



WILLOWDALE

Precinct 11 & 16 Design Supplement

The 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.

Design Essentials Checklist

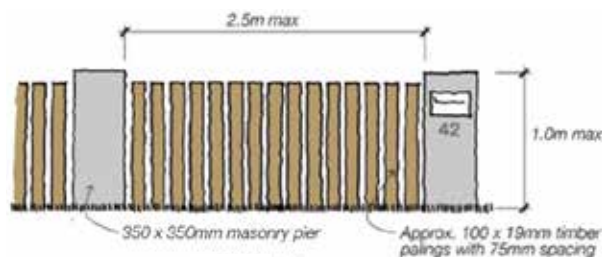
This supplement is to be used in conjunction with the NSW Design Essentials Document.

10.0 DOUBLE STOREY RESTRICTION

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

11.0 FRONT FENCING

11.1 Stockland will be installing front fencing on lots that front the boulevard (Lots 4115-4170 incl.). For other lots front fencing is optional. Where front fencing is to be provided, it must be 1m high constructed masonry piers with a 300mm low wall with shrub planting behind it or open metal/timber infill.



12.0 ROOF ATTACHMENTS

12.1 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.

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 November 2017. W.DE.