

# Design Guidelines

Standard Lots  
(450m<sup>2</sup> – <2,000m<sup>2</sup>)



Stockland



THE GABLES  
BOX HILL

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



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In keeping with The Gables' vision, the design guidelines set out the minimum requirements for your new home and landscaping.



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 Design Review Panel prior to submitting to The Hills Shire Council or a Building Certifier for final approval. Any departure from these design guidelines will be assessed on architectural merit and meeting the overall design objectives of these design guidelines.

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  
[https://www.thehills.nsw.gov.au/files/sharedassets/public/ecm-website-documents/page-documents/building/dcp/approved\\_box\\_hill\\_north\\_masterplan\\_controls.pdf](https://www.thehills.nsw.gov.au/files/sharedassets/public/ecm-website-documents/page-documents/building/dcp/approved_box_hill_north_masterplan_controls.pdf)
- Altogether Guides, including but not limited to: For Homeowners, For Builders, For Plumbers, For Electricians, and Landscaping. A copy of which can be found online at <https://altogethergroup.com.au/forms/move-in/filter-types/>

NOTE: A Development Consent or Complying Development Certificate as well as Stockland Design Review Approval are required BEFORE building your new home.

## Compliance Bond

To promote design consistency in your neighbourhood, a \$5,000 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 online for a refund of your compliance bond. An inspection of your home will be undertaken to ensure it is 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
- A list of required plans
- Key definitions

If you require any further assistance please refer to Frequently Asked Questions located on our website at <https://builderportal.stockland.com.au/s/>, or 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 Review Panel (DRP) approval (can be done prior to settlement)

- Complete the application form, design guidelines checklist and submit all required plans online.
- You will be notified within 48 hours if your application is incomplete.
- You will receive a design assessment within 10 business days.
- Receive design approval. Once your design complies, the DRP will send you an approval via email with stamped plans AND forward your plans to Altogether for review.

### Step 3: Altogether Approval

Liaise directly with Altogether to gain approval. Altogether will provide feedback and/or approval within 10 working days.

### Step 4: Settle on your block of land

Pay the \$5,000 compliance bond to Stockland at settlement. 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 5: Development Application

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

### Step 6: 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. If changes are required during construction, please seek DRP advice to ensure compliance.

### Step 7: Move into your home

Once your home is completed and you have obtained a connection certificate from Altogether 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.

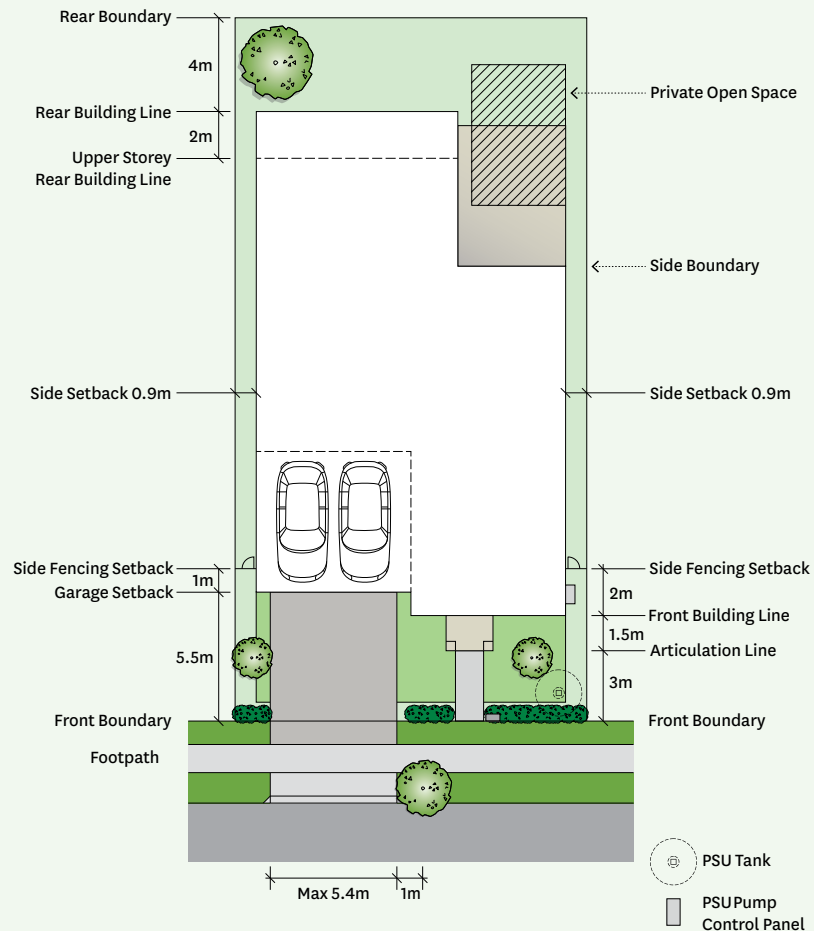
### Step 8: Final approval and return of Compliance Bond

Once your home and landscaping is complete please fill out the compliance bond form and email a copy to [design@stockland.com.au](mailto:design@stockland.com.au). 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 home

## Minimum setbacks for single and double storey homes on a standard lot (450m<sup>2</sup> – <2,000m<sup>2</sup>)



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

By siting your home correctly you should:

- Have a private open space area (POS) of at least 24m<sup>2</sup> with a minimum dimension of 4m
- Have maximum site coverage of 65% inclusive of all hard surfaces within the boundary
- Have a minimum landscaped area of 30%
- Consider the location of any pressure sewer infrastructure

### Minimum front setbacks

- Articulation Line
  - 3m from front boundary
  - 2m from front boundary for lots adjoining public open space
- Front Building Line
  - 1.5m from the Articulation Line
- Garage Door
  - 1m from the Front Building Line

### Minimum side setbacks

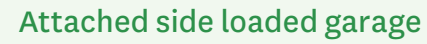
- 0.9m from side boundary

### Minimum rear setbacks

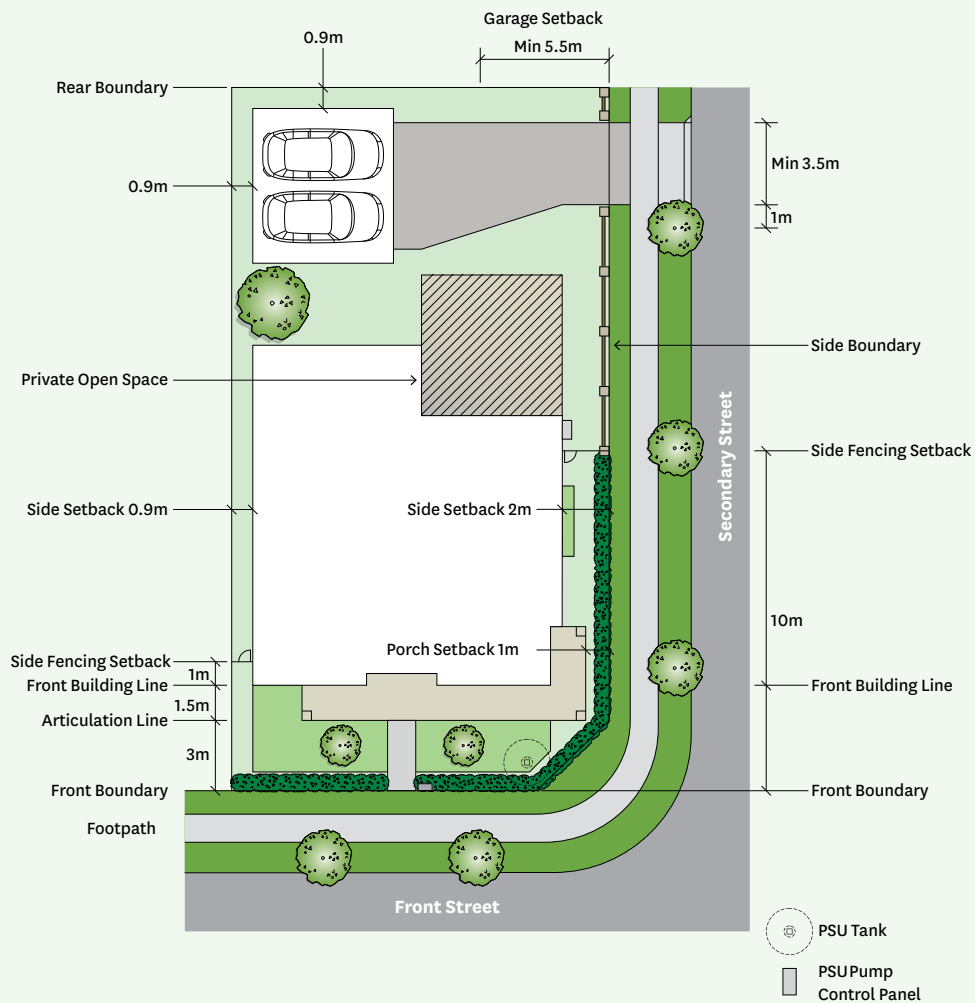
- 4m to the building line on the ground level
- 6m to the building line on the first level



## Front loaded garage



## Detached side loaded garage



## Siting on corner lots and lots fronting or adjacent to public open space

- The entry porch must continue around the secondary frontage, to a minimum point 7m back from the front boundary. The depth of the porch on the secondary frontage may be reduced to minimum 1m
- Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping
- Articulation and wall material variation must extend to the side fencing setback on the secondary frontage
- Primary entry may be from either frontage
- The side of your house must be setback 2m from the secondary front boundary
- Side loaded garage on the secondary street must be set back a minimum of 5.5m from the property boundary
- Private open space is to be screened from the street
- Windows must overlook the secondary street and be clear glazed. Sliding windows are not permitted anywhere on the street facades





# Front of your home

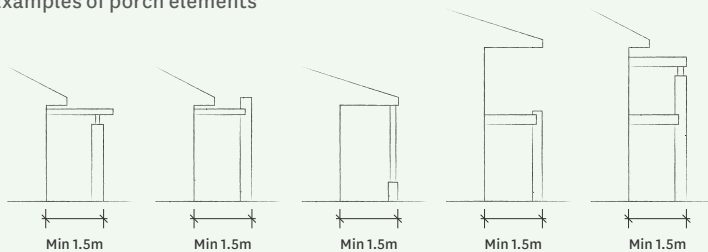
The front of your home must have:

- An entry porch
- One feature element
- A minimum of three wall materials (can include the feature element)
- A colour palette reflecting earthy tones

## Entry Porch

- Must incorporate a porch minimum 1.5m deep by 2m wide at front entry, where the depth is measured from the front building line
- 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
- On corner lots, the porch must wrap around to the secondary frontage to a point setback at least 7m from the front boundary (refer to corner lot setbacks on page 6)

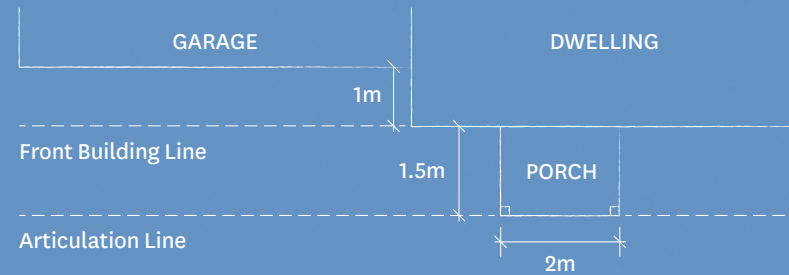
Examples of porch elements



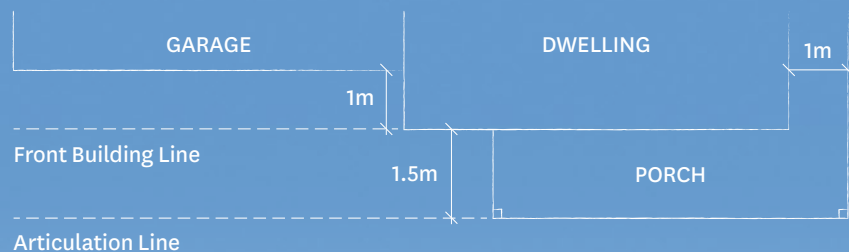
## Feature Element

- The feature element can be in the form of a blade wall, porch or roof gable
- Must be clad in a natural material such as face brick, natural stone or clear-finished timber
- Stacker stone is not permitted and each stone piece is required to have a minimum dimension of 150mm x 150mm
- Cannot be painted
- Must not appear elsewhere on the front facade
- The size of the feature element must be proportional to the overall facade

## Minimum porch size – standard lot



### Minimum porch size – corner lot



**FEATURE ELEMENT**  
Natural Stone

**ENTRY PORCH**



### Wall Materials

- Three different wall materials are required. The natural material must be on your feature element. A minimum of two additional materials are required on the main wall of the house
- If brickwork is proposed, only one brick selection is allowed and it should generally be smooth-faced
- The materials must be diverse and not look the same
- The extent of variation must be proportional to the overall facade

### Colour Palette

- Colour palette should reflect muted earthy tones, taking their hues from the Australian rural environment
- 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
- Refer to the Design Guidelines FAQs for a detailed guide of pre-approved selections, including bricks, roofing materials and stone (noting that this is a guide, not an exhaustive list)

### Windows and Doors

- Windows must have a strong horizontal or vertical emphasis
- All windows facing street frontages must be clear glazed and have an eaves overhang or hood
- Sliding windows to street frontages are not permitted. This includes all windows to secondary street frontages
- Non-habitable rooms are not permissible facing street frontages
- The front entry door must face the street and incorporate glazing, either in the door leaf or sidelight. Glazing must be clear or plain translucent only. Patterned or coloured glass is not permitted
- Natural (clear finished) timber front doors are encouraged

### Garages

- Triple garages will only be allowed to be visible from the street on lots with frontage 20m+ (3rd garage must be set back a minimum of 600mm)
- Garage doors are to be a maximum width of 3m (single) or 6m (double)
- Garage doors must be set back a minimum of 1m from the front building line
- Garage doors are to be simple and contemporary in design
- Roller doors are not permissible where they are visible from the street



## Roofs

- Roof design is to be simple in form
- Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials
- Where a skillion roof design is proposed it is preferred that there are two roof planes with pitches of 15-25 degrees (see diagram 1)
- A skillion roof must not be concealed behind a parapet wall so that the roof line is not visible from the the street.
- Should other skillion designs be proposed, it is strongly recommended that these are discussed early with the Covenant Specialist prior to preparation of plans in order to minimise any amendment or approval time.
- All roofs must have a minimum 450mm eaves wide (exclusive of fascia and gutter) around the entire home
- Parapet walls are permitted at ground floor level above the garage roof only, and are to be visually a secondary element to the primary skillion, hipped or gable roof. Where there is a parapet it must conceal the gutter line both at the front and to the side with a minimum return of 2m (see diagrams 1 & 3)
- Roof material to be either flat or low profile roof tiles, 'Custom Orb', Colorbond or similar. Mid to dark colours are permitted. Refer to FAQs
- Antennas and satellite dishes are to be concealed from public view



Diagram 1. Skillion Roof



Diagram 2. Hipped Roof



Diagram 3. Gable Roof

# Rear of your home

## Outdoor Living

- Air conditioners, hot water units, gas and water metres, plumbing fixtures and clothes lines must be concealed from public view or adjoining open space
- Parking heavy vehicles is not permitted unless concealed from public view

## Sheds and Outbuildings

- Any proposed sheds or outbuildings must be located behind the main residence
- Sheds must be designed and constructed in materials and colours in keeping with the main residence

## Granny Flats

- Detached Granny Flats are not permitted
- Attached Granny Flats will be assessed on a case by case basis, but can be no greater than 60sqm
- Attached Granny Flats should be in keeping with the primary residence colours and materials to ensure a cohesive design
- The entrance for the Granny Flat must be hidden from street view, either an internal entrance within the primary residence or extended entrance from behind 1.8m side/rear fencing
- Only one letterbox pillar is permitted





# Landscaping



## Private Landscaping

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

- Please refer to **Altogether Water's** Landscapers Guide for minimum clearances required around the pressure sewer unit (PSU)
- A minimum of 3 trees (2 x min 45L and 1 x min 100L), 2 within the front yard, 1 within the back yard
- Mass planting beds – minimum of 15m<sup>2</sup> across 2 beds within the front yard
- For corner lots one planting bed must be located on the secondary frontage
- Artificially coloured pebbles or stones are not permitted within public view
- Artificial turf is not permitted within public view
- Native plants should dominate in order to reduce reliance on water and to respect the adjoining riparian corridor and remnant vegetation
- All landscaping is to be completed within 3 months of moving in

These guidelines should be read in conjunction with the Hills DCP 2012 Part C Section 3 Landscaping and Appendix A: Recommended Species and **Altogether Water's** Landscapers Guide.

## Retaining Walls

- Retaining walls (external landscaped walls) should generally be less than 500mm above or below ground level
- Retaining wall materials should complement the design of the home
- Log walls are not permitted

## Front Fencing

- Front fencing is required to define the boundary and must complement the design of the home
- Fencing can be in the form of timber pickets, or masonry piers with infill panels, and/or hedge or mass planting
- Fence height to be 0.9m above the adjoining verge/footpath
- Fencing should not have ornamental features

- Letterboxes must be incorporated into the fence design and must complement the style of the dwelling
- If hedge or mass planting is nominated:
  - It does not form part of the mass planting requirements outlined in 'Private Landscaping'
  - The plant species must have a mature height of minimum 0.9m
  - The letterbox must be a stone or masonry pillar design, minimum height 0.9m, maximum height 1.2m
- On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope

## Side and Rear Boundary Fencing

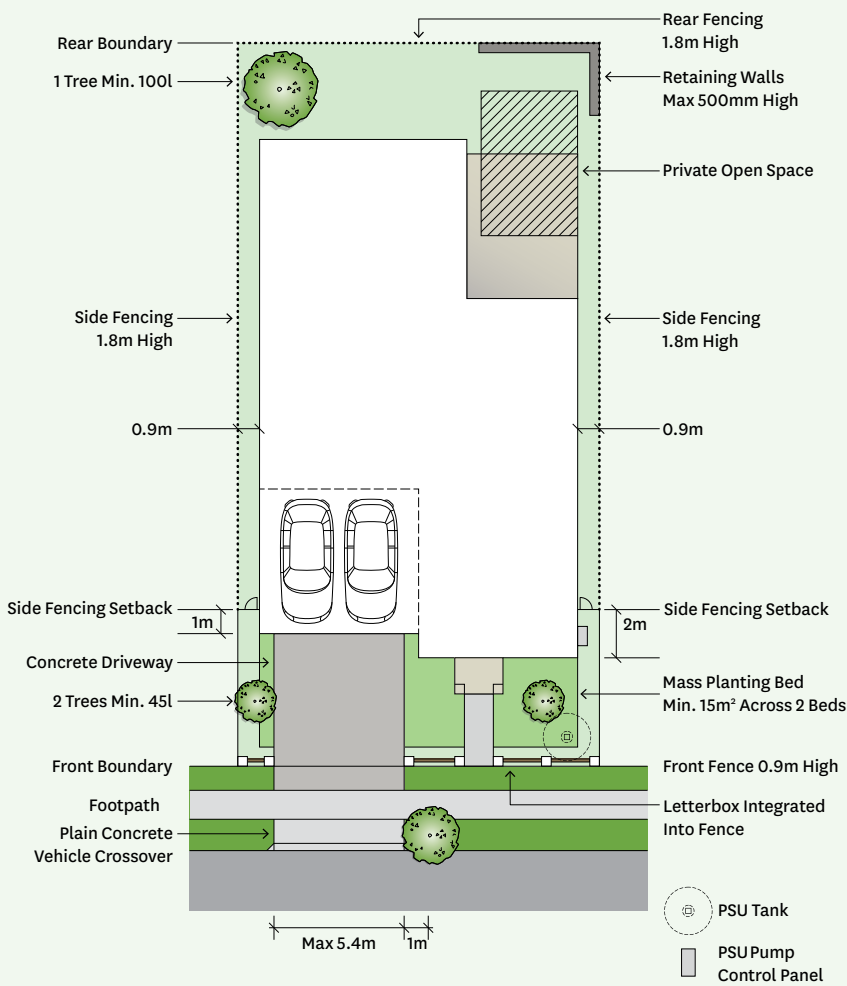
- Fencing to side and rear boundaries is to be 1.8m high
- Materials for the side or rear fencing must be lapped and capped timber fencing with natural or clear finish
- Side fencing is to be setback a minimum of 1m from the nearest front corner or 10m for corner lots
- The side gates must be sympathetic to the side and rear fence in style, material, finish and colour
- On corner lots, lapped and capped timber fencing must not exceed 50% of the side boundary on the secondary street
- Side fencing should be placed behind **Altogether Water's** control panel to allow 24/7 access for maintenance

## Parking and Driveways

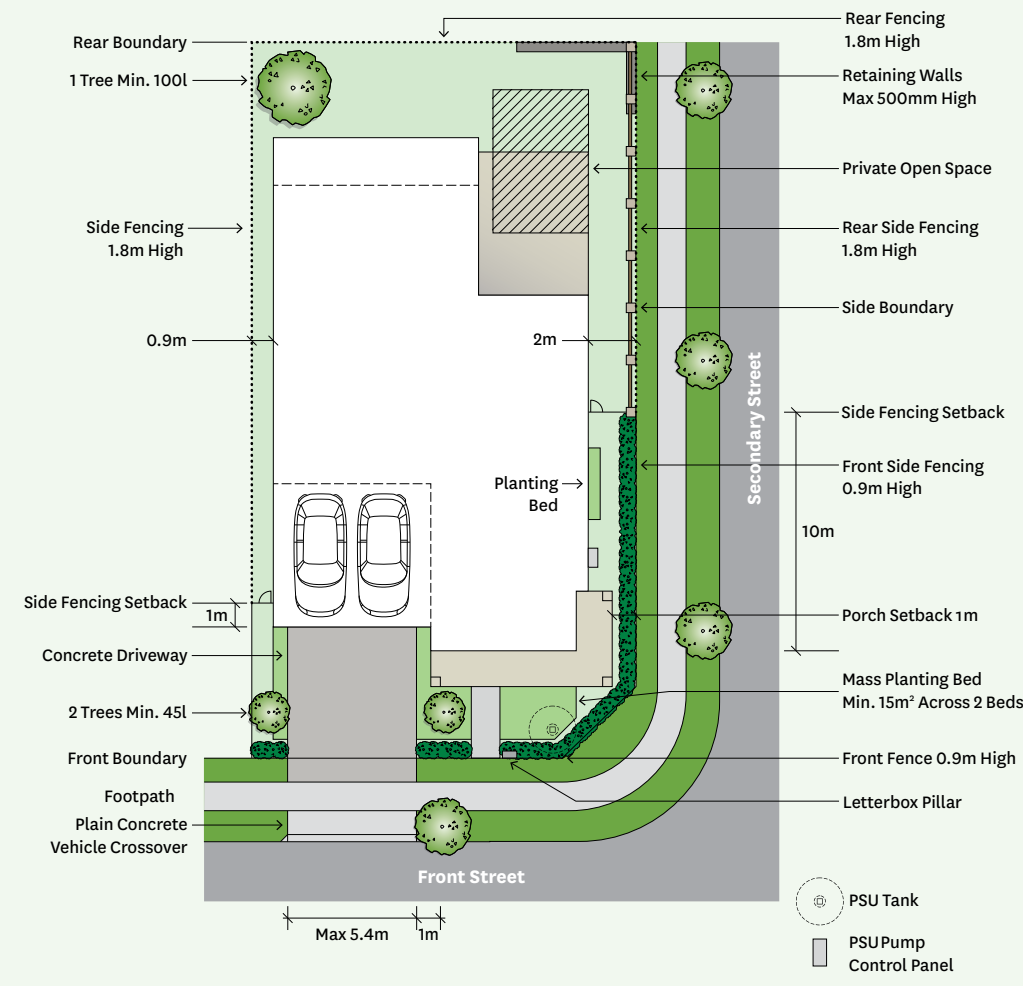
- Driveway to be a maximum of 5.4m wide at the kerb
- Driveway finish must be concrete
- Driveway finish from your boundary to the kerb must be plain, uncoloured concrete
- Mid to dark colours are permitted
- No applied stencil finishes are permitted
- All footpaths are to be retained. Coloured concrete is permitted up to the existing footpath. For lots without an existing footpath mid to dark colours are permitted up to the boundary line

# Indicative landscaping envelope

Standard lot (450m<sup>2</sup> – <2,000m<sup>2</sup>)



Corner lot





# 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 verandas 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 Review Panel 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. Once your design complies, the DRP will send you an approval via email AND forward your plans to Altogether for review.

### 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).

### Parapet

A low protective wall along the edge of a roof, bridge, or balcony.

### 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:

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, pools, alfresco, tennis courts, enclosed 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, unenclosed decks, 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 two render paint colours is not considered a change in wall material.

# 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.

## Application Form

Please set up a **Altogether** account and include your customer registration ID with your application.

## Site Plans at 1:200 Scale

- Site coverage calculated based on definition (see page 14)
- 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
- **Altogether** Infrastructure to be clearly marked with a minimum offset from footings, driveways and retaining walls

## Water Services Design Plan

Show all related services including drinking water, recycled water, stormwater and sewer including reticulation within the dwelling.

## House Plans at 1:100 Scale

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

## BASIX Certificate

Refer to <http://www.basixcertificatecentre.com.au/index.htm> for an example.

## Colour and Materials Schedule

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

## Landscape Plan at 1:100 scale

An accurate landscaping plan drawn to scale showing:

- 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, **Altogether** Water control panel, 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, and whether native or introduced
  - Location and type of paving, including driveway
  - Location of letterbox
  - Site and landscape coverage calculation plan in accordance with the definitions contained in this document
  - Street tree including offset to edge of driveway
  - PSU tank showing 500mm and 2m offset diameter





# Design Guidelines checklist

Guidelines	Compliance			Comments
	Yes	No	n/a	
<b>1. Siting Your New Home</b>				
1.1 Private Open Space (POS) is a minimum 24m <sup>2</sup> with a minimum dimension of 4m				
1.2 Maximum site coverage is 65% inclusive of all impervious surfaces, such as paths and driveway				
1.3 Minimum landscape coverage is 30%				
1.4 Considered the location of any pressure sewer infrastructure				
1.5 Minimum front setbacks are: 1.5.1 Articulation Line: 3m from the front boundary 2m from the front boundary for lots fronting public open space 1.5.2 Front Building Line: 1.5m from the Articulation Line 1.5.3 Garage Door: 1m from the Front Building Line				
1.6 Minimum side setback is 0.9m from the side boundary				
1.7 Minimum rear setbacks are: 1.7.1 4m to the building line on the ground level 1.7.2 6m to the building line on the first level				
1.8 Corner lots and lots fronting or adjacent public open space 1.8.1 Entry porch must wrap secondary frontage to a minimum of 7m from front boundary 1.8.2 Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping 1.8.3 Articulation and wall material variation extends to side fencing setback 1.8.4 The side of your house is setback 2m from secondary front boundary 1.8.5 Side loaded garage is setback 5.5m from boundary 1.8.6 Private Open Space (POS) is screened from the street 1.8.7 Windows must overlook the secondary street and be clear glazed and must not be a sliding window				
<b>2. Front of Your Home</b>				
<b>2.1 Entry Porch</b>				
2.1.1 Must incorporate a front porch minimum 1.5m deep by minimum 2m wide 2.1.2 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 2.1.3 On corner lots, the porch can be located in the articulation zone and must address both street frontages. The porch must wrap around to the secondary frontage to a point setback at least 7m from the front boundary				
<b>2.2 Feature Element</b>				
2.2.1 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. Stacker stone is not permitted				

Guidelines	Compliance			Comments
	Yes	No	n/a	
2.2.2 The feature cannot be painted and the material should not appear elsewhere on the front facade				
2.2.3 The size of the feature element must be proportional to the overall facade				
<b>2.3 Wall Materials</b>				
2.3.1 You are required to have minimum three different materials which must include the natural material on your feature element and a minimum of two additional wall materials				
2.3.2 If brickwork is proposed, only one brick selection is allowed and it should generally be smooth-faced				
2.3.3 Should achieve variety through diverse materials and textures on both the feature element and front building wall. The extent of variation must be proportional to the overall facade				
<b>2.4 Colour Palette</b>				
2.4.1 Colour palette should reflect muted earthy tones, with accents of colours to architectural features only				
2.4.2 Bricks to be solid in colour. No light colours permitted				
<b>2.5 Windows and Doors</b>				
2.5.1 Windows are to have a strong horizontal or vertical emphasis				
2.5.2 All windows to street frontages must be clear glazed and have an eaves overhang or hood. Sliding windows to street frontages are not permitted				
2.5.3 Non-habitable rooms are not permitted facing street frontages				
2.5.4 Front doors must face the street and incorporate either glazing or a side light window				
<b>2.6 Roofs</b>				
2.6.1 Roof design is to be simple in form				
2.6.2 Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials. A skillion roof must not be concealed behind a parapet wall so that the roof line is not visible from the street				
2.6.3 Must have eaves minimum 450mm wide (exclusive of fascia and gutter) around the entire home				
2.6.4 Parapet walls are permitted at ground floor level above the garage only, and are to be visually a secondary element to the primary roof				
2.6.5 Roofing to be either flat or low profile roof tiles or 'Custom Orb' Colorbond or similar. Mid to dark colours are permitted				
<b>2.7 Garages</b>				
2.7.1 Triple garages will only be allowed to be visible from the street on lots with frontage 20m+ (3rd garage must be set back a minimum of 600mm)				
2.7.2 Garage doors are to be a maximum width of 3m (single) or 6m (double) and set back a minimum of 1m from the building line/main facade frontage				
2.7.3 Garage doors are to be simple and contemporary in design. Roller doors are not allowed				



Guidelines	Compliance			Comments
	Yes	No	n/a	
<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, bin storage and clothes lines must be concealed from public view or adjoining open space				
3.1.2 Parking heavy vehicles is not permitted unless concealed				
<b>3.2 Sheds and Outbuildings</b>				
3.2.1 Any proposed sheds or outbuildings must be located behind the main residence				
3.2.2 Sheds must be designed and constructed in materials and colours in keeping with the main residence				
<b>3.3 Granny Flats</b>				
3.3.1 Detached Granny Flats are not permitted				
3.3.2 Attached Granny Flats will be assessed on a case by case basis, should be no more than 60m <sup>2</sup> and in keeping with the primary residence colour and materials to ensure a cohesive design				
3.3.3 The entrance for the Granny Flat must be hidden from street view, either an internal entrance within primary residence or extended entrance from behind 1.8m side/rear fencing. Only one letterbox pillar is permitted				
<b>4. Landscaping</b>				
<b>4.1 Private Landscaping</b>				
4.1.1 A minimum of three trees (two min 45L and one min 100L), two within the front yard, one within the back yard				
4.1.2 Mass planting beds – minimum of 15m <sup>2</sup> across two beds within the front yard				
4.1.3 For corner lots one planting bed must be located on the secondary frontage				
4.1.4 Artificially coloured pebbles or stones are not permitted within public view				
4.1.5 Artificial turf is not permitted within public view				
4.1.6 Predominantly native plants				
4.1.7 The Pressure Sewer Unit (PSU) lid must not be lower than surrounding surface level				
<b>4.2 Retaining Walls</b>				
4.2.1 Retaining walls (external landscaped walls) should generally be less than 500mm above or below ground level				
4.2.2 Retaining walls are not to be constructed within 500mm of the pressure sewer unit				
4.2.3 Retaining wall materials should complement the design of the home. No log walls are permitted				

Guidelines	Compliance			Comments
	Yes	No	n/a	
<b>4.3 Front Fencing</b>				
4.3.1 Front fencing is required to define the boundary and can be in the form of timber pickets, or masonry piers with infill panels, and/or hedge or mass planting				
4.3.2 Fence height to be 0.9m above the adjoining verge/footpath				
4.3.3 Fencing should not have ornamental features				
4.3.4 Letterboxes must be incorporated into the design and must complement the house design				
4.3.5 If hedge or mass planting is nominated: <ul style="list-style-type: none"> <li>– It does not form part of the mass planting requirements outlined in ‘Private Landscaping’</li> <li>– The plant species must have a mature height of minimum 0.9m</li> <li>– The letterbox must be a stone or masonry pillar design, minimum height 0.9m, maximum height 1.2m</li> </ul>				
4.3.6 On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope				
<b>4.4 Side and Rear Boundary Fencing</b>				
4.4.1 Fencing to side and rear boundaries is to be 1.8m high				
4.4.2 Materials for the side or rear fencing is to be lapped and capped timber fencing with natural or clear finish				
4.4.3 Side fencing is to be setback 1m from the nearest front corner or 10m for corner lots				
4.4.4 On corner lots, lapped and capped timber fencing must not exceed 50% of the side boundary				
4.4.5 Side fencing should be placed behind Altogether control panel to allow 24/7 access for maintenance				
<b>4.5 Parking and Driveways</b>				
4.5.1 Driveway to be a maximum of 5.4m wide at the kerb				
4.5.2 Driveway finish must be concrete				
4.5.3 Driveway finish from your boundary to the kerb must be plain, uncoloured concrete				
4.5.4 Driveway finish from your boundary to garage door can be coloured. Mid to dark colours are permitted				
4.5.5 No applied stencil finishes are permitted				
4.5.6 All footpaths are to be retained				
4.5.7 Driveway to be a minimum 500mm clear from the pressure sewer system				



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.



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

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