

# Design Essentials





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# Guiding your home design

These Design Essentials set out the minimum requirements for new homes and their front yard landscapes in Calderwood Valley.

They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Stockland prior to obtaining your Building Approval.

Some lots in Calderwood Valley have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with Special Requirements are defined on the Building Envelope Plans. These lots require both these Design Essentials and the Special Requirements to be met.

Additional information is included in your Contract of Sale covering the number of dwellings permitted on your lot; plan approval and building times; the period Calderwood Valley Design Essentials apply; site maintenance requirements prior to building; and Stockland supplied fencing where applicable.

Stockland encourages diverse and innovative design at Calderwood Valley. Any application that is not in accordance with the Design Essentials but exhibits positive community and design outcomes and satisfies the relevant authoritative controls, may be granted approval.

Some potential ideas to discuss with your builder for those who may wish to go beyond the norm and showcase more innovative forms of housing:

- Green Star Homes – Green Building Council of Australia
- Gold/Platinum Livable Housing Design
- Passive House (Passivhaus) certification
- Modular Home



If you have any questions regarding the requirements in the Design Essentials, email [design@stockland.com.au](mailto:design@stockland.com.au) to see how we can help.

## Statutory requirements

It is ultimately up to the Architect/Designer/Engineer and the Registered Building Surveyor/Energy Consultant to ensure that the home design complies with all of the statutory requirements related to the construction of the home.

## Fibre optic connection

At Calderwood Valley, fibre optic cable will be installed into your street, ready for your builder to connect to the home, to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections.

Please note that where additional dwellings on a lot are permissible and require separate billing, an additional service will be required.

These requirements are available from the Stockland Sales & Information Centre. For more information visit [www.opticomm.net.au](http://www.opticomm.net.au) or contact 1300 137 800.

## Developer's responsibility

Whilst Stockland will endeavour to ensure compliance with these Design Essentials wherever possible, Stockland will not be responsible or liable to any person for any loss, damage or injury arising whether directly or indirectly from any non-compliance with the Design Essentials.

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# Calderwood Valley

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## Stockland's commitment

### **Stockland's commitment and objectives**

Stockland's commitment to you is to encourage and showcase quality urban design throughout Calderwood Valley. 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.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment
- Promote environmentally responsive development.
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing.



# Design approval process

## Submission requirements

In order to build, you must apply and have an application package approved by Stockland's Design Services team. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local government or a private building certifier before construction can commence.

## The process

Stockland will endeavour to assess proposals in the shortest possible time, generally within 10 business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. The progress of the home will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Design Services team, or any other queries, should be directed to [design@stockland.com.au](mailto:design@stockland.com.au).



### 1. Design your home

While designing or selecting your home, work through the Calderwood Valley Design Essentials with your selected builder or architect.



### 2. Design submission

Complete the Design Approval Form and Checklist on pages 25–27 of this document and submit it with your plans through [www.portal.beveridgewilliams.com.au](http://www.portal.beveridgewilliams.com.au).

You must obtain your Design Approval no later than 12 months after the settlement of your land.



### 3. Design approval

Stockland will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with the Design Essentials and any other applicable special requirement, approval should take no more than two weeks.



### 4. Building application

Provide a stamped copy of your Stockland Design Approval as part of your Building Approval Application to your Building Certifier and local authorities.



### 5. Time to build

Prior to and during construction your block should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 12 months and be completed within 24 months of the settlement date of your land.



### 6. Moving into your new home

Once you have completed your home and driveway and have obtained a Final Building Approval you can move in.

Your front garden must be landscaped including turf to verges and well maintained in accordance with your design approval within 3 months of moving in.



The Design  
Essentials



# 1. Siting and servicing your home

## 1.1 Setback plans

Building Envelope Plans are created for each lot in Calderwood Valley. Your Building Envelope Plan shows the minimum setbacks from each boundary of your block. When you lodge for Building Approval, the approving authority must ensure your home complies with the Building Envelope Plan, so be aware of them as you design or select the home for your lot. Contact Stockland should you require any further information regarding setbacks.

## 1.2 Building on the boundary

If your Building Envelope Plan shows you are able to build on the boundary, please ensure your designer/builder checks the relevant planning controls to determine the maximum length you can build on the boundary.

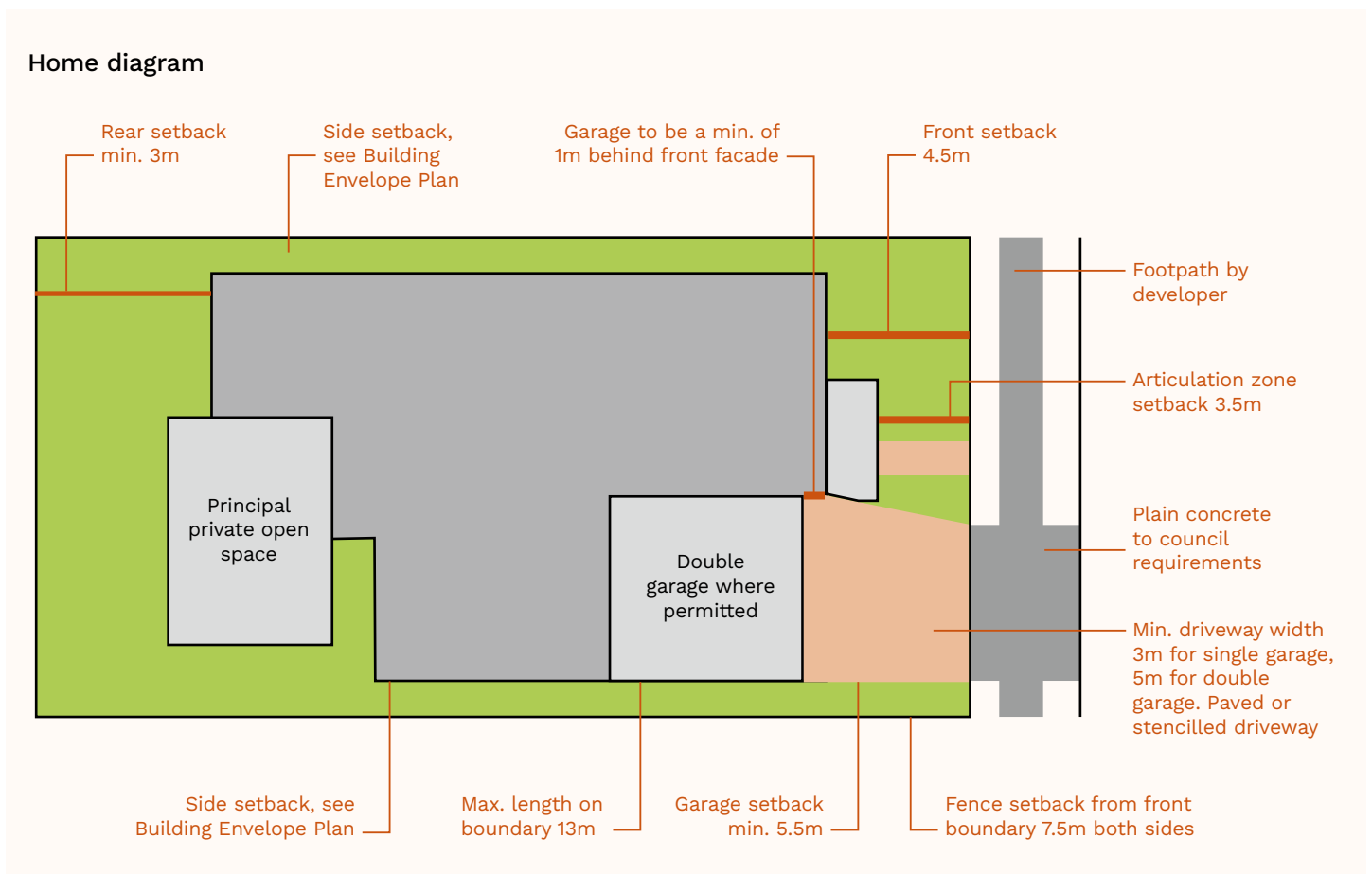
You can only build a single storey component of your home on the boundary. We allow a setback of between 50mm and 200mm to allow for roof drainage and to ensure no part of your home overhangs your neighbour's property. Any second storey construction must be setback a minimum of 900mm from the boundary.

A maintenance easement of 900mm is created on the adjacent property to ensure you have the ability to maintain the portion of your home built on the boundary should it be required. Please refer to the 88b document in your Contract of Sale which sets out the terms and restrictions when building on the boundary and your rights and obligations regarding access to the maintenance easement.

A Drop Edge Beam is required for all construction when you are building on the boundary. This must extend 650mm below natural ground level to allow for the maximum cut/fill of 500mm in the adjacent property as per the terms of the 88b document in your Contract of Sale.

If you choose not to use the build to boundary option, you must setback your home 900mm minimum from the side boundary.

Contact Stockland should you require any further information regarding building on the boundary.



## 2. The style of your home

### 2.1 Single and double storey homes

All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum garage setback is 1m behind the front wall.

Other elements to consider include:

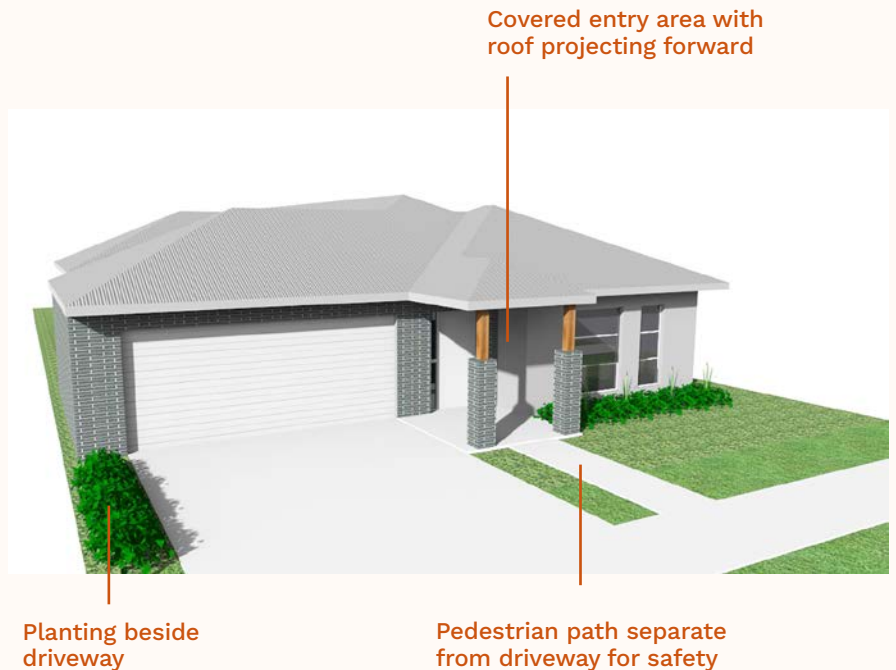
- Windows facing the street work best when they complement the house style and make up at least 20% of the front facade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of any views over open space.

### 2.2 Entry

Good home design is welcoming to residents and visitors.

The approach to your front door must be prominent and visible to the street, covered by a porch/verandah or portico with a roof that extends forward of the house roof.

#### Typical approach to entry



#### Typical side entry







## 2.3 Corners and park frontages

Homes on street corners or adjacent to parks and public open space must address all street and park frontages.

- For the house elevation facing a secondary street, the first 4m of the side of the house must feature articulation which includes a broken roofline and walls, continuation of the front facade's main materials, detailing and windows.
- We encourage homes on park frontages to address the park frontage by providing verandahs, decks and patios that face the park.

## 2.4 Subdivision of lots

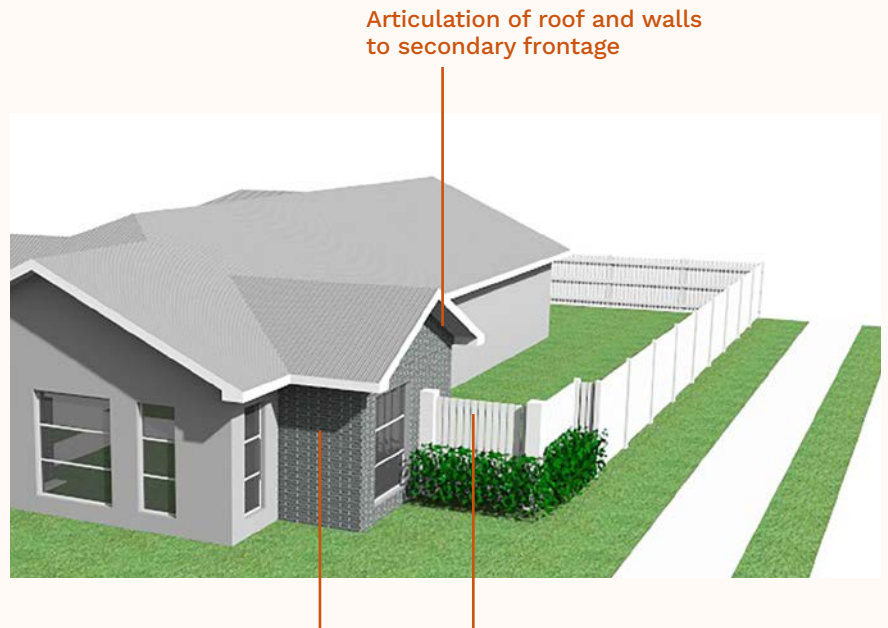
- No lots are to be subdivided except where permitted on specific allotments as indicated on the Building Envelope Plan (BEP).
- The developer will provide one connection point for water, sewer, electricity and telecommunications to each property only.

## 2.5 Roof pitch and form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

- For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 22 degrees. The pitch of a skillion roof is to be between 7 and 15 degrees. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.

### Home on corner lot

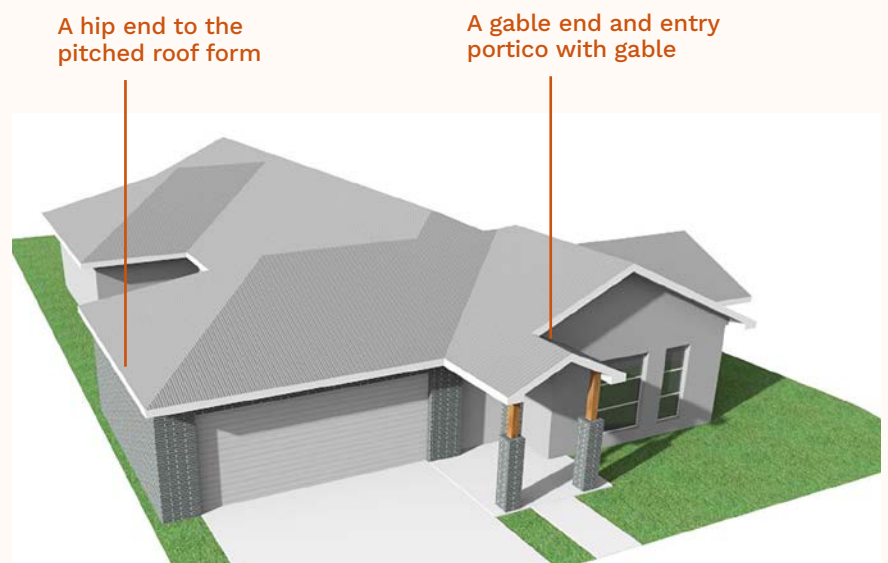


Articulation of roof and walls to secondary frontage

Primary frontage treatments continued 4m around corner

Side fencing setback 4m behind front wall

### Hip and gable approach



A hip end to the pitched roof form

A gable end and entry portico with gable

## 2. The style of your home – continued

### 2.6 Eaves

Eaves enhance the look of your home, boost energy performance and have a positive impact on the quality of the streetscape. Eaves must be provided to all facades of your home.

- Your home must incorporate 450mm minimum width eaves excluding fascia and gutter. Eaves 300mm wide excluding fascia and gutter are permitted only where a single storey home is proposed on a lot that is 12.5m wide or less.
- Eaves are required to extend forward over garage doors.
- Eaves are not required to sections of facade finished to a boundary or parapet.
- Mixed width eaves are not permissible on the same floor level.

#### Skillion roof form

Counterpointed skillions to give the home a sense of balance

Skillion over the entry area



#### Eaves on the primary frontage of a home

Eaves above the garage and front wall

Entry area roof extended beyond the eave





# 3. How your home addresses the street

## 3.1 Letterboxes

- Letterboxes are to be of solid construction and must complement your home. Letterboxes on metal posts are not permitted.
- If you choose to install a front fence, letterboxes must be integrated into the fence design.

## 3.2 Building materials

- Your front facade must include at least two different wall materials or finishes that draws attention to your home's entry and reduces the visual impact of the garage door.
- The minimum size of each of the materials must be at least 2sqm in area.
- Unfinished materials including block work, highly reflective or unpainted plain materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

**Two materials to the front of the home**



**A covered verandah with a facade with only one material**



## 3. How your home addresses the street – continued

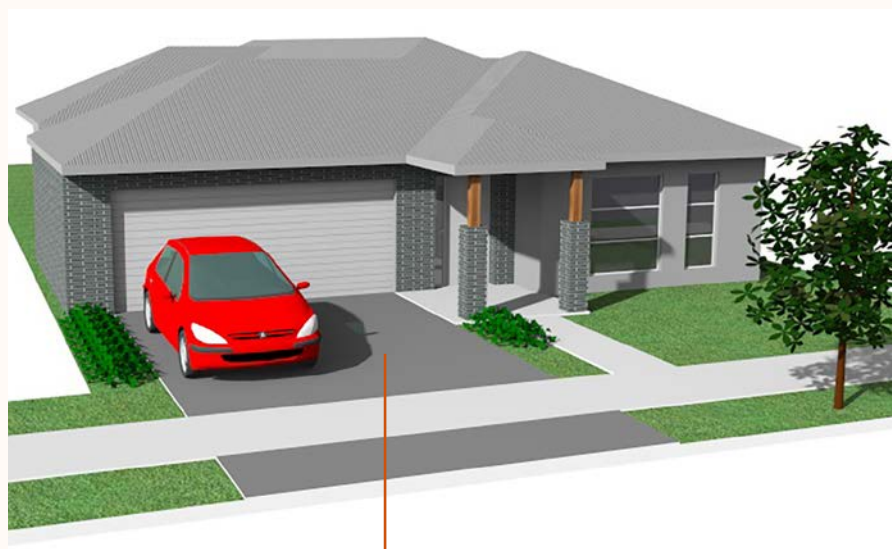
### 3.3 Garages and driveways

- Driveways and the garage must be installed in the location nominated on your Building Envelope Plan.
- Driveways and paved areas within your property cannot exceed a distance of 300mm wider than your garage door.
- Driveways cannot exceed 3m for a single garage or 5m for a double garage. Driveways must be offset at least 300mm from your side boundary.
- Your driveway must be complete before you occupy your home.
- To slow the movement of stormwater, driveway materials should be permeable pavers, pervious concrete or porous. It is noted that plain concrete, driveway tracks, turfed or loose pebble/gravel driveways are not permitted.
- The driveway located between the property boundary and the street kerb (verge) must be constructed from plain concrete only. This is a Council requirement.
- Stockland installed footpaths (if applicable) must remain in place and left in plain concrete.
- Panel lift or panel glide garage doors are required to the main frontage. Roller doors are not permitted.
- Garage doors on the primary frontage should be no wider than 50% of the width of the building frontage.
- Triple garage configurations are not permitted unless the lot is 1500m<sup>2</sup> or larger.

### 3.4 Garage doors

- Garage doors must be selected from the range of Colorbond colours on page 15 or comprise a timber-look finish.

#### Double garage driveway



Driveway across verge cannot exceed 5m

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.



### 3.5 Colours

In keeping with the bushland setting of Calderwood Valley, Stockland encourages a neutral colour palette including the use of materials derived from natural components such as brick, timber and stone cladding, and recycled materials for landscaping, such as recycled brick and stone.

- All homes at Calderwood Valley must provide details of the selected colour scheme at the time of application to ensure compliance with the criteria outlined below. Any significant variation to these colours will need to be justified on architectural merit and approval will be at the discretion of Stockland.
- All homes that sit above the Australian Height Datum (AHD) of RL50 must use a colour palette sympathetic to the surrounding bushland. Black and dark colours are not permissible.

### 3.6 Roof coverings

- Metal roofs must have a Solar Absorptance (SA) rating of no more than 0.60 and tiled roofs must have a SA rating of no more than 0.80, as classified by the Building Code of Australia. The pictured selection provides an overview of the different SA ratings for reference purposes. Product-specific ratings are readily available from the suppliers' website.
- Metal and tiled roofs must be selected from the range of sample colours pictured. Black tiles or metal roofs are not permissible.
- Black, red, blue or green roofs are not permitted.

Selecting a light or medium colour will also reduce the amount of incoming solar radiation and may help you save energy costs on additional heating and cooling of your home.

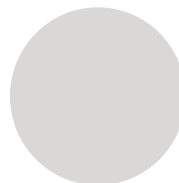
#### Two materials to the front of the house



#### Colorbond®



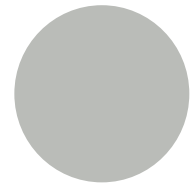
Dover White™



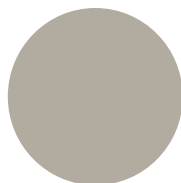
Southerly®



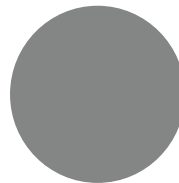
Surfmist®



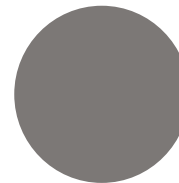
Shale Grey™



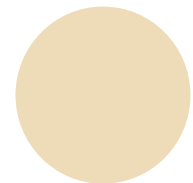
Dune®



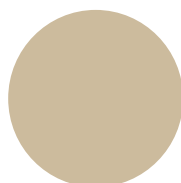
Windspray®



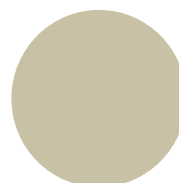
Wallaby®



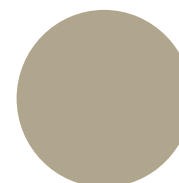
Classic Cream™



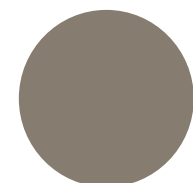
Paperbark®



Evening Haze®



Cove®



Gully®

## 4. Front garden landscape

### 4.1 Front landscaping

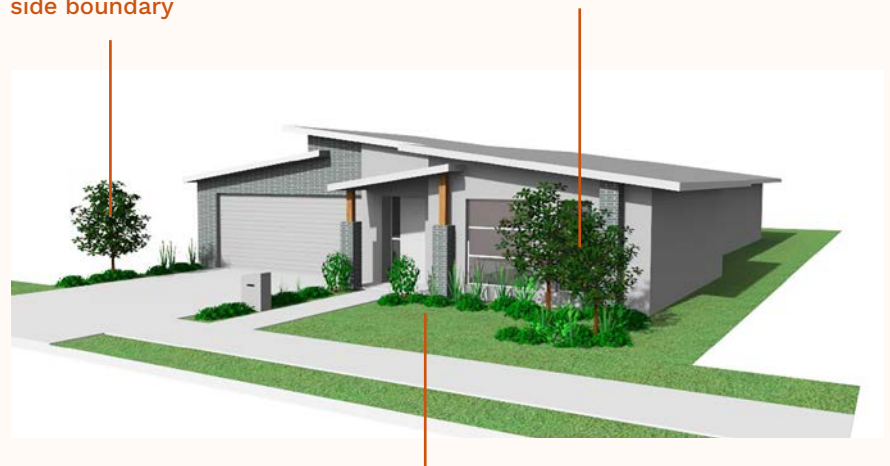
Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard, including the Council owned verge, must be landscaped within 6 months of moving into your home. Note: In some instances you may be required to complete the landscaping to your front yard to obtain an Occupation Certificate.
- A separate front path must be provided from the front boundary to your entry to ensure that all pedestrians can enter your home safely and not via the driveway.
- A minimum of 50% of your front yard must be landscaped with grass and garden beds (and cannot be all concrete and hardstand). A significant portion of this area must include gardens with trees or shrubs capable of growing to 3m tall and are at least 600mm high when planted.
- Trees that have been retained within your property and on the street verge cannot be removed unless approved by Stockland and Council.
- On corner lots, planting including trees and shrubs must be provided to both street frontages.
- A minimum of 2 medium trees must be provide to the front and 2 to the rear garden. Trees are to be a minimum of 1m when planted and capable of growing to between 4m and 6m. This requirement is in addition to any street trees planted by Stockland.
- A planting strip is required between the driveway and the side boundary. Consider, this location for the inclusion of a raingarden to filter the stormwater runoff from the driveway.
- A planting strip is required between the driveway and separate front path.
- Artificial grass is not permitted in the front yard or where visible from the street.

Typical front yard showing 50% softscape

Landscaping with plants to the strip between the driveway and side boundary

2 trees and shrubs capable of growing to 6 metres



At least 50% grass and gardens with significant plantings

Typical landscape to secondary frontage



Front yard landscape continues around corner

Additional trees and shrubs to secondary frontage

### Other elements to consider in your landscape include:

Select plants that are suitable for your lifestyle, the local climate and your lot. Advice on plant selection can be found in the Landscape Design Guide, available from the Calderwood Valley Sales & Information Centre.



# 5. Fencing and boundaries

## 5.1 Fencing

Generally it is preferred that your landscape flows from the street to the front of your home, however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Council requirements and Stockland approval.

### Front fencing where desired forward of your home is required to be:

- A maximum height of 1.2m when including retaining.
- The minimum acceptable front fencing specification is 100mm x 100mm metal posts with flat bar metal palisade infill. The infill must be at least 50% transparent.

Acceptable materials also include painted or stained timber with expressed posts and panels that are either paling, metal flat bar or pool fence panels up to 1.2m high. Heritage reproduction styles (pickets) are not permissible.

### Fencing fronting a secondary frontage or public open space is required to be:

- Maximum height 1.8m including retaining.

- The corner lot fencing specification is 100mm x 100mm square hollow section (SHS) Colorbond posts, with either vertical or horizontal slats in either H4, treated, dressed and painted pine, mod wood or metal in a colour to complement your home. Slats are to be spaced at between 5mm and 10mm. All posts and rails are to be installed internally to face the lot, leaving a smooth finish to the external face of the fencing. This style must return to the dwelling.
- Corner lot fencing must finish a minimum of 4m behind the front wall of your home.
- The side and rear boundary style of fencing is not permitted in this location.

### Internal boundary fencing:

- Maximum 1.8m high in Lysaght 'Smartascreen' or equivalent profile in Woodland Grey® Colorbond colour. Always consult your neighbour prior to installation.
- Fencing not visible from the street should match the standard fence as specified above.

- This fence must finish 7.5m from the front boundary of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must drop at the front building line of the home to the front fence height.

### Build to boundary fencing:

- Where you have the ability to build on the boundary, any side fencing must terminate at the rear of the construction proposed on the boundary. The fencing must not be installed in front of any portion of the home built on the boundary to allow access for maintenance.

### Fencing by Stockland:

- Where indicated on the Building Envelope Plan, Stockland will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Stockland.

Fencing that is well designed has a positive impact on your home and street.

## 5. Fencing and boundaries – continued

### 5.2 Retaining walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are natural stone, coloured concrete sleepers and rendered or feature block walls.

Treated pine sleepers are not permissible.

- Retaining walls visible along street or public open space frontages cannot exceed 500mm in height.
- A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls must not unduly affect the natural light and ventilation to adjoining lots.
- In some instances Stockland has undertaken fencing and retaining to improve the buildability of your lot and allow you to comply with these Design Essentials. These fences and walls cannot be modified without approval from Stockland.

**Retaining walls forward of the house must be stepped where they exceed 1m high on front boundaries**



**Site retaining walls above 600mm should be fenced for safety**







## 6. External elements

### 6.1 Rainwater tanks

To reduce stormwater runoff from sites, all homes must install a rainwater tank. The tank is to be a minimum of 4KL in size. The tank should be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish. They must not be located within the articulation zone on corner lots.

- Carefully calculate the size of tank you will need, based on your predicted water use, roof area, and available space for a tank [See the Tankulator and Sydney Water].
- Many designs of tanks are now available to take advantage of smaller areas, including slimline, underground and bladder tanks.

Harvesting rainwater for use in your household can reduce your water bills so note the best water savings are achieved by using rainwater indoors, for example to supply toilets and washing machines, in addition to garden watering.

### 6.2 Ancillary elements and structures

- Rubbish bins shall be stored where they are not visible from the street or a permanent built screening structure or enclosure is to be provided.
- Solar panels and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.
- Meter boxes, A/C units, rainwater tanks, satellite dishes, clotheslines and other services should be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish. They must not be located within the articulation zone on corner lots.
- Sheds or storage of boats, caravans or similar should not be visible from the street or public open space.
- Any shed over 12m<sup>2</sup> in size requires Stockland and Council approval. The shed must be in a colour to match the side and rear boundary fencing - Colorbond 'Woodland Grey'® and must be setback a minimum of 900mm from any boundary and must not be visible from the street.

## 7. Bushfire

All development must comply with the NSW Rural Fire Services Planning for Bush Fire Protection Guidelines, Regulation 2008, and 'Planning for Bushfire Protection 2006' (RFS 2019) herein referred to as PBP.

Refer to [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au).

Stockland Communities are committed to providing a quality and safe community. A significant element is to ensure that all residential homes are designed and built to minimum bushfire prone standards for safety and durability.

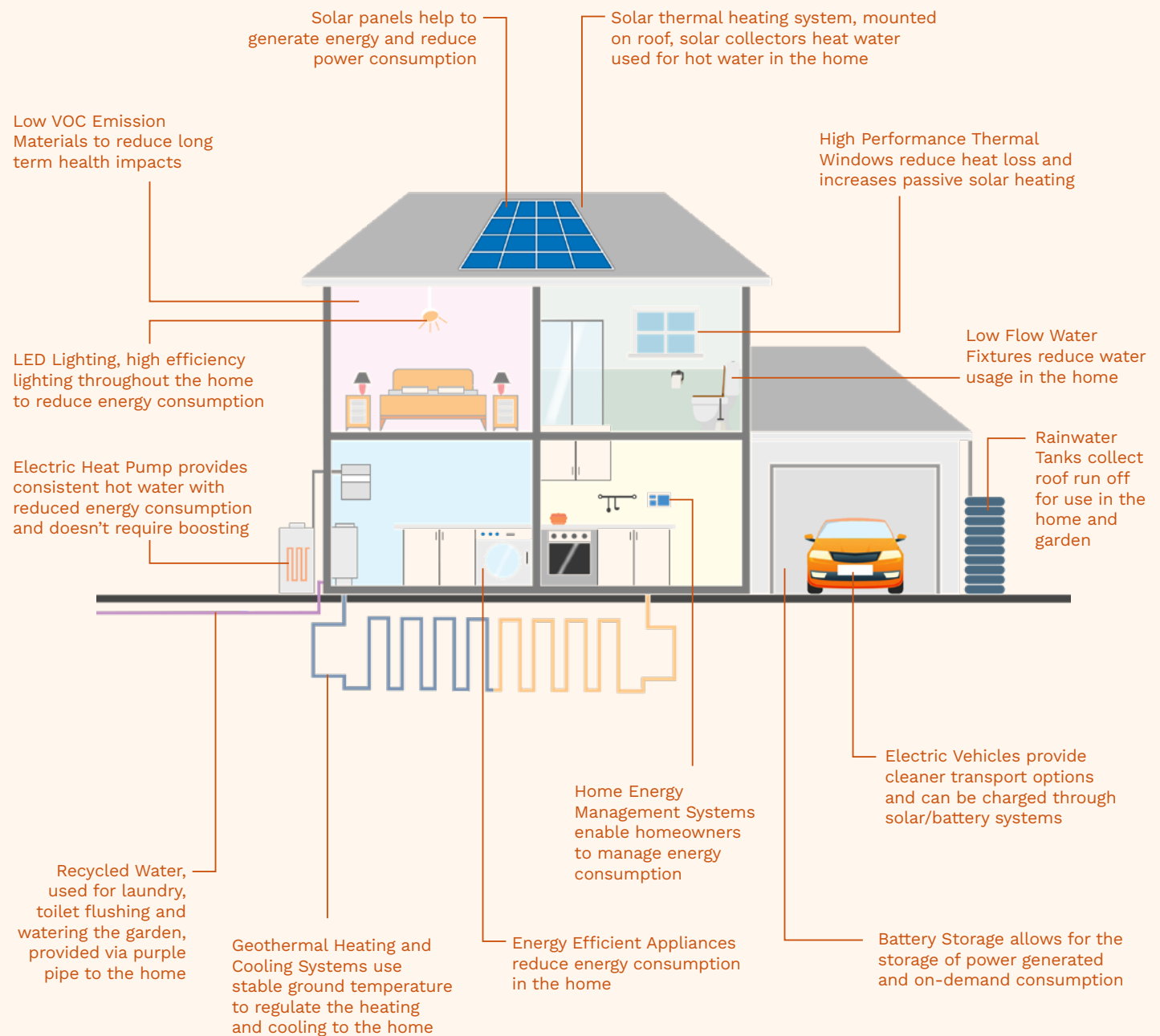
Check your Building Envelope Plan and authority requirements for land identified as bushfire prone land. The Building Envelope Plan will nominate the extent of the Asset Protection Zone (APZ) and Bushfire Attack Levels (BALs) required to be met for any new homes in these locations. You must apply these construction standards when designing your home.

## 8. Safety

- Dwellings must be designed to overlook streets and other public communal areas to provide casual surveillance.
- For residential dwellings, roller shutters are not to be used on doors and windows facing the street. Security screens must be designed to complement the architecture of the building.
- Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.

## 9. Environmental sustainability

This section outlines the elements for your home that can assist to reduce energy and water usage in your home. Including these features during initial design is easier and more cost effective than retrofitting later. Talk to your builder about including these money-saving ideas in your home.





## Five smart reasons to install solar power in your home:

1. Lower your power bill
2. Generate your own electricity
3. Control and manage your electricity costs
4. Feel good about helping the environment
5. Enjoy preferential rates and flexible payment.



## 9. Environmental sustainability – continued

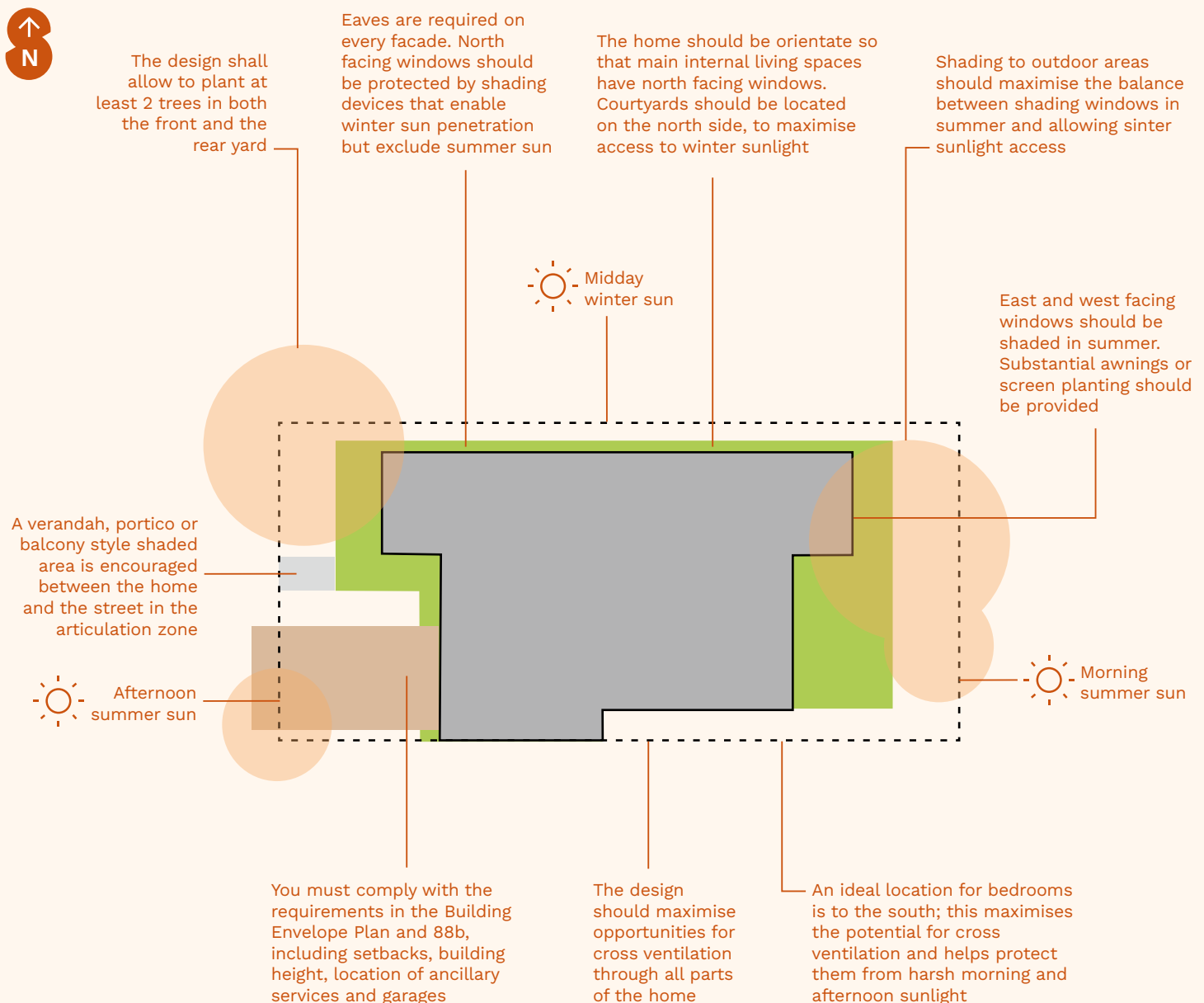
### 9.1 Orientation of your home

Good design considers passive solar design principles that respond to climate conditions to suit the orientation of your lot. The placement of your home on your block can impact the climate and temperature range in your home.

In winter, the midday sun is positioned low on the horizon and can provide a natural source of heat, provided it can enter through north-facing windows. In summer, the sun is positioned low on the horizon during the morning and afternoon, adding unwanted heat to your home, if permitted to penetrate east and west-facing windows.

Consideration should also be given to natural ventilation to improve air quality and thermal comfort within your home in the summer. During that time hot winds generally blow from the east until lunchtime, with cooler south-westerly winds occurring from mid-afternoon onwards. South facing windows are well suited for natural ventilation during the afternoon to relieve your home of hot air and create internal air movement that improves the comfort of your home.

A combination of passive solar heating and passive cooling is desirable and can reduce your energy consumption by up to 40%.





## 9.2 Solar panels (photovoltaic systems)

Installing a solar power system gives you the ability to capture the energy from the sun to power your home in real-time. Any excess energy is sent to the grid and depending on your tariff, may create a credit on your energy bill. Battery systems can also be added to store excess electricity for use in the evening, when grid prices are highest.

These systems are more affordable than ever to install, with government rebates available in some instances through the Solar Homes Program.

If considering a solar option ensure that your roof design and area allows for the installation of solar panels, especially if you are planning on installing solar PV and/or a solar hot water system. Solar PV and hot water systems need to be located on unshaded roof space, ideally facing north (between north-west to northeast will be sufficient, although less efficient).

Additionally, the inclusion of batteries and smart management systems can be added to enhance the value of larger systems, charge electric vehicles and store excess electricity generated.

We recommend discussing optimal PV systems and sizing with your builder or solar supplier to ensure you are installing the appropriate system for your needs.

## 9.3 Hot water

- Install either a heat pump water heater or solar hot water.
- Heat pump water heaters are up to four times as efficient as gas water heaters.
- Solar hot water uses the heat from the sun to provide hot water for your home, which reduces energy consumption.
- The size of the system should be based on the size of your household and hot water needs.
- A solar hot water system with electric 'boosting'. The electric booster provides a backup for overcast days or instances of high household usage, ensuring reliable hot water all year round.
- Refer to manufacturer's product specifications for guidance on installation and potential design requirements for your home. We recommend you discuss this with your builder.

## 9.4 Hot water – electric heat pump

Installing a heat pump can quickly reduce your energy consumption while also providing consistent hot water. Heat pumps operate like a reverse refrigerator, harvesting heat/energy from the air to efficiently create hot water and unlike solar systems, hot water heat pumps don't require boosting.

## 9.5 Smart thermal design

Passive design principles rely on smart design to improve comfort, reducing the need for everyday heating and cooling. A home with great natural light, natural ventilation and a considered floor plan will be easier to heat or cool, be more comfortable and be cheaper to run.

Good design, through orientation, layout and materials can often reduce the amount of energy needed to keep a home comfortable.

Most of these smart design features can be achieved with little or no additional construction cost:

- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.

## 9.6 LED lights

Lighting in homes can typically consume 8-15% of the average household electricity budget. Efficient and well-designed lighting can yield household energy savings. LED lights offer many advantages compared to compact fluorescent globes or halogen globes.

- LED lights use less energy and typically have a much longer life expectancy than other globes.
- LED product ranges are continually evolving, offering competitive prices for smart alternatives to compact fluorescent globe or halogen globe for many design applications.

## 9. Environmental sustainability – continued

### 9.7 Energy-efficient appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later:

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- Televisions with ratings of 7 stars or greater.

### 9.8 Water efficiency

The Water Efficiency Labelling and Standards (WELS) scheme helps compare the water efficiency of a range of appliances and fixtures, enabling projects to select water efficient appliances.

Ensure the following water efficient fittings have been specified to your builder:

- 6\* WELS tapware to the Kitchen and Bathrooms
- 4\* WELS toilets to all WCs
- 3\* WELS rated shower rose with a maximum water consumption of 7.5L/min

If a dishwasher is provided by the builder, dishwasher should be minimum 4 stars WELS rated.

### 9.9 Rainwater tanks

Rainwater is a valuable natural resource. Using rainwater can reduce water bills, provide an alternative supply during water restrictions, and help maintain a green, healthy garden. Depending on tank size and climate, mains water use can be reduced by up to 100%. This in turn can help:

- Reduce the need for new dams or desalination plants
- Protect remaining environmental flows in rivers
- Reduce infrastructure operating costs

For more information visit:

[www.yourhome.gov.au/water/rainwater](http://www.yourhome.gov.au/water/rainwater)

### 9.10 Paint choices

Paints, sealants and adhesives used in constructing homes have emissions associated which continue to be released within the house after being installed. These Volatile Organic Compounds (VOCs) emitted could have negative human health impacts including headaches, lethargy and respiratory problems like asthma.

When building your home, consider the following:

- Use low VOC emission paints on all internal painted surfaces.
- Use low VOC emission floor coverings on all indoor covered floors. For example, some carpets can contain high levels of chemicals.
- Use low VOC emission sealants and adhesives where possible.
- Select non-allergenic materials for furnishings where possible.
- Use composite wood products with low formaldehyde/VOC emissions or restrict the use of composite wood products.
- Ensure that wood products are stained with natural wood treatments, such as linseed oil or beeswax polish.

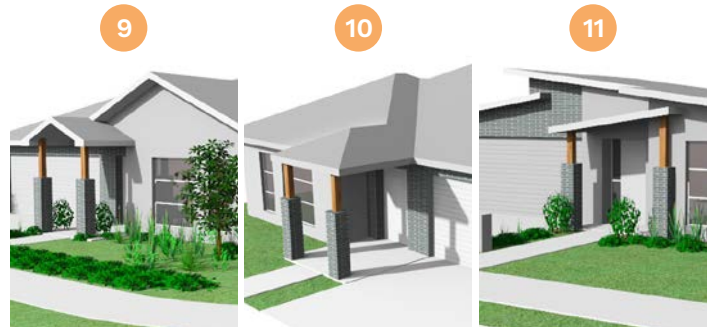
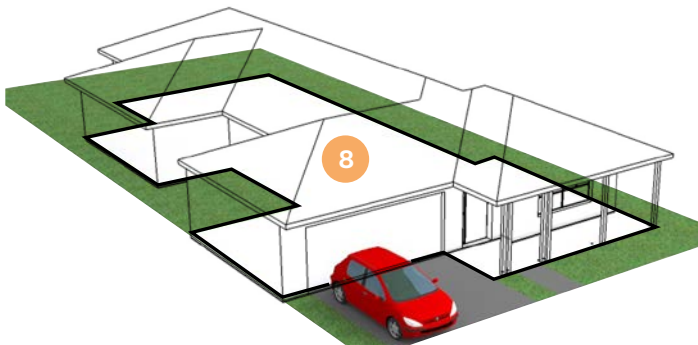
### 9.11 Urban heat island

Urban Heat Island effect occur when cities and urban areas replace natural land cover with dense concentrations of pavement, buildings, and other surfaces. These surfaces absorb and retain heat. Resilient and extensive landscaping (including trees with shade cover) is therefore an effective solution.

Where reduced natural land cover is unavoidable choosing materials that reflect (rather than absorb) heat energy can reduce the severity of urban heat island effect and assist in reducing home energy consumption. We encourage you seek colours and materials for aspects such as roofing, driveways and landscaping to reduce urban heat islands around your home.



# Glossary



- 1 Front Wall: the wall of the house closest to the front boundary
- 2 Verandah/Balcony: a covered outdoor area
- 3 Garage Setback: the distance between your property boundary and the garage door.
- 4 Portico/Porch: clearly defined roofed entry feature
- 5 Articulation: walls on different setbacks from the property boundary
- 6 Build to Boundary Line: a portion of the house or garage that is built to the side boundary or within 200mm of it
- 7 Pedestrian Path: a path adjacent the driveway specifically for pedestrians
- 8 Site Cover: the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches.
- 9 Gable Roof
- 10 Hip Roof
- 11 Skillion Roof

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Calderwood Valley

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Design approval  
checklist

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# Design approval checklist



The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format as a minimum. These would normally be prepared for you by your builder or architect. You can submit your application through the Stockland Builder Hub at [www.portal.beveridgewilliams.com.au](http://www.portal.beveridgewilliams.com.au)

## Site plans

1:200

These plans must show the home you are seeking approval for including:

- Street address and lot details
- Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
- Proposed contours and proposed finished floor levels
- Easements
- Private open space
- North point and scale
- Setbacks to all boundaries
- Building outline and extent of overhangs
- Driveway width, location and materials, including location of existing crossover
- Height and materials of all fences
- Location and capacity of solar panels and solar hot water system
- Location of any rainwater tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos, and pools
- Proposed cut and fill and retaining walls including materials to be used and height of walls
- House footprint area and total house internal and covered areas

## Materials and colour schedule

- All external materials and colours in colour

## House plans

1:100 scale

These plans must include:

- Room names
- Internal and external dimensions
- Location of meter boxes
- Width and type of garage door
- Elevations of all sides of the home
- An indication of existing and proposed levels
- Location and extent of proposed materials and colours
- Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes
- Roof pitch, eave widths, materials and heights

## Landscape design

1:200 scale

To be prepared by designer, landscaper, horticulturist:

- A landscaping plan for all yard areas visible from any street or park must include paved areas, walls fences and any planting including information about species, supplied plant size and location

## BASIX certificate

- A BASIX certificate which demonstrates that the minimum energy targets have been achieved (The NSW Government announced increases to the BASIX standards on 29 August 2022 and these came into effect on 1 October 2023. Make sure that the house design is designed to the latest version.)

# Design approval form

## Allotment details

Lot number:

Street address:

Village/precinct

## Owner Details

Name:

Mailing address:

Contact number:

Email:

## Builder details

Builder company:

Builder contact name:

Builder address:

Builder contact number:

Builder contact email:

Preferred contact:  Builder  Owner

## Building structure details

Has this house been modified in any way from the standard builders plan for this house type and facade?

Yes  No  Unsure

Structure area (m<sup>2</sup>):

Number of bedrooms:

Levels/floors:

Wall material:

Roof material:

Roof type:

Number of car spaces in garage/carport:

NatHERS rating for home:

Rainwater tank:  Yes  No

Number of bathrooms:

Number of living spaces:

Solar panel system size:

Hot water system size:

Air conditioning percent of home:

Air conditioning energy rating:

LED lighting installed:  Yes  No

## Submissions

Submit your application to  
[portal.beveridgewilliams.com.au](http://portal.beveridgewilliams.com.au)

Please ensure the application form includes:

Design approval form

A3 copy of site plan, including land survey

A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape and fencing plan

Materials and colour schedule

Landscape design

A BASIX certificate

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Name/s:

Signed:

Date:

# Landscape checklist



The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format as a minimum. These would normally be prepared by designer, landscaper, horticulturist. You can submit your application through the Stockland Builder Hub at [www.portal.beveridgewilliams.com.au](http://www.portal.beveridgewilliams.com.au)

- A landscape plan is to be provided at 1:100 at A3 by a qualified landscape designer/horticulturist.
- The plan is to be fully documented with survey details including contours, lot dimensions, kerb, layback, vehicle crossover, retaining walls, surface materials, planting, easements, clothes line, water tank, air-conditioning units and fencing details. Clothes lines, water tanks and airconditioning units are to be concealed from the street.
- The landscape plan is to show any existing street trees and note that "All existing street trees and verge planting are to be protected during construction".
- A minimum of 70% of the planting is to be Australian natives or water wise planting, and must be clearly indicated in a planting schedule with '\*' or similar and the percentage of this planting is to be noted e.g. 70% Australian native, 30% exotic.
- Two trees of mature height between 4m - 6m must be provided in the front yard and two trees of similar height in the back yard of the lot. Two of the trees are to be Australian native species.
- A 300mm-500mm planting strip is required for the length of the following locations; - between driveway and entry path, between driveway and side boundary, along the front boundary (including any part of the secondary street frontage without fencing).
- A separate entry path is required to the front door. This entry path is to be independent of the driveway, and a maximum of 1.8m wide. The entry path can be curved or straight.
- A minimum of 50% of the lots 'total landscaped area' is to be soft or permeable surface. Artificial turf is not to be used in front gardens, on council verge, or where visible from the street
- Driveways within the boundary from the front of the garage to the front boundary are to be treated with either stencilled, coloured concrete or pavers. Plain concrete, driveway tracks, turfed or loose pebble/gravel driveways are not permitted. The driveway must be a light colour. Black is not permissible. Plain concrete is to be used from the front boundary to the kerb in accordance with Shellharbour City Council requirements and must be perpendicular to the kerb with parallel sides. Footpaths are to remain continuous along the street and are not to be interrupted by driveways.
- Garden sheds are to be a maximum of 12m<sup>2</sup> and a minimum of 900mm from and boundary and are to be concealed from public view. Service locations need to be considered.
- Retaining walls visible from the street should be constructed of; textured or coloured masonry, bricks, blocks or concrete including rendering. This rule also applies to any walls in excess of 900mm.
- Front fencing if provided is to be a maximum of 1.2m high with permeable fill.
- Letterboxes are to be of solid construction and complement the home.
- Internal fencing along rear and side boundaries is to be 1.8m high Lysaght 'Smartascreen' in Woodland Grey® or equivalent unless otherwise specified in your building and siting guidelines for your lot. All internal fencing, return fencing to the dwelling and side gates are to be set back a minimum of 7.5m or 2m behind the adjacent facade.
- Any return fencing to the dwelling or side gates over 2.8m long must be either screened by dense height planting or fencing upgraded to slat style fencing or equivalent.
- Secondary corner fencing is permitted up to a maximum of 4m from the front facade (minimum 8.5m from the front boundary). Minimal additional fencing lengths may be considered if justified.
- Corner Lot Frontage Homes shall provide a secondary building frontage of 4m minimum in the articulation zone. This is to include a broken roof line and building line and suitable glazing. The secondary frontage articulation must be setback 1.5m from the secondary side boundary facing the street. The main body of the home must be setback a minimum of 2m from the secondary boundary unless otherwise stated on the Building Envelope Plan.
- In addition to the checklist, the landscape plan is to comply wholly with the Calderwood Valley Design Essentials included in your Contract of Sale.









**Stockland Design Services Team**

[design@stockland.com.au](mailto:design@stockland.com.au)

[stockland.com.au](http://stockland.com.au)

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All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication (November 2024) and may change due to future circumstances. All images and photographs are conceptual and indicative only. An approval issued by Stockland under these Design Essentials is not an approval or certification from the local council, from an accredited certification authority or under the requirements of any legislation. Any building plans submitted to Stockland are not checked by Stockland for compliance with structural, health or planning requirements, or for the suitability of the building for your intended use. Stockland reserves the right to approve designs and works which do not comply with these Design Essentials where considered to be of merit, and to vary, relax or waive any of the requirements in this document, at its absolute discretion. If Stockland exercises any of these rights, this will not set a precedent or imply that the same or similar approval will be repeated by Stockland in the future.

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