



WILLOWDALE

Design Essentials *Precinct 16*

Willowdale is a new Stockland residential community in Sydney's south-west. This thriving masterplanned community will feature parks and open spaces, easy access to supermarkets and shops, walking paths, playing fields, a childcare centre and a proposed school.

What's more, it's close to major transport links so you get the best of both worlds. With a range of lot sizes to suit everyone, Willowdale is specially designed so you and your family will have enough space to grow and live the life you want.

Approval Process

Stockland has prepared these Design Essentials to guide house design at Willowdale Heights.

The Design Essentials should be read in conjunction with the NSW Housing Code which applies for this development site. You may be able to seek a Complying Development Certificate for your proposed home. You should talk to your builder/designer about this option, which may save you time and money.

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

To ensure a smooth design review process, please pass this document on to your designer/builder so that a 'Home Design Package' can be prepared for endorsement by Stockland. This Package must include a Site Plan (1:200); Floor Plans, Elevations, Sections (1:100); External colours and materials selection; Landscape Plan (can be shown on site plan).

The key steps in the Approval process are outlined in the following chart (right).

Owner/Designer/Builder reviews NSW Housing Code or relevant Council DCP and the Willowdale Design Essentials and Sales Contract.



Your Home Design Package can only be submitted via Stockland's Builder Portal website, <http://builderportal.stockland.com.au> which also contains relevant project information under Reference Library. Any queries should be directed to the NSW Covenants Administrator on Tel: 02 9035 2000.



Owner/Designer/Builder obtains a Complying Development Certificate from an Accredited Certifier and proceeds to construction.



Owner/Designer/Builder submits a Development Application including Stockland design endorsement letter to the relevant Council authority.



Stockland
it's your place



WILLOWDALE

Call **13 52 63**
stockland.com.au/willowdale

WILLOWDALE DESIGN INTENT

All dwellings within the Ridge Sensitivity Zone (RSZ), are to be designed to mitigate any adverse impacts on the visual amenity of the Scenic Hills Area. Roof forms and colours are to be non-reflective, complement the surrounding environment and not intrusive (refer to Approved Roof Colour list provided at Annexure A).

1.0 DOUBLE STOREY RESTRICTION

1.0 Lots 4129-4132 incl. must be double storey dwellings only.

2.0 ARTICULATION ZONE/ENTRY FEATURE

- 2.1 An entry feature is to be incorporated into the design of your home. This can either be a porch, verandah or deck.
- 2.2 The porch or entry feature must protrude forward from the main building line.

3.0 ROOFS

- 3.1 Roofs are to be constructed of either sheet metal or tile and should be selected from the range of materials and colours in the list provided (see Annexure A).
- 3.2 Eaves are to be provided to all habitable rooms and must overhang at a minimum of 300mm to all pitched roofs. Where zero-lot boundary applies, the non-habitable rooms (i.e. Garage) are exempt from this requirement.

4.0 COLOURS, MATERIALS AND FINISHES

- 4.1 For two storey homes, a mix of materials and colour is to be applied to the front facade (and secondary facade for all corner lots).
- 4.2 Face brick must be smooth finish and single in colour. Blend or mottled colour bricks will not be endorsed.

General note for all colour selections: The colour and finish options selected in all of the colour palette are pre-endorsed selections. Other selections that are within the same colour tonal ranges of one of the above palettes will be considered for approval, subject to receipt of a manufacturer's samples.

Red, black or near-black selections will not be considered.

5.0 GARAGE AND ACCESS

- 5.1 Driveways are to be constructed of a single colour concrete or pavers. Stencilled driveways are allowed, but must be a single stamped pattern and in one colour only.
- 5.2 The driveway colour must be a grey tone and must complement the dwelling.
- 5.3 The maximum width for the driveway crossover is 4m.

6.0 CORNER LOTS

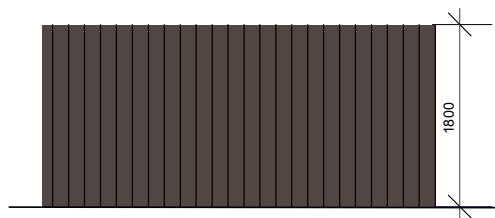
- 6.1 Both the primary and secondary street facades must be addressed with some form of articulation.
- 6.2 The maximum run of an unbroken wall length is 12m, a step of at least 480mm in the wall must be incorporated into the design otherwise.
- 6.3 The secondary street side boundary fencing must be set back at least 2m behind the main building line.

7.0 LANDSCAPING

- 7.1 Areas that are not used as a driveway and/or paths in the front setback are to be landscaped with a combination of turf and shrubbery or garden beds.

8.0 FENCING AND RETAINING WALL

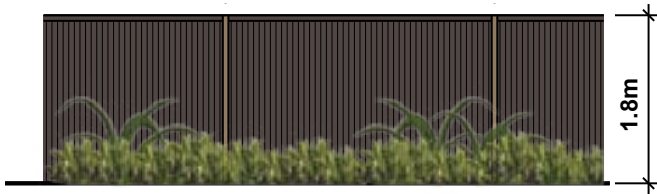
- 8.1 Retaining walls in the front setback must be constructed of masonry materials in a colour similar to that of the main walls of the dwelling.
- 8.2 Side and rear boundaries fencing must be 1.8m high sheet metal in COLORBOND steel – Grey Ridge.
- 8.3 Where the fence is constructed on top of the retaining wall, the height of the fence must be the same as a normal ground level fence, i.e. 1.8m high.
- 8.4 Side boundary fencing must be set back at least 1m behind the main building line.



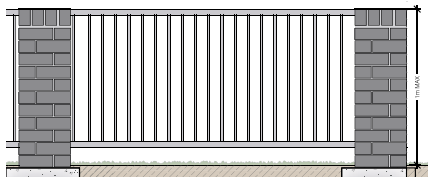
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Design Essentials Checklist

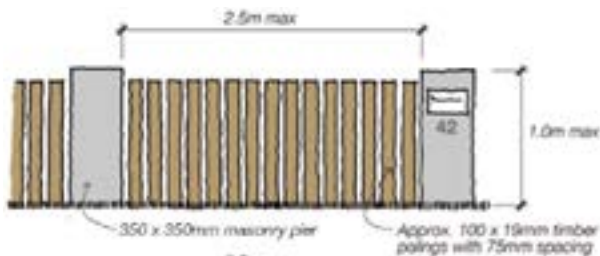
- 8.5 Secondary street fencing must be 1.8m high sheet metal in COLORBOND steel – Grey Ridge, with a strip of 200mm wide tall grass and/or shrubs planted in front.



- 8.6 Stockland will be installing the front fencing on lots 4115-4170 incl. to ensure that there is a consistent design along the boulevard.



For other lots front fencing is optional. Where front fencing is provided, it must be 1m high constructed masonry piers with a 300mm low wall with shrub planting behind it or open metal/timber infill.



- 8.7 Letterboxes are to be of either masonry, rendered or timber and is to complement the house.
- 8.8 Air-conditioning units (ground level), hot water tanks and rainwater tanks are to be located to the rear or side of your dwelling and should be adequately screened.
- 8.9 Communication devices (such as antennas and satellite dishes) are not to be visible above the major ridge line when viewed from Denham Court Road or from the front of the dwelling.

Further Information

- Visit our website at www.stockland.com.au/residential/nsw to view the Building Journey handy tips and how-to videos.
- Handy fact sheets about building a new home are available online at www.yourhome.gov.au which is a joint initiative of the Australian Government and the design and construction industries.
- For information about the NSW Housing Code and complying development, go to www.planning.nsw.gov.au/housingcode
- For information about planning and development you can find important information at Council's offices or their website at www.gcc.nsw.gov.au

DISCLAIMER OF LIABILITY: It should be noted that meeting the controls described in this Design Essentials document and securing a design endorsement from Stockland does not constitute an approval from your relevant Council or certification from an Accredited Certification Authority. In the event that Stockland allows a variation from these Design Essentials, the variation will neither set a precedent nor imply that the approval will be repeated by Stockland or supported by an Accredited Certification Authority or relevant Council. All information is subject to change without notice. Printed May 2017. W.DE.

Annexure A – Approved roof colour list

COLORBOND™

(View these colours on the [COLORBOND™](#) website)

Woodland Grey	Terrain
Gully	Monument
Mangrove	Ironstone
Deep Ocean	Basalt
Cottage Green	Jasper
Wallaby	

BRISTILE CONCRETE ROOF TILES

(View these colours on the [Bristle](#) website)

Titanium	Gun Metal
Tungsten	Char Grey
Radium	Mallee
Iridium	Chocolat
Mulga	Sanctuary
Coal	Magnum

BORAL ROOF TILE

(View these colours on the [Boral](#) website)

Terracotta tiles

Antique Bronze	Ghost Gum Grey
Asphalt	Wild Choc
Scoria	

Concrete tiles

Gunmetal	Charcoal Grey
Walnut	Peat

MONIER

(View these colours on the [Monier](#) website)

Concrete tiles

Barramundi	Camelot
Wollemi	Babylon
Aniseed	Caraway

Terracotta tiles

Peak	Bedrock
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