

Design Guidelines

Integrated Development



Stockland



THE GABLES
BOX HILL

stockland.com.au/thegables

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Introduction

To help protect the value of the built form and streetscape, these design guidelines set out the minimum requirements for Integrated Development 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 integrated development must be approved by the Stockland Design Review Panel prior to submitting to 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:
Part B, Section 4 – Multi Dwelling Housing 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/200352124-For-Landscapers)
[https://askus.flowsystems.com.au/hc/en-us/
sections/200119664-For-Builders](https://askus.flowsystems.com.au/hc/en-us/sections/200119664-For-Builders)

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

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

The Approval Process

Step 1 Purchase an integrated site and begin design

When designing ensure your designer or architect has a copy of these Design Guidelines.

Step 2 Settle on your block of land

Submit your plans for Design Approval (can be done prior to settlement). This includes built form, civil and servicing works and landscaping. You must submit a full design package for the review process to commence.

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.

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 (if you do not do so at Step 2)

Step 6 Development Application

Submit an Integrated Development Application (DA) to The Hills Shire Council.

Step 7 Obtain Construction Certificate and start building

Obtain a Construction Certificate from The Hills Shire Council or accredited private certifier. Construction must commence within 12 months of the settlement date of the land.

Step 8 Completion

All built form, civil works and landscaping must be completed, a connection certificate obtained from Box Hill Water and an Occupation Certificate obtained for all dwellings from either Council or a private certifier

Construction (including built form, civil, services and landscape works) must be completed within two years of settlement.



Development Controls for Integrated Housing

The proposed controls for integrated housing are set out in the following table. The objectives of the proposed controls are to:

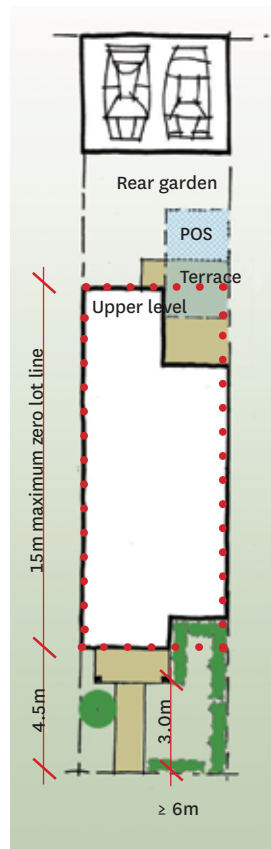
- encourage quality-designed homes that make a positive contribution to the streetscape and amenity of the neighbourhood;
- promote housing choice, variety and affordability; and
- where possible, provide higher density dwellings on collector roads and bus routes, around parks and close to community facilities.

Lot Width	≥6m for rear accessed dwellings		≥7m and <9m for front accessed dwellings		≥9m and ≤15m for front accessed dwellings	
Minimum Allotment Size	240m ²		240m ²		240m ²	
Front setback (min)	Articulation zone: - min 3.0m from Front Boundary - min 2.0m from Front Boundary for lots fronting open space		Articulation zone: - min 3.0m from Front Boundary - min 2.0m from Front Boundary for lots fronting open space		Articulation zone: - min 3.0m from Front Boundary - min 2.0m from Front Boundary for lots fronting open space	
	Building Facade Line: min 1.5m from Articulation Zone		Building Facade Line: min 1.5m from Articulation Zone		Building Facade Line: min 1.5m from Articulation Zone	
			Garage Line: min 1m from Building Facade Line		Garage Line: min 1m from Building Facade Line	
Side setback (min)	Zero Lot, Attached or Abutting Boundary (benefited lot):	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be outside easement:	Zero Lot, Attached or Abutting Boundary (benefited lot)	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be outside easement:	Zero Lot, Attached or Abutting Boundary (benefited lot)	Lots with zero lot boundary (side A) If lot burdened by zero lot boundary, side setback must be outside easement:
	Ground floor: 0m	0.9m (single storey zero lot wall)	Ground floor: 0m	0.9m (single storey zero lot wall)	Ground floor: 0m	Ground Floor: 0m (side A), 0.9 (side B)
	Upper floor: 0m	1.2m (double storey zero lot wall)	Upper floor: 0m	1.2m (double storey zero lot wall)	Upper floor: 0m	Upper Floor: 1.5m (side A), 0.9 (side B)
Maximum length of zero lot line on boundary	15m (excludes rear loaded garages)		15m		11m	
Rear setback (min)	0m (for rear accessed garage)		4m (ground level) and 6m (upper levels)		4m (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	1.0m		1.0m		2.0m	
Building height, massing and siting	2 storeys maximum - 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal		2 storeys maximum - 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal		2 storeys maximum - 3 storeys will be considered on dwelling's site characteristics and the architectural merit of the proposal	
Site Coverage	Upper limit no more than 70% of lot area		Upper limit no more than 70% of lot area		Single storey dwellings: 65% - Lot ≤375sqm, upper level no more than 40% of lot area - Lot >375sqm, upper level no more than 35% of lot area	
Soft landscaped area	Minimum 15% lot area - The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaping		Minimum 15% lot area - The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaping		Minimum 25% of lot area	
Principal Private Open Space (PPOS)	Min 16m ² with minimum dimension of 3m		Min 16m ² with minimum dimension of 3m		Minimum 20m ² with minimum dimension of 4.0m	
	10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m		10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m		50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
	Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements		Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements		Open space at the front of the dwelling can be defined as POS where this is the only means of achieving the solar access requirements	

Lot Width	≥6m for rear accessed dwellings	≥7m and <9m for front accessed dwellings	≥9m and ≤15m for front accessed dwellings		
Solar access	At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties that form part of the proposed development	At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties	At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties		
	Should the orientation of a lot not meet the requirements, then the front yard can be used to contribute to the solar access requirements				
Garages			Lots ≥9m and <10m	Lots ≥10m and <12.5m	Lots ≥12.5m and ≤15m
Garages	Rear loaded garage or car space only for lots of this type	Single width garage or car space only	Where front accessed, single width garages only - Garage minimum internal dimensions: 2.4m x 5.5m	Front accessed, double width garages are permitted where the dwelling has a minimum of 3 of the following design features adopted: i. Upper floor or roof element projected forward of the garage to cast a shadow and take prominence ii. Colours and textures to ensure garage door subservience iii. Verandah or pergola provided across the face of the garage iv. Utilisation of vertical elements to mitigate the horizontal emphasis of the garage	Double garages are permitted
	Carport and garage minimum internal dimensions: 2.4m x 5.5m	Carport and garage minimum internal dimensions: 2.4m x 5.5m	Rear lane or side street accessed double garages permitted		Triple garages are not permitted
	Maximum garage door width 3.0m (single) and 6.0m (double)	Maximum Garage Door width 3.0m (single)	Max. carport and garage door width not to exceed 3m (single) or 6m (double)		
Carparking	1-2 bedroom dwellings will provide at least 1 car space	1-2 bedroom dwellings will provide at least 1 car space	1-2 bedroom dwellings will provide at least 1 car space		
	3 bedroom or more dwellings will provide at least 2 car spaces	3 bedroom or more dwellings will provide at least 2 car spaces	3 bedroom or more dwellings will provide at least 2 car spaces		
		For single garages, second car space can be provided in the garage setback	For lots ≥9m and ≤15m with single garages, second car space can be provided within garage setbacks		
Layout & Street Character	No two dwellings are to have the same facade within any integrated lot	No two dwellings are to have the same facade within any integrated lot	No two dwellings are to have the same facade within any integrated lot		
		Driveway locations must be paired to preserve on-street parking spaces in front of lots	Driveway locations must be paired to preserve on-street parking spaces in front of lots		
		Total lot frontage of this lot type not to exceed 50% of the block length due to garage dominance and on-street parking impacts			

Siting the dwelling

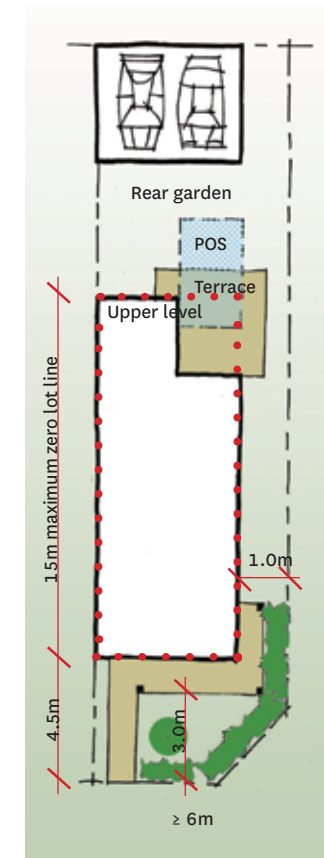
Integrated Rear Accessed Dwelling
on $\geq 6\text{m}$ Frontage



Integrated Rear Accessed Corner Dwelling
on $\geq 6\text{m}$ Frontage

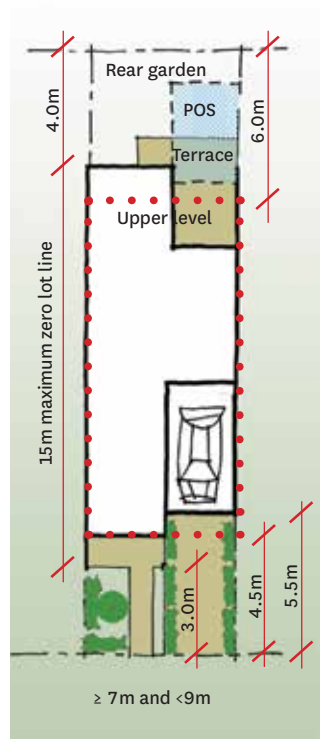
Setback Zones

- ① Front building line
- ② Articulation line
- ③ Garage line
- ④ Side set back



Siting the dwelling

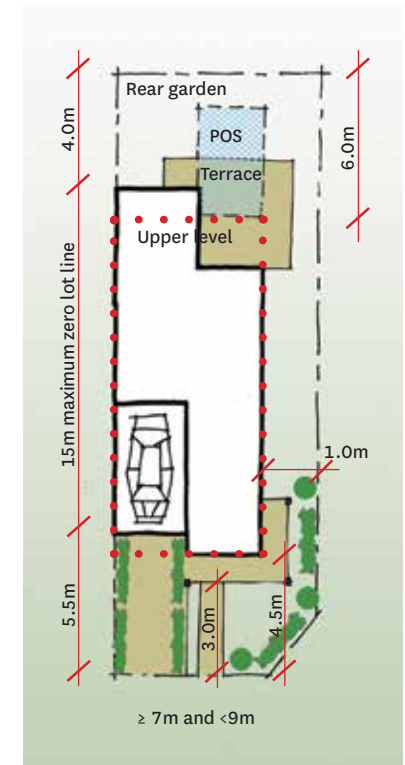
Integrated Front Accessed Dwelling
on $\geq 7\text{m}$ and $< 9\text{m}$ Frontage



Integrated Front Accessed Corner Dwelling
on $\geq 7\text{m}$ and $< 9\text{m}$ Frontage

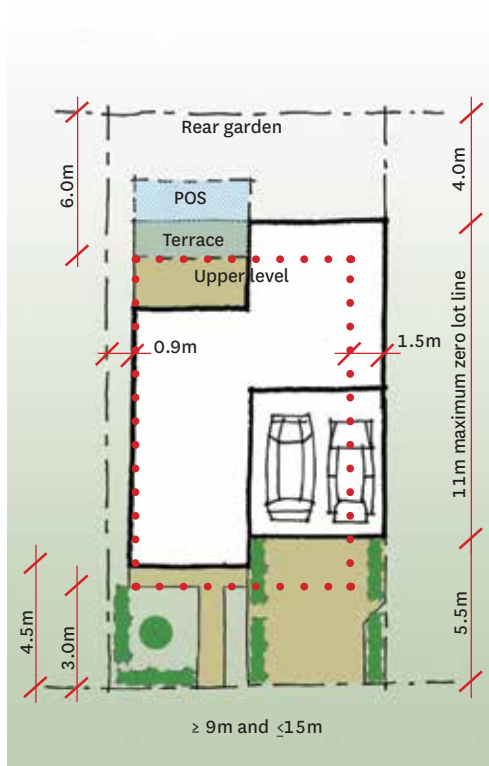
Setback Zones

- ① Front building line
- ② Articulation line
- ③ Garage line
- ④ Side set back
- ⑤ Rear set back



Siting the dwelling

Integrated Front Accessed Dwelling
on $\geq 9\text{m}$ and $\leq 15\text{m}$ Frontage

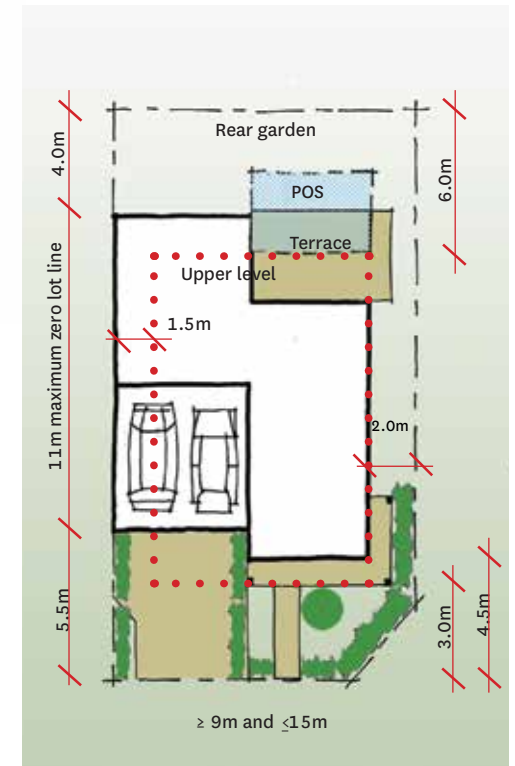


NORTH
↑



Integrated Front Accessed Corner Dwelling
on $\geq 9\text{m}$ and $\leq 15\text{m}$ Frontage

- Setback Zones**
- 1 Front building line
 - 2 Articulation line
 - 3 Garage line
 - 4 Side set back
 - 5 Rear set back



NORTH
↑

Front of the dwelling

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
- Should achieve variety through diverse materials and textures on both the feature element and front building wall ②
- Must incorporate a front porch minimum 1.5m deep by minimum 2m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered (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) or 6m (double) and set back a minimum of 1m from the building line/main facade frontage
- Garage doors are to be simple and contemporary in design. Roller doors are not allowed ④
- Non-habitable rooms are not permitted facing 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

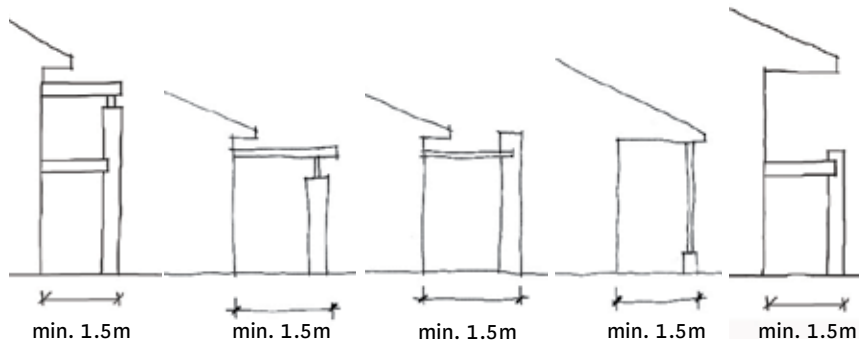


Example complying facade Double Storey Home



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. Sliding windows to street frontages are not permitted **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**
- Parapet walls are acceptable for the garage only
- Roofing to be either flat or low profile roof tiles or 'Custom Orb' Colorbond or similar. Mid to dark colours are permitted

Driveways

- Driveway should be a minimum 500mm clear from the pressure sewer system (refer to Box Hill Water's Guidelines)
- Driveway finish must be concrete
- 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 the dwelling

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 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

Corner lots and lots fronting or adjacent public open space

- 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 set back a minimum of 1m from main building wall
- Windows must overlook the secondary street and be clear glazed
- Private open space is to be screened from the street
- Articulation and wall material variation must extend to the fence return on the secondary frontage



Image courtesy of McDonald Jones Homes

Materials and colours

Materials

The front of the 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, either natural stone (minimum 150mm diameter stone pieces), face brick and/or natural timber elements ⑤
- Generally, smooth-face brickwork ⑥

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 ④
- 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 ⑥

Indicative colour palette

(Other manufacturer's products and colours can be used.)

Walls



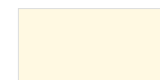
Dulux Bilby



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

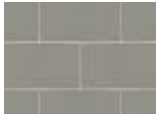


Dulux Rodham

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 one tree (min 100L) within the front yard. Please refer to Box Hill Water's Landscaper's Guide for minimum clearances required around the pressure sewer system
- A minimum of 1m² mass planting bed for each meter of street frontage, i.e. 10m frontage = 10m², to be planted across two beds within the front yard
- No artificially coloured pebbles or stones in the front yard
- For corner lots one planting bed must be located on the secondary frontage
- 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

Refer to development controls within these guidelines for minimum landscape and private open space requirements. These guidelines should also be read in conjunction with The Hills DCP 2012 Part B, Section 4 – Multi Dwelling Housing and Box Hill Water's Landscapers Guide

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 and Front Side Fencing

- Front fencing and/or landscaping 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 design and must complement the house design
- If hedge or mass planting is nominated:
 - It can be included in the calculation of the overall mass planting requirement for the front yard
 - The plant species must have a mature height of minimum 0.9m
 - The letterbox must be a stone or masonry pillar design
- On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope (page 15-17)

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

- Side fencing is to be setback 2m from the nearest front corner or 10m for corner lots
- Side fencing should be placed behind Box Hill Water's control panel to allow 24/7 access for maintenance
- Front fencing is to return to meet the side fencing along the boundary

Indicative tree species

Elaeocarpus eumundii (Quandong)
Cupaniopsis anacardioides (Tuckeroo)
Corymbia ficifolia (Red Flowering Gum)
Acacia pendula (Weeping Myall)

Indicative shrub species

Leptospermum 'pink cascade'
(Pink Flowering Tea Tree)
Correa Alba (White Correa)
Gardenia florida (Gardenia)
Hebe 'Blue Gem' (Blue Veronika)
Dianella Caerulea (Paroo Lily)
Acacia Cognata 'Mini Cog'
(Dwarf Bower Wattle)

Indicative hedge/mass planting species

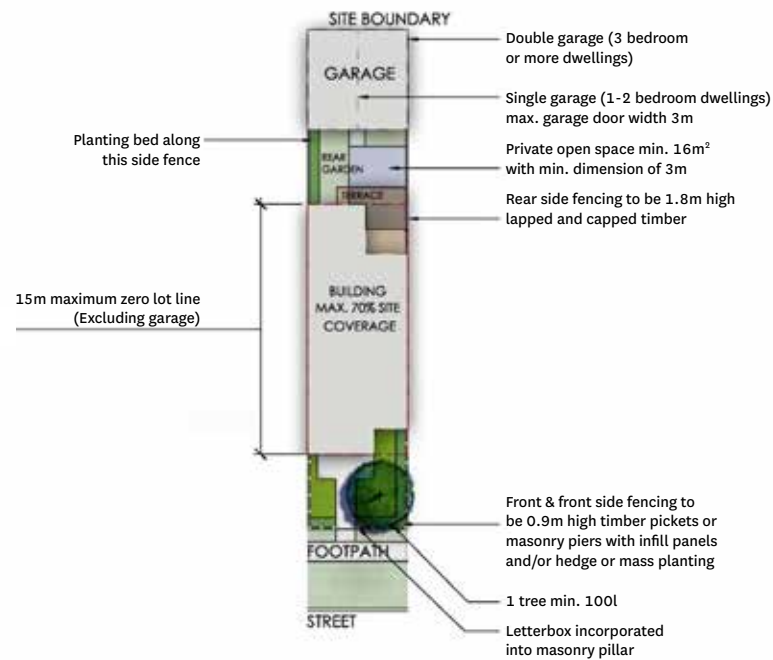
Westringia fruticosa (Coastal Rosemary)
Murraya paniculata (Orange Jessamine)
Acmena smithii (Lilly Pilly)
Callistemon viminalis (Weeping Bottlebrush)

Recommended turf species

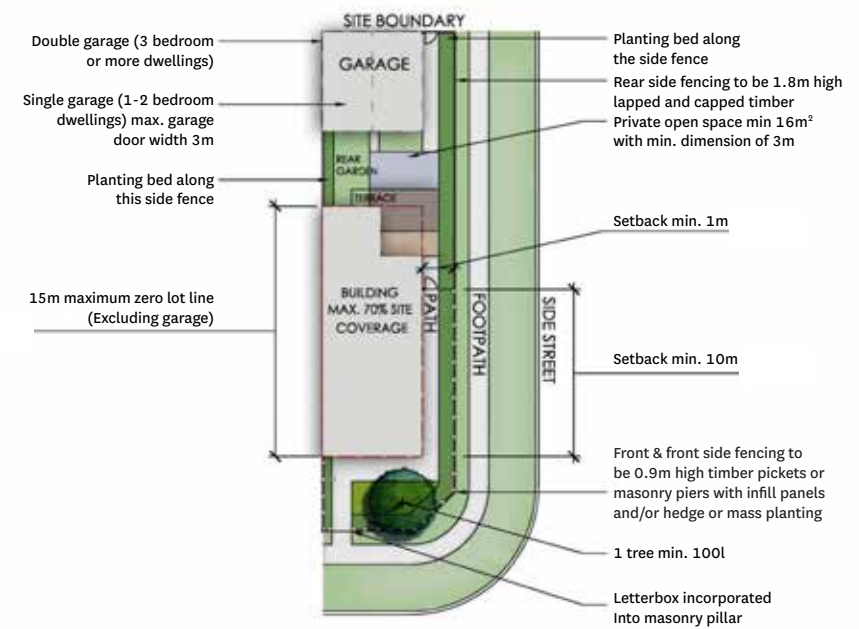
Couch
Buffalo

Indicative Landscaping Envelopes

Integrated Rear Accessed Dwelling on ≥6m Frontage

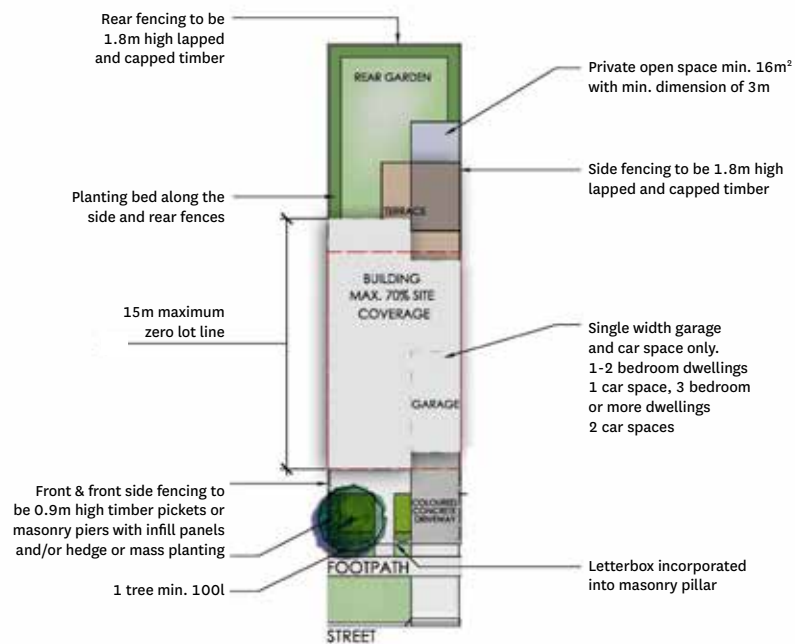


Integrated Rear Accessed Corner Dwelling on ≥6m Frontage

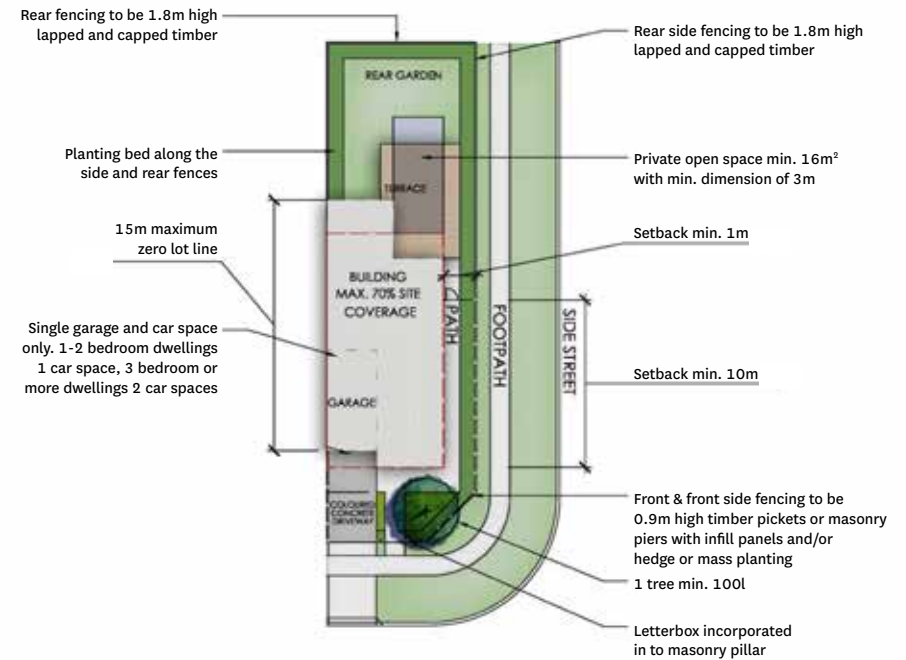


Indicative Landscaping Envelopes

Integrated Front Accessed Dwelling on $\geq 7\text{m}$ and $< 9\text{m}$ Frontage

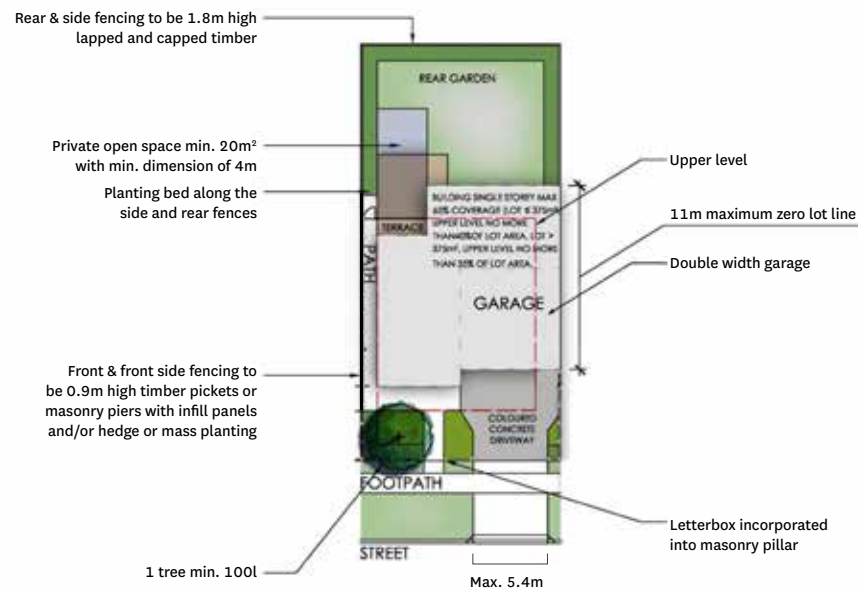


Integrated Front Accessed Corner Dwelling on $\geq 7\text{m}$ and $< 9\text{m}$ Frontage

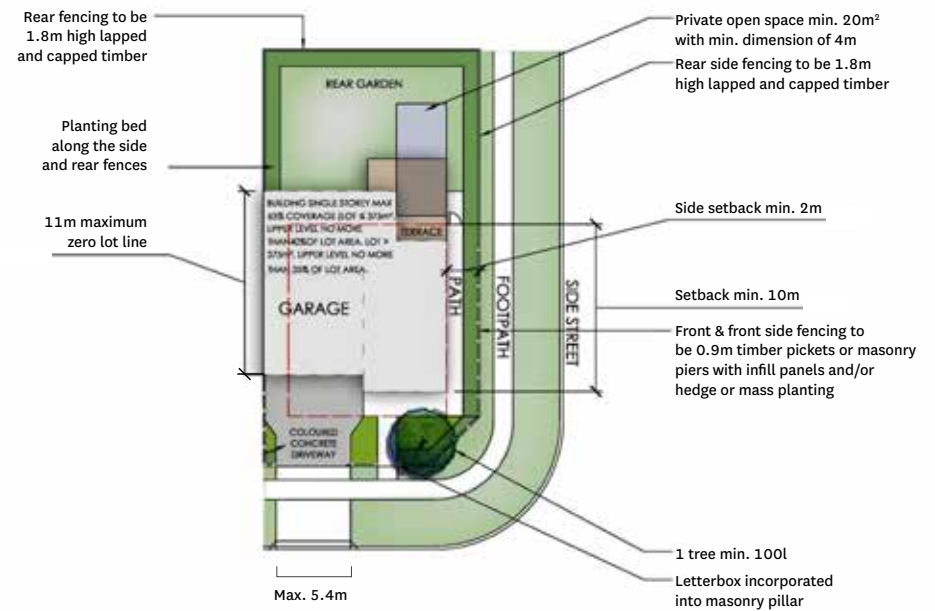


Indicative Landscaping Envelopes

Integrated Front Accessed Dwelling on $\geq 9\text{m}$ and $\leq 15\text{m}$ Frontage



Integrated Front Accessed Corner Dwelling on $\geq 9\text{m}$ and $\leq 15\text{m}$ Frontage



Design Guidelines Checklist

Guidelines	Compliance			Comments
	Yes	No	n/a	
1. Siting the dwelling				
1.1 Minimum allotment size meets the development controls on p4				
1.2 Front setback meets the development controls on p4				
1.3 Side setback meets the development controls on p4				
1.4 Maximum length of zero lot line on boundary meets the development controls on p4				
1.5 Rear setback meets the development controls on p4				
1.6 Corner lot secondary street setback meets the development controls on p4				
1.7 Building height, massing and siting meets the development controls on p4				
1.8 Site coverage meets the development controls on p4				
1.9 Soft landscaped area meets the development controls on p4				
1.10 Principal Private Open Space (PPOS) meets the development controls on p4				
1.11 Solar access meets the development controls on p5				
1.12 Garage meets the development controls on p5				
1.13 Carparking meets the development controls on p5				
1.14 Layout and Street Character meet the development controls on p5				
2. Front of the dwelling				
2.1 Front Facade				
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				
2.1.2 Should achieve variety through diverse materials and textures on both the feature element and front building wall				
2.1.3 Must incorporate a front porch minimum 1.5m deep by minimum 2m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered. 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) or 6m (double) and set back a minimum of 1m from the building line/main facade frontage				
2.1.5 Garage doors are to be simple and contemporary in design. Roller doors are not allowed				
2.1.6 Non-habitable rooms are not permitted facing street frontages				
2.1.7 Front doors must face the street and incorporate either glazing or a side light window				
2.2 Windows				
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				
2.3 Roofs				
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				

Guidelines	Compliance			Comments
	Yes	No	n/a	
2.3.3 Must have eaves minimum 450mm wide exclusive of fascia and gutter				
2.3.4 Parapet walls are acceptable for the garage only				
2.3.5 Roofing to be either flat or low profile roof tiles or 'Custom Orb' Colorbond or similar. Mid to dark colours are permitted				
2.4 Driveways				
2.4.1 Driveway should be a maximum of 5.4m wide at the kerb				
2.4.2 Driveway should be a minimum 500mm clear from the pressure sewer system				
2.4.3 Driveway finish must be concrete				
2.4.4 Driveway finish from your boundary to the kerb must be plain concrete				
2.4.5 Driveway finish from your boundary to garage door can be coloured. Mid to dark colours are permitted				
2.4.6 No applied stencil finishes are permitted				
3. Rear of the dwelling				
3.1 Outdoor Living				
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				
3.2 Sheds and Outbuildings				
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				
4. Corner lots and lots fronting or adjacent public open space				
4.1. Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping				
4.2 Windows must overlook the secondary street and be clear glazed				
4.3 Private open space to be screened from the street				
4.4 Articulation and wall material variation must extend to the fence return on the secondary frontage				
5. Materials and colours				
5.1 Materials				
<p>The front of the home should have:</p> <p>5.1.1 A variation of materials, minimum three including the feature element and front building wall (exclusive of doors and windows)</p> <p>5.1.2 A variation of colours and textures</p> <p>5.1.3 Must have a feature material, either natural stone (minimum 150mm diameter stone pieces), face brick and/or natural timber elements</p> <p>5.1.4 Generally, smooth-face</p> <p>5.1.5 Maximum 80% face brickwork to front facade(s), excluding doors and windows</p> <p>5.1.6 Historical or ornate features are not permitted</p>				

Guidelines	Compliance			Comments
	Yes	No	n/a	
5.2 Colour Palette				
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				
6. Landscaping				
6.1 Private Landscaping				
6.1.1 A minimum of one tree (min. 100L) within the front yard				
6.1.2 A minimum of 1m ² mass planting bed for each meter of street frontage, i.e. 10m frontage = 10m ² , to be planted across two beds within the front yard				
6.1.3 For corner lots one planting bed must be located on the secondary frontage				
6.1.4 The Pressure Sewer Unit (PSU) lid must not be lower than surrounding surface level				
6.1.5 Predominantly native plants				
6.1.6 Artificially coloured pebbles or stones are not permitted within public view				
6.1.7 Artificial turf is not permitted within public view				
6.2 Retaining Walls				
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				
6.3 Front and Front Side Fencing				
6.3.1 Front fencing and/or landscaping 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				
6.3.2 Fence height to be 0.9m above the adjoining verge/footpath				
6.3.3 Fencing should not have ornamental features				
6.3.4 Letterboxes must be incorporated into the design and must complement the house design				
If hedge or mass planting is nominated: 6.3.5 It can be included in the calculation of the overall area required under guideline 6.1.2 6.3.6 The plant species must have a mature height of minimum 0.9m 6.3.7 The letterbox must be a stone or masonry pillar design				
6.4 Side and Rear Boundary Fencing				
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 with a natural or clear finish				
6.4.3 Side fencing is to be setback 2m from the nearest front corner or 10m for corner lots				
6.4.4 Side fencing should be placed behind Box Hill Water's control panel to allow 24/7 access for maintenance				
6.4.5 Front fencing is to 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.

Proposed Plans of Subdivision at 1:200 scale

- Lot and street address
- Lot layout with dimensions and areas of each lot
- North point and scale
- Easements

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, aerals 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
- Site coverage calculation

Civil Engineering Plans at 1:200 scale

- Earthworks, benching and returning walls
- Roadworks and pavement plans if applicable
- Inter-allotment drainage plans including associated easements
- Setbacks of driveways and retaining walls, minimum 500mm from Box Hill Water infrastructure clearly marked
- Box Hill Water infrastructure including sewer tank and boundary kit clearly marked

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 side of the home with materials labelled
- Roof plan indicating pitch, eaves width, materials and ridge heights
- Two sections through the home

Colour and Materials Schedule

(Manufacturer specification sheets can be provided)

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

Water Services Design Plan

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

BASIX Certificate

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
- Plant schedule – numbers and types of plants and maturity height
- Location and type of paving, including driveway and letterbox
- Site and landscape coverage calculation plan
- Box Hill Water Infrastructure to be clearly marked with minimum 500mm offset from trees, driveways and retaining walls

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 two render paint colours is not considered a change in wall material.





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



Stockland



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BOX HILL