

NSW Design Essentials



Guiding your house design

Stockland's commitment to you is to encourage and showcase quality Urban Design across all communities. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles. Designing your ideal home is one of the biggest advantages of building new and our Design Essentials are put together with you in mind and to assist you in getting the most out of your investment and lifestyle.

APPROVAL PROCESS

Stockland has prepared these Design Essentials to guide house design for its communities.

The Design Essentials should be read in conjunction with the NSW Housing Code and Councils requirements.

You may be able to seek a Complying Development Certificate (CDC) 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, prior to a CDC or Authority approval.

This Package must include:

- Site Plan (1:200);
- Floor plans;
- Elevations;
- Sections (1:100);
- External colours and materials selection;
- Landscape Plan (does not have to be professionally drawn up, you can use the site plan to mark up your proposed landscaping).

Any departures from the Design Essentials will be assessed separately and based on its architectural merits.

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

1. PLAN PREPARATION

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

2. STOCKLAND ENDORSEMENT

Your Home Design Package can only be submitted via Stockland's Builder Portal <http://builderportal.stockland.com.au> which also contains relevant project information under Reference Library. Any queries should be directed to the Design Team via design@stockland.com.au

3. FORMAL APPROVAL VIA...

COMPLYING DEVELOPMENT (CDC)

Owner/Designer/Builder submits an application for a CDC, including Stockland design endorsement letter to either the local council or a private accredited certifier prior to building work commencing.

DEVELOPMENT APPLICATION (DA)

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

1.0 SETBACKS

Setbacks to building lines shall be as per NSW housing code (or Council DCP variations excepted).

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 portico/porch, verandah or deck. The 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 tiles and should be selected from the roof colours palette listed in Annexure A at the back of the guidelines.
- 3.2 Eaves, excluding fascia and gutter, are to be provided to all habitable rooms and must overhang by a minimum of 300mm. Where zero-lot boundaries apply, the non-habitable rooms (i.e. Garages) are exempt from this requirement.

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.

4.0 COLOURS, MATERIALS AND FINISHES

- 4.1 A mix of finishes and complementary colours are to be applied to the front facade (and secondary facade for all corner lots).
- 4.2 Face brick must be single in colour. Red, black, blend or mottled colour bricks will not be endorsed.
- 4.3 Garage door colour is to be complementary to the front facade/ roof colour.

5.0 GARAGE AND ACCESS

- 5.1 The driveway within the lot is to be constructed of single-colour concrete or pavers in a grey or neutral tone and complement the dwelling's colour scheme.

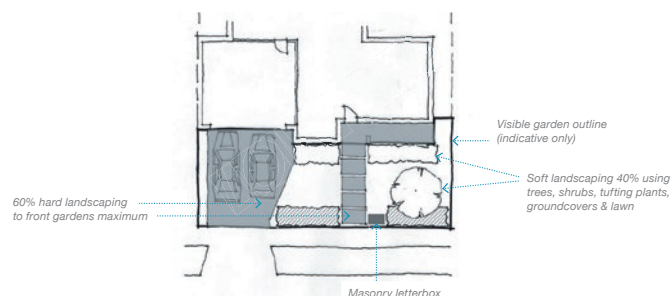
6.0 CORNER LOTS/SECONDARY STREET TREATMENT

- 6.1 Both the primary and secondary street facades (including facades visible from road reserves, public walkways or parks) must be addressed with some form of articulation, including variations in material finishes.

7.0 LANDSCAPING

- 7.1 Areas that are not used a driveway and/or paths in the front setback are to be landscaped with a combination of turf and shrubbery or garden beds.
- 7.2 Each lot is to provide a minimum 400mm deep garden bed. This can either be along or within the front boundary of the lot.
- 7.3 Each lot is to provide a feature tree within the front boundary of the lot. The tree must be a minimum of 1m in height when planted.
- 7.4 Soft landscaping is required to cover 40% of the front setback.

Front Landscaping



Indicative drawing only.

8.0 FENCING AND RETAINING WALL

- 8.1 Retaining walls in the front setback must be constructed of masonry materials in a colour complementary to that of the main walls of the dwelling.
- 8.2 Side and rear boundary fencing must be 1.8m high sheet metal in COLORBOND® steel – Grey Ridge. Side boundary fencing must be setback at least 2m behind the main building line.
- 8.3 Secondary fencing for the corner lots must be 1.8m high COLORBOND steel – Grey Ridge, with a strip of 200mm wide tall grass and/or shrubs planted in front.



- 8.4 Front Fencing (optional): Where front fencing is proposed, it must be 1m high constructed masonry rendered/moroka finished piers with a 300mm low wall with shrub planting behind it or open metal/timber infill.
- 8.5 Letterbox is to be of either masonry, rendered or timber and is to complement the house.

9.0 DUPLEXES

- 9.1 Only one front door can be visible from the street. The second front door must be concealed by screening or placed to the side of the dwelling.
- 9.2 The front elevation cannot be mirrored.

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*	Surfmist
Dune	Shale Grey
Evening Haze	Windspray

NOTE:

All lots in Stages 11 & 16 at Willowdale must be selected from the colours marked with * listed here. This is to comply with Council's DCP controls related to the Ridge Sensitivity Zone.

BRISTLE CONCRETE ROOF TILES(View these colours on the [Bristle](#) website)

Titanium*	Gun Metal*
Tungsten*	Char Grey*
Radium*	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*
Shale	Stonewall
Taupe	Quartz

MONIER(View these colours on the [Monier](#) website)**Concrete tiles**

Barramundi*	Camelot*
Wollemi*	Babylon*
Aniseed*	Caraway*
Salt Spray	Silver Perch

Terracotta tiles

Peak*	Bedrock*
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Here is some handy information about sustainability features that could be incorporated into the design of your new home.

7 STAR NatHERS-RATED HOMES

A 7 Star home can mean lower energy bills, as you require less heating and air-conditioning to make it a more comfortable home year-round.

RAIN TANKS

When plumbed to toilets, laundry and gardens, rain tanks can reduce household water consumption.

4.5 STAR WELS

The more WELS rated stars of particular fittings and appliances, the more efficient its water usage. The highest WELS rating for a toilet is 5 stars and the most water efficient shower is only 3 stars. WELS rated appliances in your home will reduce potable water use dramatically.

ENERGY RATINGS

A 10 Star energy rating label is the most efficient energy appliance you can buy. The highest rating television available is 8 stars and the fridge that uses the least energy is 4.5 stars.

ASPECT

North-facing windows act like a large radiant heater, gathering winter's sun and keeping the home warm. A north-eastern aspect to living areas also helps to bring cool summer breezes.

PEAK SMART AIR-CONDITIONING

Peak smart air-conditioners help to lower energy demand in those peak summer evenings, without compromising your air-conditioned comfort.

OFF-PEAK WIRING

Running your energy-hungry appliances on dedicated circuits during off-peak hours saves energy and your hip pocket.

CROSS FLOW VENTILATION

A home designed with cross flow ventilation will help keep you cool in summer and will help reduce any unwanted odours lingering in your home.

LOW VOC PAINT

Many paints produce pollutant gas once they are on the walls and ceilings. This can impact everyone within the home but particularly those with respiratory challenges. Opt for low VOC paints where possible.

LED LIGHTING

Traditional incandescent lights turn 95% of their energy into heat. LEDs do the opposite. The low heat, high light nature of LEDs means they will last for up to 50,000 hours.

RAKED CEILINGS

High ceilings provide a greater volume of air in the room, allowing the hot summer air to sit higher in the room and provide a path to escape.

INSULATION BATTS TO WALLS AND CEILINGS

Quality insulation in your home is perhaps the most important way to reduce your energy usage. Continuous insulation across walls and ceilings will maintain a good quality of comfort in the home.

ENERGY USE MONITORS

To solve a problem first you must understand it. Energy usage monitors give ongoing use patterns and allow you to modify behaviour in real time.

SOLAR BOOSTED HOT WATER

Water heating can be a major energy user in family homes. Using solar generated power will reduce ongoing costs and help you achieve a carbon neutral home.

ZONED AIR-CONDITIONING

By zoning your cooling and heating demand you only condition the areas you are using. Control your air-conditioning and heating demand by thinking about exactly where you need it.

BATTERY STORAGE WITH PV SOLAR

Battery storage offers a continuous energy supply when the network is down. Storing on site can provide up to three days of controlled energy to the home when it's needed.

GREEN WALLS

Protecting the walls from the extreme summer heat by considering the location of vegetation planting can have a major benefit to the internal temperatures. Additional green walls clean the air and lower the temperature and the microclimate around them.

Source: Eco Lateral 2017

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 or www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts

DISCLAIMER OF LIABILITY: It should be noted that meeting the controls described in this NSW 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 Guidelines, the variation will neither set 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 October 2017.