

***Willowdale Sales and
Information Centre***

Open 10am – 5pm daily
Willowdale Boulevard,
Denham Court NSW 2565
Phone 13 52 63
stockland.com.au/willowdale



WILLOWDALE



DENHAM PARK



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WILLOWDALE



DENHAM PARK
Design Guidelines



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THE VISION

WILLOWDALE

Willowdale is a new Stockland residential community in Sydney's south-west, with views of the Blue Mountains and the CBD from the surrounding scenic hills. This masterplanned community will feature parks and open spaces, easy access to supermarkets and shops, walking paths, multiple playing fields, 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.

DENHAM PARK

The vision for Denham Park is to establish a more premium village within the Willowdale community. A village where homes are designed to present beautifully to the street and that reflect the finer aspects of living in this desirable part of Willowdale. By adhering to these Design Guidelines your home will help to elevate the character, look and feel of Denham Park.



Approval Process

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

The Design Guidelines 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 the site plan), or submitted separately.

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

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



You Home Design Package can only be submitted via Stockland's iScope website www.stockland-iscope.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 and proceeds to construction



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



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

1.0 Presenting your home to the street

Objectives

- To enhance the front of the home and the streetscape by breaking up the visual scale of the house.
- To minimise the perceived visual bulk of the home and to ensure that it contributes to an attractive and well-designed streetscape.
- To promote a diversified streetscape and to avoid the repetition of similar designs in close proximity to each other.

Entry features

The design of the home must incorporate either a porch, portico or verandah that is:

- Approximately 1.2m deep and at least 40% of the building width (excluding the garage);
- Adequately covered, clearly defined and visible from the street.

The design of the house must have a pillar/s, column/s, parapet wall, blade wall or other architectural element incorporated to help provide articulation and visual interest, and to break-up the facade.

Entrance visibility

To enhance the architectural style of homes in Denham Park, on lots 12.5m or wider, the doorway entry to the home should consider having at least one of the following:

- Sidelight;
- Highlight windows;
- A wider door or double doors.

Refer to illustration 1

Additional façade articulation:

2 Storey Homes

Two storey homes must have an additional architectural element taken from the following list:

- A 1m recessed or stepped first floor wall (from the ground floor wall);
- A first floor balcony and balcony roof;
- An open verandah.

Home style

Your home design must be ‘contemporary’. This means that house designs that mimic a historic style will not be permitted. Historic elements used on a design, such as quoins, keystones, corbelling, fretwork or lacework will not be permitted.

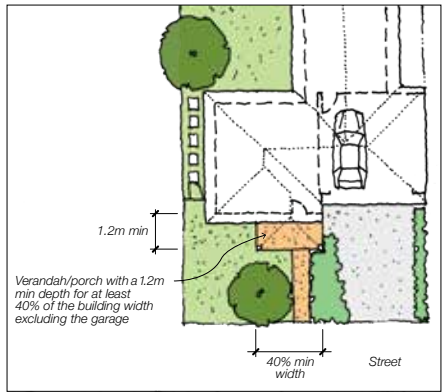
House design separation

The house facade must not be exactly the same as one within three lots either side or across the street unless:

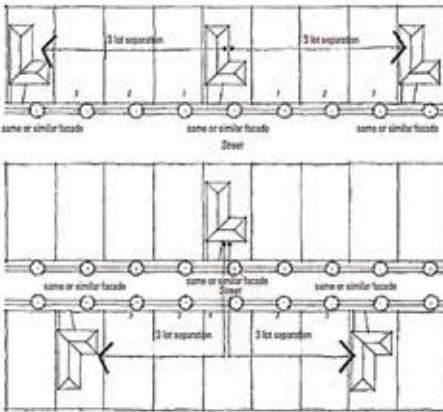
- The external colours and materials are not the same;
- It is approved in writing by Stockland; and/or
- The house is part of an integrated development.

Refer to illustration 2

1. Entry feature/articulation



2. House design separation



2.0 Roofs

Objectives

- To create an interesting streetscape that enhances the look and feel of Denham Park. Effective roof design will enhance the diversity and style of housing in your street.
- To provide a cohesive roof theme for the village and community when it is viewed from a distance.
- To ensure that eaves are provided to all homes to assist with the energy efficiency of the house.

Roof pitch

Well-articulated roof forms are strongly supported in Denham Park, along with a variety of roof shapes.

- Hipped and Gable roofs must have a minimum roof pitch of 25 degrees. Other roof types such as skillion roofs will be considered on their design merit.
- Dormer and Attic Windows are encouraged if appropriate to the home, to provide internal light, and interest in the roof line.
- The form and style of the garage roof should complement the roof of the house, and not be in contrast to the rest of the home, unless part of a contemporary design.
- Complex roof forms are to be avoided.

Roof material

- The roof must be constructed from COLORBOND sheet metal or a low profile/flat roof tile in one of the approved colours to ensure consistency and coherence throughout the village and community.
- Tiles are to be non-reflective or with a non-glazed finish to avoid glare.
- Galvanised or zinc materials are not permitted.

Roof colour

- Roof colours are to be selected from the pre-endorsed colour palette.

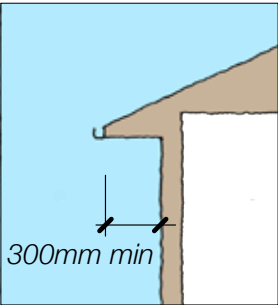
Eaves

Eaves enhance and complement the feature elements of the roof and provide extra sun shade and weather protection for your home, which will save you in energy and maintenance costs. Eaves are to be incorporated into the design of the roof of each home within Denham Park.

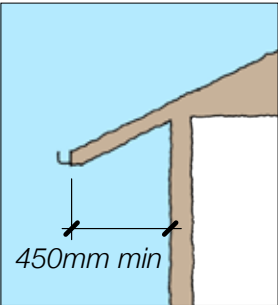
- Lots less than 12.5m in width are to include eaves of a minimum 300mm to the front and side elevations (excluding fascia and gutter).
- Lots greater than 12.5m - and less than 15m in width must have eaves to the front and side elevations of a minimum 450mm (excluding fascia and gutter).
- Lots that are greater than 15m in width must have eaves to the front and side elevations of a minimum 600mm.
- All double storey dwellings must have 600mm eaves provided.
- Where the design is contemporary and does not allow for any eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.

Refer to illustration 3

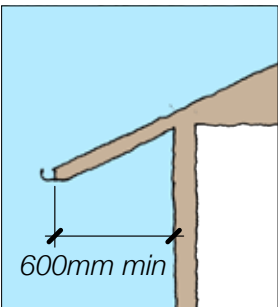
3. Eaves



For lots less than 12.5m in width



For lots 12.5m to less than 15m in width



For lots 15m and greater in width



3.0 Building materials

Objectives

- A well designed and articulated home facade contributes substantially to the street character of a community. By utilising a mix of materials in a variety of ways, visual interest is created when viewing your home from the street.
- The colour selection for your home must be complementary to the local area, and incorporate natural and earthy tones. The colour selection for each of the homes’ different elements should be complementary to each other.

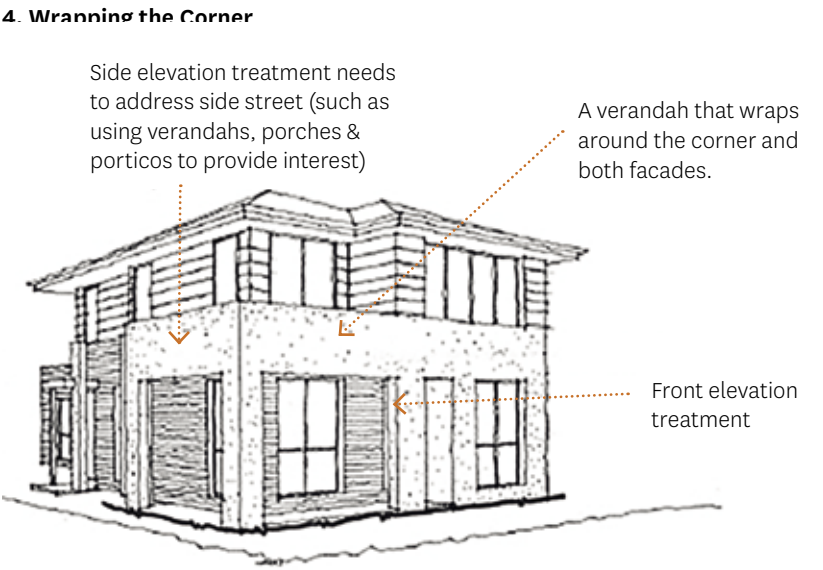
Mix of materials

- The primary material type for the front of the dwelling is to be a masonry material; either face bricks, painted or rendered brickwork or stone.
- The primary material is to be no more than 60% of the front facade (excluding windows, doors, garage doors, and other openings).
- For single storey homes, a minimum of two additional material types must be incorporated into the front facade in at least two colour or tone variations that are complementary to the main facade material.

- For double storey homes, a minimum of three additional material types in at least three different colour or tone variations that are complementary to the main facade material are to be incorporated. At least one of the secondary materials on the first floor is to be a different material to that on the ground floor to provide vertical interest and variation to the facade of the home.
- Additional material types to be incorporated include timber, feature stonework, weatherboard, fibre-cement sheeting, marine grade plywood or other architectural style claddings.

External colour selection

- The colours of the main material on the front facade are to be of natural, earthy and neutral tones. The below colour palette includes the types of colours that are to be considered.



4.0 Corner lots

Objectives

- Corner lots have the potential to greatly detract from the look and feel of Denham Park if not designed appropriately.
- Corner lots should address two street frontages and be attractively designed to provide an articulated facade to each street, whilst ‘turning the corner’ to provide a coherent and continuous corner presence.

Wrapping the corner

Houses on corner lots must have some form of articulation that addresses both streets and that is visible to the public. The articulation should be incorporated on the primary facade and should wrap around the corner to also be incorporated on the secondary facade. Examples of these could be as follows;

- A verandah, portico or pergola of substantial bulk that utilises, and wraps around, both facades;
- Recessing or projecting architectural elements that are substantial enough to articulate the corner;
- Bay windows that address both streets;

Refer to illustration 4

Materials

- Materials used on the front facade of the home must be incorporated into the secondary street facade and wrap around the corner to help the home address both street frontages.

Secondary street treatment

- Blank walls are not permitted on the secondary street, and the secondary street wall must also be articulated. Windows should be incorporated on the secondary facade, and they should be of similar material, profile, finish and colour as those used on the primary facade.
- On the side wall that faces the secondary street no straight section of the wall should be longer than 9m or shorter than 2.5m. A step of at least 900mm should be incorporated to break up these sections and to provide interest to the facade along the secondary street.

5.0 Garages

Objectives

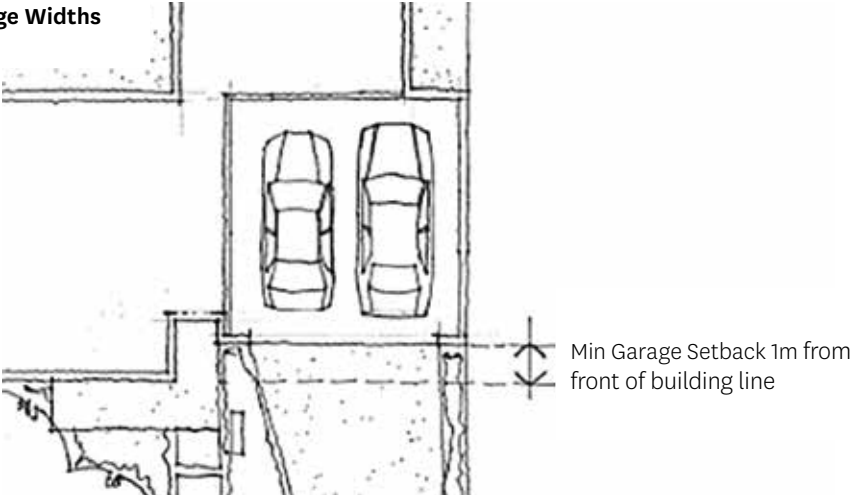
- To ensure that the garage is not the dominant feature of the home and that it does not take away from the main facade.

Garage widths

- Garages are to be set back a minimum of 1m from the main building line of the house. They must not exceed the below widths, to ensure that they minimise scale and that they are not a dominant feature of the home.
- A Single garage must not be more than 3m wide externally, and a Double garage must be no more than 6.5m wide externally.
- Triple garages are not permitted.
- Car ports are not permitted.

Refer to illustration 5

5. Garage Widths



6.0 Driveways and crossovers

Objectives

- To ensure that driveways are designed to fit within the streetscape and complement the home, while complying with Council standards.

Driveway colour and material

- Driveways must be constructed from the garage to the road kerb prior to the home being occupied.
- Between the kerb and the property boundary the driveway is to be of a consistent width (tapered or splayed crossovers are not permitted).
- Single garage crossovers are to be a maximum width of 3m and double vehicle crossovers a maximum width of 5m.
- Driveways are to be offset at least 500mm from any drainage or planting structures in the kerb, gutter or street, or the nearest boundary fence. Shrubs and/or other plants are to be provided to screen the gap in between the driveway and the nearest boundary fence to soften the driveway.
- Driveways are to be constructed of a single-colour concrete or paver. The colour of the driveway must complement the colours used for the home, and must be shown on the dwelling and/or landscape drawings. Stencilled driveways are permitted but must be in a pavers pattern and in one colour only.
- Driveway crossovers (between the kerb and the property boundary) are to be constructed using the material, colour and grades specified in Campbelltown City Council’s invert and crossover details, available from Council.

7.0 Landscaping

Objectives

- Landscaping in Denham Park will be essential for ensuring that homes look attractive.
- Landscaping is an effective way to complement your home design, so that it is appealing from the streetscape.

Front landscaping

Front landscaping must be incorporated into the overall design of the dwelling.

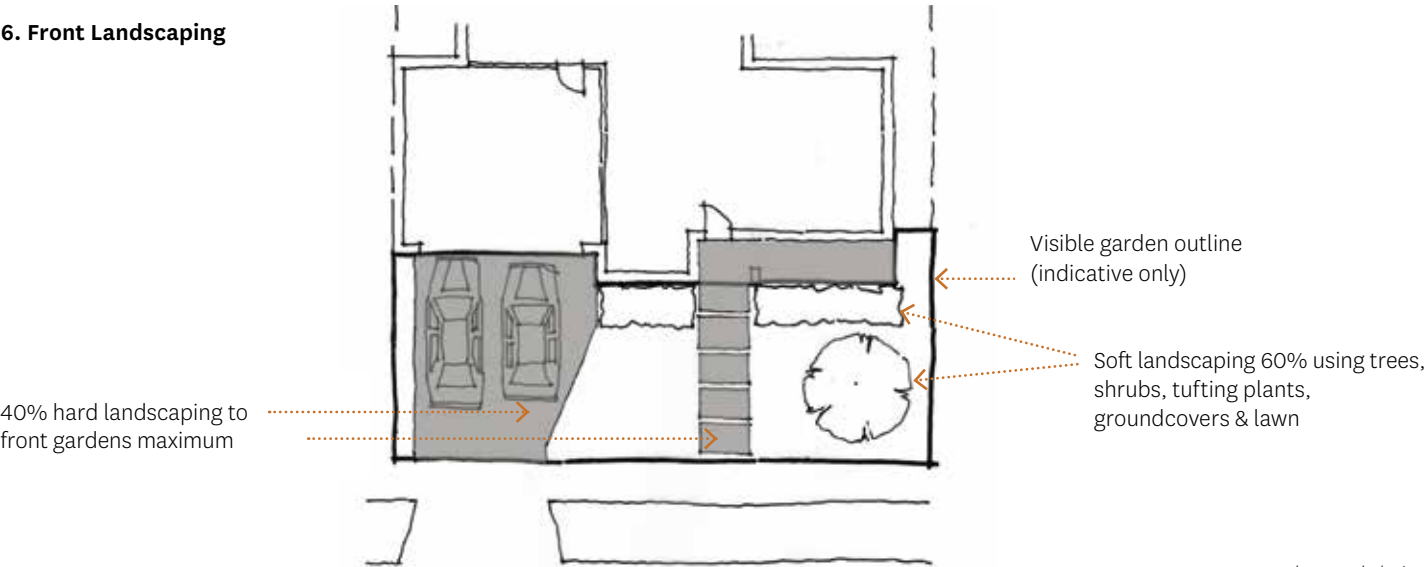
Where:

- the lot is 8.5m to 10m wide, a ratio of approximately 50% hard landscaping (paved/concrete) and 50% soft landscaping with garden beds, shrubs, ground covers, pebbles or lawn, is to be provided.
- the lot is greater than 10m wide, a ratio of approximately 40% max hard landscaping (paved/concrete) and 60% soft landscaping with garden beds, shrubs, ground covers, pebbles or lawn, is to be provided.

- A tree/s is to be planted within the front setback of the house to create an appealing streetscape and assist with breaking up the bulk of houses along the street and to complement the green tree streets of Denham Park.
- The following is a minimum for the size and number of trees that are to be planted on your block. On lots between:
 - 8.5m - less than 12.5m, a tree with a min.45L pot size.
 - 12.5m – less than 15m, a tree with a min. 75L-100L pot size.
 - +15m, two trees with a min. 75L-100L pot size.
- A defined footpath is to be provided as a walkway from the front boundary to the entrance of the home.

Refer to illustration 6

6. Front Landscaping





8.0 Fencing and retaining walls

Objectives

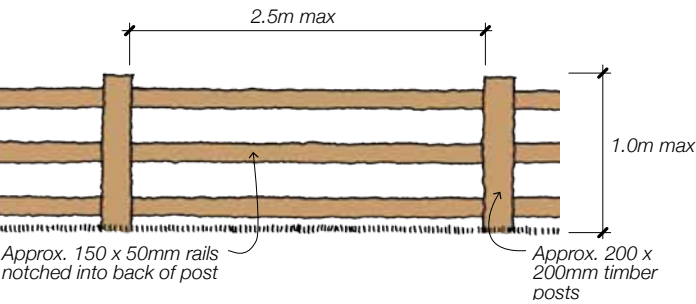
- To allow for the provision of privacy.
- To contribute positively to the visual quality of the streets of Denham Park.
- To ensure that retaining walls are in keeping with the proposed architectural style of your home and the surrounding landscape character.

Front fencing
(Main Boulevard lots)

- On lots that front the Main Boulevard, timber post and rail fencing is to be installed to reflect the semi-rural location of Denham Park and Denham Court, and the importance of the Main Boulevard as a feature of the community.

Refer to illustration 7

7. Front Boulevard Fencing



Front fencing

- 1m high brick or masonry piers (no base) approx. 350 x 350mm (larger for mailbox) in a complementary colour to the main facade of the home, with:
 - timber (or timber look-a-like) paling infills with minimum 75mm spacing in between; or
 - hedge planting in front of the fence in between the piers. The following are optional; wire bracing, rail set to the back of the pier and galvanised wire mesh.

Refer to illustration 8

Side and rear fencing

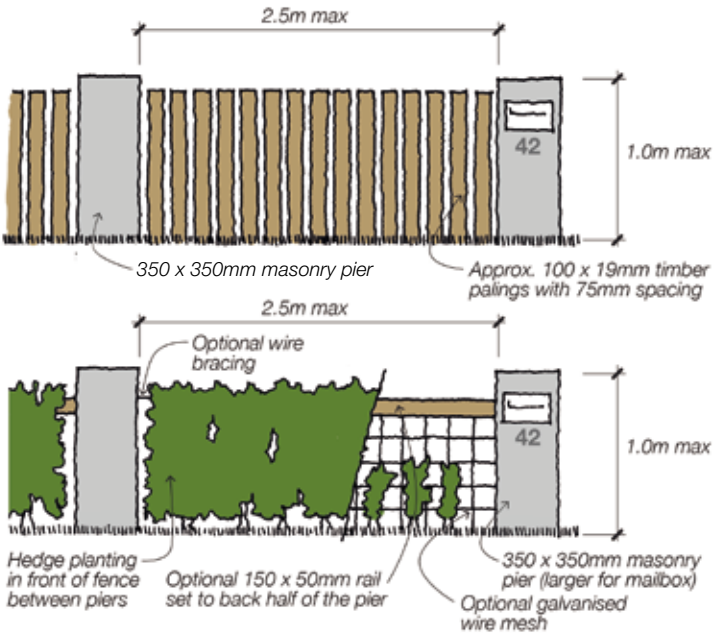
- 1.8m high in COLORBOND Grey Ridge, setback at least 1m behind the front building line.
- Side return gate is to be setback 1m from the front building wall.

Corner lot side fencing
(secondary street frontage)

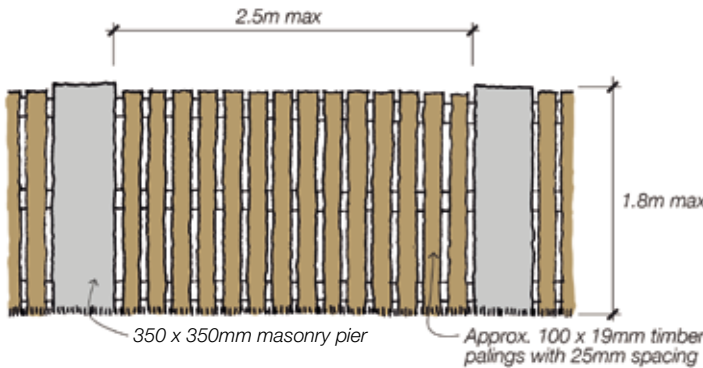
- Secondary street fencing is to be 1.8m high masonry piers (no base) that are complementary to the main facade of the home, with timber (or timber look-a-like) paling infills.
- A 150mm wide planting strip is to be planted to the front of the fence.
- Setback 5-6m from the front boundary line.

Refer to illustration 9

8. Front Fencing



9. Secondary street/side Fencing



9.0 Advisory notes

Screening

Objectives

- To ensure that Denham Park remains a tidy and attractive village within the Willowdale community.
- To minimise the visual impact from the street of unattractive building features.

Requirements

- Ground-mounted equipment must be screened from public view and must not be visible from any street or public reserve. This includes, but is not limited to: heating and cooling units, rubbish disposal containers, swimming pools, boats, caravans, rainwater tanks and clothes hoists.
- Non-ground mounted equipment must be located to minimise its visual impact on the street. They generally should not be visible from the street or any public reserve. This includes, but is not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air-conditioning units, heating units, spa pumps, outbuildings, etc.

Outbuildings

Objectives

- To reduce the visual impact that outbuildings can have on both the streetscape and neighbours.
- To minimise their visual impact, sheds and outbuildings should not be visible from streets or any public reserve.

Requirements

- The appearance of any outbuildings should be carefully designed:
 - if less than 10sqm they must be clad in an approved finish to complement the house;
 - if greater than 10sqm must be constructed so that the external appearance matches the main house in colours, materials and style.

Letterboxes

Objectives

- To ensure letterboxes complement the look and style of your home.

Requirements

- Must be constructed out of rendered or masonry materials in a colour or tone that complements the colour of the driveway and/or house.
- The street number on the letterbox should be large enough to be visible from the street and complement the overall design intent of the home.
- A letterbox must be provided to your home prior to occupation.

Design Variation:
Where designs are proposed that vary from these Design Guidelines they will be assessed on their design merit by the Design Review Panel. Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the creation of an aspirational community in Denham Park.

House Design and Landscape Plan:
Stockland will accept and approve separately, home design and landscape plans if required. Owners are reminded that plans are to be endorsed and stamped by Stockland prior to commencement and to ensure eligibility for the return of design and landscaping bonds on completion.