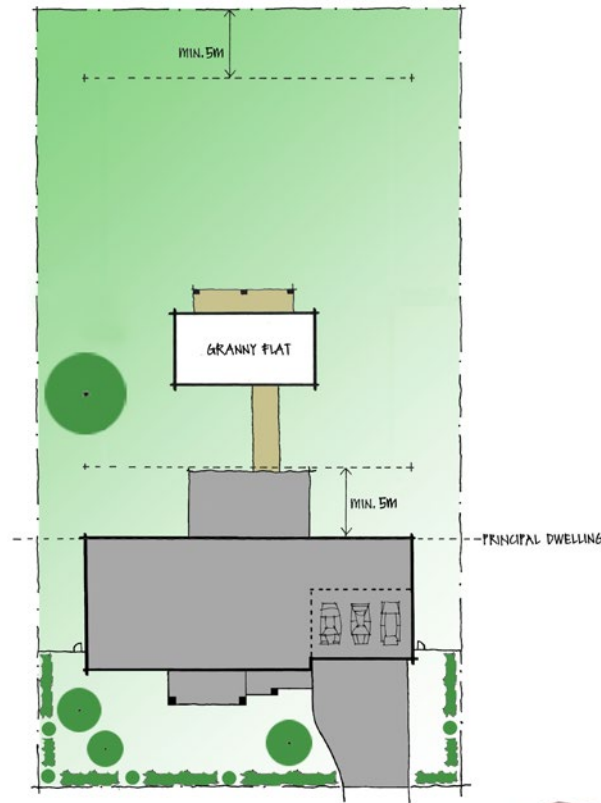
# Rear of your home

## Outdoor Living

- Covered outdoor areas are encouraged
- Air conditioners, hot water units, gas and water meters, plumbing fixtures and clothes lines must be concealed from public view or adjoining open space
- Antennas and satellite dishes, where possible, should be concealed from public view
- Parking heavy vehicles is not permitted unless concealed from public view

## Sheds, Outbuildings and Granny Flats

- Any proposed sheds, outbuildings or granny flats must be located behind the main residence and be setback a minimum of:
  - 5m from the principal dwelling
  - 5m from the rear boundaries
  - side setbacks as per the principal dwelling
- Sheds and granny flats must be designed and constructed in materials and colours in keeping with the main residence
- Granny flats must not exceed 80m<sup>2</sup> including verandah and must be single storey

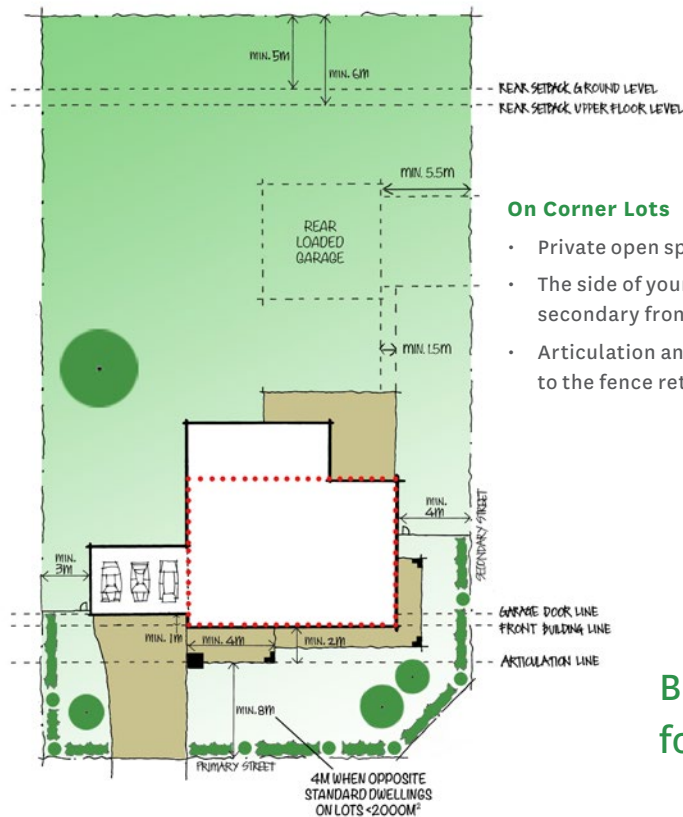




# Corner lots and lots fronting or adjacent public open space

## Secondary Frontages

- Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping
- Primary entry may be from either frontage. Garages on the secondary street must be setback a minimum of 1.5m from main building wall and 5.5m from the property boundary
- Windows must overlook the secondary street and be clear glazed



## On Corner Lots

- Private open space is to be screened from the street
- The side of house must be setback 4m from the secondary front boundary
- Articulation and wall material variation must extend to the fence return on the secondary frontage

## Building envelope for a corner lot



Image courtesy of McDonald Jones Homes

# Materials and colours

## Materials

The front of your home should have:

- A variation of materials, minimum of three, including the feature element and front building wall (exclusive of doors and windows) **1**
- A variation of colours and textures **2**
- Natural (clear finished) timber front doors are encouraged **3**
- Must have a feature material on the feature element either natural stone (each stone piece is required to have a minimum dimension of 150mm x 150mm), face brick and/or natural timber elements. This material should not appear elsewhere on the front facade **4**
- Generally, smooth-face brickwork **5**

The facade should NOT:

- Be all exposed facebrick (80% maximum to front facade), excluding windows and doors
- Include any historical or ornate features

## Colour Palette

- Colour palette should reflect muted earthy tones, with accents of colours to architectural features only
- Colours should take their hue from the Australian rural environment
- Tones which are earthy or in harmony with Australian natural flora are encouraged
- Some brighter colours may be used for feature elements or front doors, preferably using hues from Australian flora
- Bricks to be solid in colour. No light colours permitted

# Indicative colour palette

Other manufacturer's products and colours can be used. Refer to Design Guidelines FAQs for a more detailed list.

## Walls



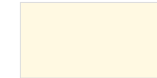
Dulux Bilby



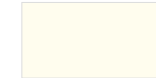
Dulux Baton



Dulux Carriage



Dulux Stowe White



Dulux Whisper White

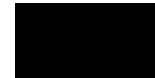
## Roof



Colorbond Basalt



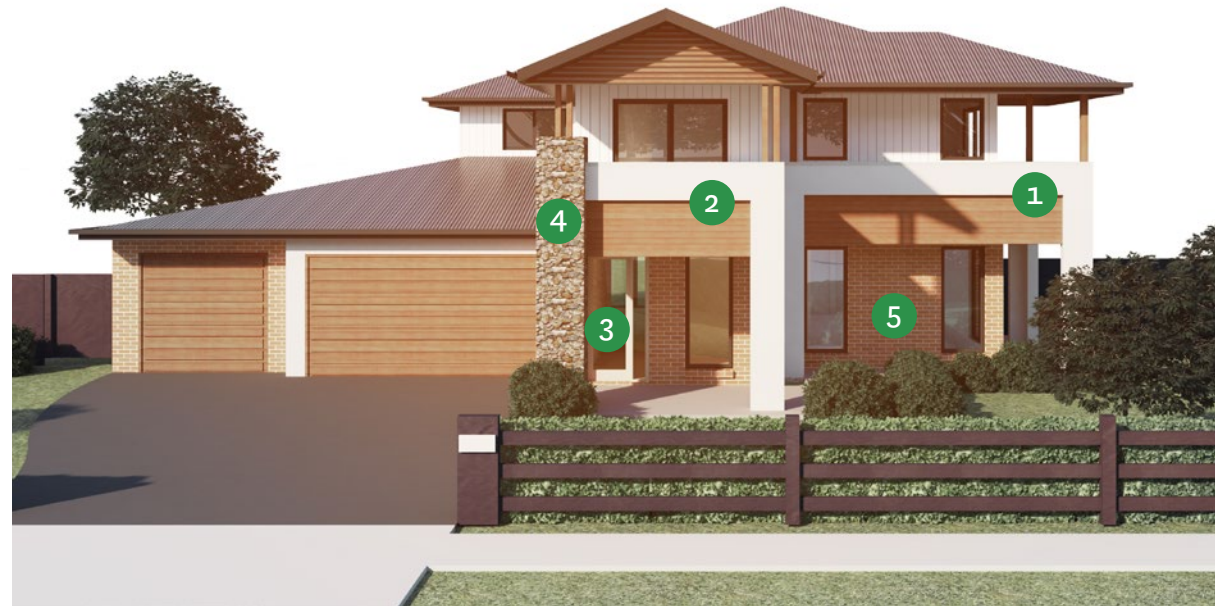
Colorbond Ironstone



Monier Sambuca



Monier Wollemi



Example complying material (Double Storey Home)



### Detailing



Dulux Yarwood



Dulux Aegina



Dulux Briar



Dulux Burnished Bark



Dulux Domino



Dulux Noble Brown



Dulux Red Box



Dulux Timeless Grey



Dulux Esplanade



Dulux Deep Bamboo



Dulux Arava



Dulux Rodham

### Brickwork



Bowral Blue



Austral Ultra Smooth (Chill)



PGH Blue Steel



Bowral Gertrudis Brown

### Stone



Sandstone



Bluestone





# Landscaping

## Private Landscaping

Private landscaping softens the appearance of dwellings, provides screening for privacy, offers shade during summer months and complements the greater landscape design within The Gables.

- A minimum of four trees (three min 45L and one min 100L), three within the front yard, one within the back yard. Please refer to Box Hill Water's Landscapers Guide for minimum clearances required around the pressure sewer system
- Artificially coloured pebbles or stones in the front yard are not permitted within public view
- Artificial turf is not permitted within public view
- The Pressure Sewer Unit (PSU) lid must not be lower than surrounding surface level
- Pressure sewer waste water tank and boundary kit must remain exposed and accessible for maintenance at all times
- Native plants should dominate in order to reduce reliance on water and to respect the adjoining riparian corridor and remnant vegetation

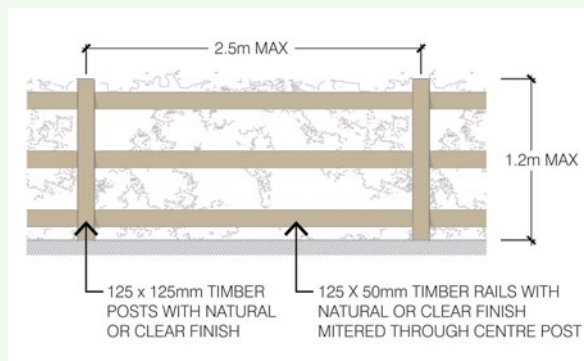
These guidelines should be read in conjunction with The Hills DCP 2012 Part C Section 3 Landscaping and Appendix A: Recommended Species and Box Hill Water's Landscapers Guide

- All landscaping is to be completed within six months of moving in

## Retaining Walls

- Retaining walls (external landscaped walls) should generally be no greater than 500mm above or below ground level
- Retaining walls are not to be constructed within 500mm of the pressure sewer unit
- Retaining wall materials should complement the design of the home
- No log walls are allowed

## Front Fencing



### Post and Rail Fence

- Front fencing and hedging is required to define the boundary and must be in the form of timber post and rail with natural or clear finish
- Fence height to be 1.2m above the adjoining verge/footpath

- Front hedge with a mature height of minimum 1.2m, to sit directly behind the front fence
- Front hedge to contain a minimum of three hedge plants per metre
- Fencing should not have ornamental features
- Letterboxes must be incorporated into design and must complement the house design
- On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope (page 13)

## Side and Rear Boundary Fencing

### Large Standard Lot

- Fencing to side and rear boundaries is to be 1.8m high
- Materials for the side or rear fencing must be lapped and capped timber fencing
- Side fencing is to be setback 2m from the nearest corner of the front building line

### Large Corner Lot

- Side fencing on the secondary frontage to be timber post and rail with natural or clear finish and hedge planting sitting directly behind
- Rear fencing must be 1.8m high, lapped and capped timber fencing
- Side fencing should be placed behind Box Hill Water's control panel to allow 24/7 access for maintenance
- Front fencing can return to meet the side fencing along the boundary



# Design Guidelines checklist

Guidelines	Compliance			Comments
	Yes	No	n/a	
<b>1. Siting your new home</b>				
1.1 Optimise solar access to your living areas and private open spaces (POS)				
1.2 The minimum dwelling size, excluding outbuildings and granny flats, is 400m <sup>2</sup>				
1.3 The maximum building site coverage is 45% of the site area				
1.4 The minimum landscaped area is 20% of the site area				
1.5 Minimum Front Setbacks are: 1.5.1 Articulation Line: 8m from the front boundary and 4m when opposite standard dwellings on lots <2,000m <sup>2</sup> 1.5.2 Front Building Line: 2m from the Articulation Line 1.5.3 Garage Door: 1m from the Front Building Line				
1.6 Homes should be a minimum 3m from the side boundary				
1.7 Minimum rear setbacks are: 1.7.1 5m to the building line for a single storey 1.7.2 6m to the upper level building line for a double storey				
<b>2. Front of your home</b>				
<b>2.1 Your Front Facade</b>				
2.1.1 Must incorporate at least one feature element such as a blade wall, portico or feature wall clad in face brick, natural stone or clear finished timber material. The feature cannot be painted and the material should not appear elsewhere on the front facade				
2.1.2 Should achieve variety through diverse materials and textures on both the feature element and front building wall. You are required to have minimum three different materials				
2.1.3 Must incorporate a front porch minimum 2m deep by minimum 4m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered, and the minimum required porch size is defined as a three dimensional element. The porch can be located in the articulation zone and must address both street frontages on corner lots				
2.1.4 Garage doors are to be a maximum width of 3m (single), 6m (double) or 9m (triple) and a maximum of 40% of the front facade width				
2.1.5 Maximum width of any one garage door to be 6m				
2.1.6 Garage doors must complement colours and materials of the front facade				
2.1.7 Garage doors are to be simple and contemporary in design. Roller doors are not allowed				
2.1.8 Garages are to be set back a minimum of 1m from the building/main facade frontage				
2.1.9 Habitable rooms must be adjacent to street frontages				
2.1.10 Front doors must face the street and incorporate either glazing or a side light window				
<b>2.2 Windows</b>				
2.2.1 Windows are to have a strong horizontal or vertical emphasis				
2.2.2 All windows to street frontages must be clear glazed and have an eaves overhang or hood. Sliding windows to street frontages are not permitted				
<b>2.3 Roofs</b>				
2.3.1 Roof design is to be simple in form				
2.3.2 Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials				
2.3.3 Must have eaves minimum 450mm wide exclusive of fascia and gutter				
2.3.4 Roofing to be either flat or low profile roof tiles or 'custom orb' Colorbond or similar. Mid to dark colours are permitted				
<b>2.4 Parking and Driveways</b>				



Guidelines	Compliance			Comments
	Yes	No	n/a	
2.4.1 The minimum number of parking spaces within the lot must be: - 1-2 bedroom home = 1 space - 3+ bedroom home = 2 spaces				
2.4.2 Driveway should be a maximum of 5.4m wide at the kerb				
2.4.3 Driveway should be a minimum 500mm clear from the pressure sewer system				
2.4.4 Driveway finish must be concrete, asphalt, stone, pavers or crushed granite				
2.4.5 Driveway finish from your boundary to the kerb must be plain concrete				
2.4.6 Driveway finish from your boundary to garage door can be coloured. Mid to dark colours are permitted				
2.4.7 No applied stencil finishes are permitted				
<b>3. Rear of your home</b>				
<b>3.1 Outdoor Living</b>				
3.1.1 Air conditioners, hot water units, gas and water meters, plumbing fixtures and clothes lines must be concealed from public view or adjoining open space				
<b>3.2 Sheds, Outbuildings and Granny Flats</b>				
3.2.1 Any proposed sheds, outbuildings or granny flats must be located behind the main residence and be setback a minimum of: - 5m from the main residence - 5m from rear boundaries - side setback as per the principal dwelling				
3.2.2 Sheds and granny flats must be designed and constructed in materials and colours in keeping with the main residence				
3.2.3 Granny flats must not exceed 80m <sup>2</sup> including verandah and must be single storey				
<b>4. Corner lots and lots fronting or adjacent public open space</b>				
<b>4.1 Secondary Frontages</b>				
4.1.1 Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping				
4.1.2 Windows must overlook the secondary street and be clear glazed				
On corner lots: 4.1.3 Private open space to be screened from the street 4.1.4 The side of your house must be setback 4m from the secondary front boundary 4.1.5 Articulation and wall material variation must extend to the fence return on the secondary frontage				
<b>5. Materials and colours</b>				
<b>5.1 Materials</b>				
The front of your home should have: 5.1.1 A variation of materials, minimum three including the feature element and front building wall (exclusive of doors and windows) 5.1.2 A variation of colours and textures 5.1.3 Must have a feature material on the feature element, either natural stone (each stone piece is required to have a minimum dimension of 150mm x 150mm), face brick and/or natural timber elements. This material should not appear elsewhere on the front facade 5.1.4 Generally, smooth-face brickwork				
<b>5.2 Colour Palette</b>				
5.2.1 Colour palette should reflect muted earthy tones, with accents of colours to architectural features only				
5.2.2 Bricks to be solid in colour. No light colours permitted				

Guidelines	Compliance			Comments
	Yes	No	n/a	
<b>6. Landscaping</b>				
<b>6.1 Private Landscaping</b>				
6.1.1 A minimum of four trees (three min 45L and one min 100L), three within the front yard, one within the back yard				
6.1.2 Predominantly native plants				
6.1.3 No artificially coloured pebbles or stones in the front yard				
6.1.4 No artificial turf				
6.1.5 The Pressure Sewer Unit (PSU) lid must not be lower than surrounding surface level				
<b>6.2 Retaining Walls</b>				
6.2.1 Retaining walls (external landscaped walls) should generally be no greater than 500mm above or below ground level				
6.2.2 Retaining walls are not to be constructed within 500mm of the pressure sewer unit				
6.2.3 No log walls are permitted				
<b>6.3 Front Fencing</b>				
6.3.1 Front fencing and hedging is required to define the boundary and must be in the form of timber post and rail with natural or clear finish				
6.3.2 Fence height to be 1.2m above the adjoining verge/footpath				
6.3.3 Front hedge with a mature height of minimum 1.2m to sit directly behind the front fence				
6.3.4 Front hedges to contain a minimum of three hedge plants per metre				
6.3.5 Fencing should not have ornamental features				
6.3.6 Letterboxes must be incorporated into the design and must complement the house design				
<b>6.4 Side and Rear Boundary Fencing</b>				
Large Standard Lot				
6.4.1 Fencing to side and rear boundaries is to be 1.8m high				
6.4.2 Materials for the side or rear fencing is to be lapped and capped timber fencing				
6.4.3 Side fencing is to be setback 2m from the nearest corner of the front building line				
Large Corner Lot				
6.4.4 Side fencing on the secondary frontage to be timber post and rail with natural or clear finish and hedge planting sitting directly behind				
6.4.5 Rear fencing must be 1.8m, lapped and capped timber fencing				
6.4.6 Side fencing should be placed behind Box Hill Water's control panel to allow 24/7 access for maintenance				
6.4.7 Front fencing can return to meet the side fencing along the boundary				

# Required Plans

The following documentation, normally prepared by your builder or architect, needs to be submitted to The Gables Design Review Panel. All plans need to be in A3 format.

## Site Plans at 1:200 Scale

- Lot number and street address
- North point and scale
- Site contours, boundary dimensions, easements
- House footprint
- Setbacks from each boundary
- Location of principal private open space and area of total private open space
- Driveway location and width
- Location of rainwater tanks, solar panels, hot water system, AC condensers, aerials and satellite dishes
- Show all outbuildings, sheds, pools and gazebos
- Location and height of fences
- Proposed cut and fill and location of retaining walls
- Box Hill Water Infrastructure to be clearly marked with a minimum 500mm offset from driveways and retaining walls clearly marked

## Water Services Design Plan

- Show all related services including drinking water, recycle water, stormwater and sewer including reticulation within the dwelling

## House Plans at 1:100 Scale

- Plans with room labelled and dimensioned
- North point and scale
- Proposed finished floor levels
- Width of garage door
- Elevations of all side of the home with materials labelled
- Roof plan indicating pitch, eaves width, materials and ridge heights
- Two sections through the home

## BASIX Certificate

## Colour and Materials Schedule

(Manufacturer specification sheets can be provided)

- External walls
- Roof
- Front door and feature elements
- Windows
- Fencing
- Driveway
- Gutters and fascia
- Letterbox pillar
- Retaining walls

## Landscape Plan at 1:100 scale

An accurate landscaping plan drawn to scale and prepared by a qualified person is to be submitted with your house plans for Design Review Panel approval and must show:

- North point
- Outline of the house on the whole site (incl. to the kerb)
- Existing trees, street trees, floaters and features, poles, driveway and any other services
- All external house features, water tanks, services, air conditioning, clothes lines, bin storage and screening details
- Paved areas, turfed areas and mulched garden bed areas
- Location and type of fencing, gates, retaining walls and edges
- Numbers and types of plants and maturity height
- Location and type of paving, including driveway
- Location of letterbox
- Site and landscape coverage calculation plan

NOTE: Please set up a Box Hill Water account and include your customer registration ID with your application.



# Definitions

## Articulation

Adding architectural interest to a building by breaking down a long flat section of wall, into smaller sections. This may involve changing wall lines, roof lines and providing architectural elements such as shading structures, balconies, pergolas and verandas.

## Articulation Line

The furthest point that the Articulation Zone may extend to, from the Front Building Wall/Line.

## Articulation Zone

A specified area in front of the front building line, in which additional building elements such as entry features and porticoes, balconies, decks and verandahs may be built. Elements must not include internal floor space.

## Building Setback

The minimum distance that the building wall/line is required to be from a property boundary. It is measured as the horizontal distance to the closest point of a property boundary.

## Corner Lot Articulation

Architectural emphasis of the part of the dwelling closest to the corner boundary, which may be achieved by any combination of:

- Roof and wall articulation in the form of continuation of elevation elements such as windows and wall finishes on each corner facade; and
- A variation in the building form and/or massing; and
- An architectural element (such as a verandas or pergola) which wraps the corner.

## Design Assessment

Upon submitting your home design for approval, an assessment/additional information letter may be issued before an approval is granted. The assessment/additional information letter will provide you with feedback and guide you on the changes required to make your design compliant. Please note that the home design needs to be in a final form incorporating all design changes before an approval is issued i.e. the Design Review Panel will not mark-up required changes and issue an approval on the marked up drawings.

## Design Approval

When your home design has met the requirements of the design guidelines, the Design Review Panel will issue a design approval. The design approval consists of a letter and an approved set of plans. Please note that the home design has to be complete before an approval is issued i.e. the Design Review Panel will not mark up required changes and issue an approval on the marked up drawings.

## Facade

Any elevation of a building that faces a public space (street or open space).

## Front Building Wall/Line

The line formed by the main external face of the building facing the primary street frontage, excluding any elements within the articulation zone or any minor projections such as shade structures.

## Habitable Room

A room, occupied frequently, that is used for normal domestic activities. Excludes bathrooms and ensuites, laundry, wardrobes, stairs, etc.

## Landscaped Area

Part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area (including large areas of gravel and stepping stones).

## Porch

A shelter projecting in front of the entrance of the building. The porch can be partially uncovered, providing the front door is covered. It is measured from the articulation line, to the front building line (i.e. not from the front door).

## Preliminary assessment (for Builders Only)

The Design Review Panel will review builder designs to assist the marketing of product at The Gables. The following items are assessed during a preliminary assessment:

- Wall material variation
- Articulation
- Front porch area
- Front and Garage door
- Colour palette

Note: Preliminary assessments are for marketing purposes only and do not include a review of all Design Guidelines requirements including landscaping, setbacks, etc.

The complete design package, including all drawings specified in the design guidelines will need to be submitted to the Design Review Panel for formal approval.

## Private Open Space

An area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

## Site Coverage

- Site coverage is calculated using the following elements: any impervious area including, but not limited to, buildings, driveways, pathways, patios, alfresco, tennis courts, decks, recreation facilities, large areas of gravel and extensive use of stepping stones.

The following elements do not form part of site coverage calculation: basements, eaves, any part of an awning/hood overhang that is outside the outer walls of a building and adjoins the street frontage or other site boundary.

The second storey does not form part of the site coverage.

## Wall Material Variation

There are various different types of wall materials from lightweight (such as cladding) to masonry (such as brick or render). For the avoidance of doubt, a change in colour does not constitute a variation in wall material. i.e. two brick colours or 2 render paint colours is not considered a change in wall material.





Sales and Information Centre: 121 Old Pitt Town Road, Box Hill