

Design Essentials





Contents

Guiding your home design	3
Stockland's commitment	4
Design approval process	5
Design Essentials	6
1. Siting and servicing your home	7
2. The style of your home	9
3. How your home addresses the street	12
4. Double-fronted lots	15
5. Front garden landscape	17
6. Fencing and boundaries	18
7. Environmental sustainability	20
8. External elements	22
9. Bushfire	22
10. Safety	22
Glossary	23
Design approval checklist	24

Guiding your home design

These Design Essentials set out the minimum requirements for new homes and their landscapes in Figtree Hill.

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.

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

Stockland encourages diverse and innovative design at Figtree Hill. 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.

Subdivision of lots

Where subdivision is permissible on lots, the developer will provide one connection point for water, sewer, electricity and telecommunications to one property only.

If you have any questions regarding the requirements in the Design Essentials email design@stockland.com.au.

Statutory requirements

It is the owner and builder's responsibility to ensure that the home design complies with all of the statutory requirements related to the construction of the home including the site specific Development Control Plans. Information on Campbelltown City Council's planning controls can be found on Council's website: www.campbelltown.nsw.gov.au

Fibre optic connection

At Figtree Hill, fibre optic cable will be installed into your street, ready for your builder to connect to the home, to provide access to internet with download speeds of at least 100mbps, 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.

For more information visit www.opticomm.net.au or contact **1300 137 800**.

Developer's responsibility

Whilst Stockland will endeavour to ensure compliance with the 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 Essential.





Stockland's commitment

Stockland's commitment and objectives

Stockland's commitment to you is to encourage and showcase quality urban design throughout Figtree Hill. 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
- Promote a contemporary approach to design that responds to the local climate, and deliver on 'The Community Vision'.

Design approval process

Submission requirements

In order to build, you must apply and have an application package approved by Stockland. 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



1. Design your home

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



2. Design submission

Complete the Design Approval Form and Checklist on pages 25 and 26 of this document and submit it with your plans through 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 these 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.



1. Siting and servicing your home

1.1 Building envelope plans

Building Envelope Plans are created for each lot in Figtree Hill. Your Building Envelope Plan shows the minimum setbacks from each boundary of your block. When you lodge for Building Approval, the Consent Authority must ensure your home complies with the Building Envelope Plan. You will need to keep this in mind when you select or design a home for your lot.

Corner lot secondary frontage setback: The required setback from the side boundary on a corner lot is 3m minimum.

Corner lot secondary frontage articulation: Corner lot articulation is required within the first 4m of the secondary frontage.

Garage setback: The garage setback is 5.5m minimum from the front and secondary boundary and must be a minimum of 1m behind the main dwelling facade. The garage location is shown on the building envelope plan.

Rear setback: The required setback for the rear boundary is a minimum of 4m at the ground level.

1.3 Private open space (POS)

Private open space (POS) is to be provided at the following minimum rates:

- Lots equal to or less than 450m²: 15% min. of site area.
- Lots above 450m²: 20% min. of site area.

An area of principal private open space (PPOS) is to be provided that is directly accessible from the main living area of the dwelling. It is to have a maximum gradient of 1:10 and be provided in the following minimum rates:

- Lots equal to or less than 450m²: At least 20m² with a minimum dimension of 3m.
- Lots above 450m²: At least 25m² with a minimum dimension of 5m.

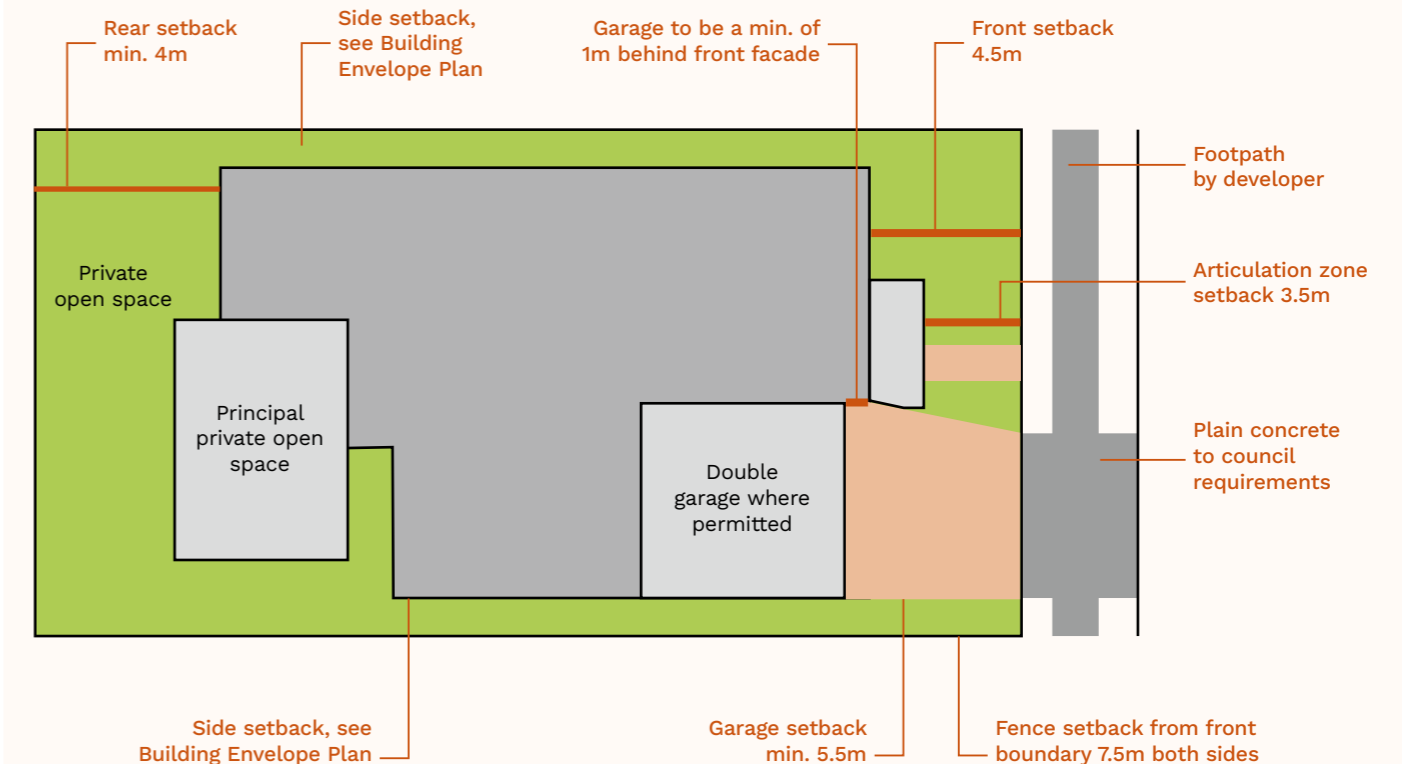
1.2 Setbacks

Front setback: The required front building setback is a minimum of 4.5m from the front boundary.

Front articulation zone: The articulation zone is 1m forward of the front setback. This zone is to occupy no more than 50% of the frontage excluding any garage.

The Design Essentials

Home diagram





1. Siting and servicing your home – continued

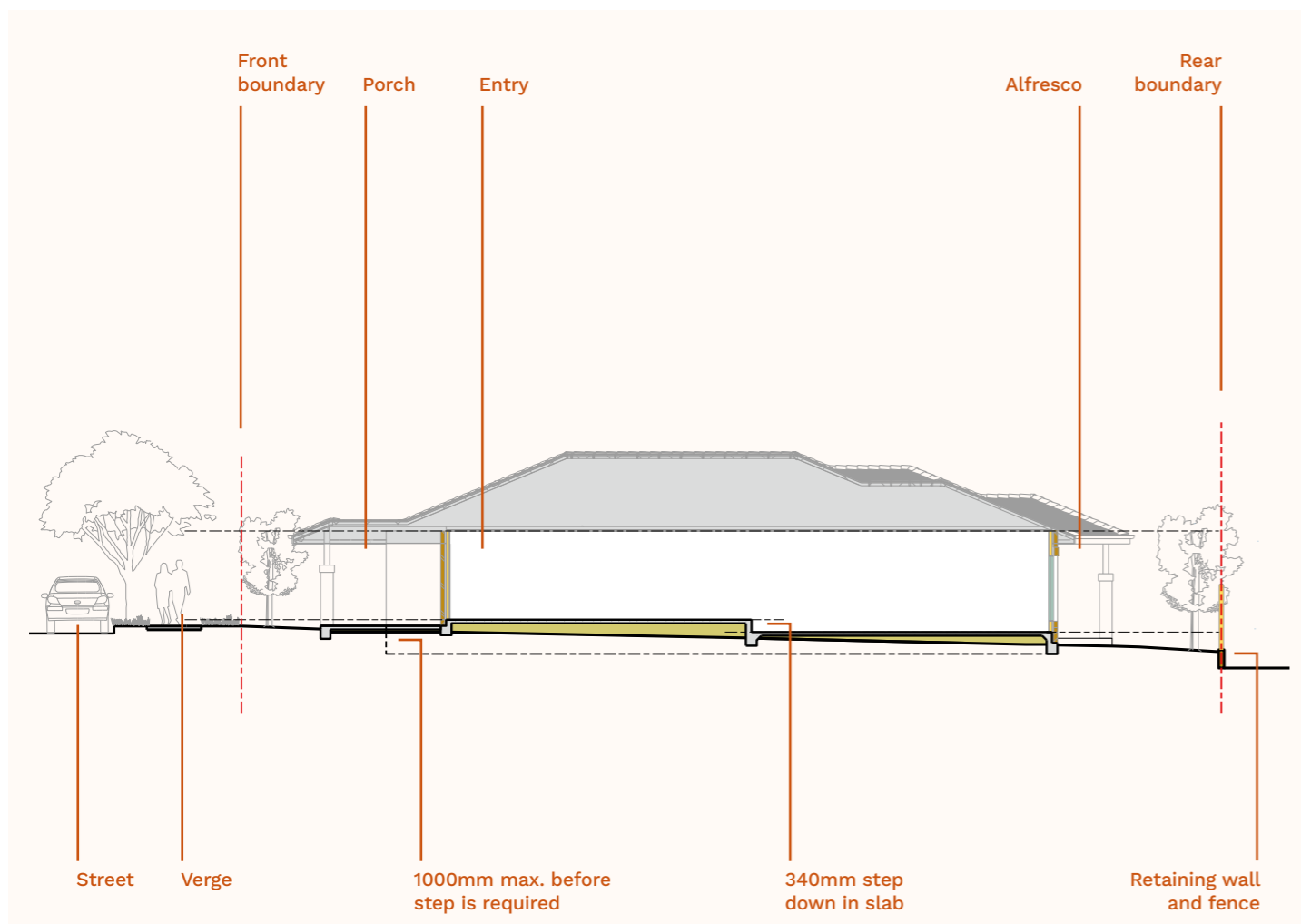
1.4 Building on a sloping lot

- Where the slope of the building envelope exceeds 1 metre or a split level lot is nominated on the Building Envelope Plan, split level designs are to be used to address the slope.
- The minimum step in a split slab is 340mm – equivalent to two steps (see image below).
- For all housing on sloping land, the dwelling must maintain a built form presence (other than the roof) to the street. For example, where your land falls away from the street, the top floor of your home must be above or at level with the street at the highest point of your block.

- If your block requires split level, alternative building methods such as elevated construction, split slab construction, brick build up (drop edge beam) construction or a combination of these are required to minimise the amount of earthworks necessary and the impact on neighbouring land.
- For elevated construction, the underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through screening with battens, battering, landscaping or a combination of both.

1.5 Retaining and earthworks

- Earthworks and the use of retaining walls must be kept to a minimum and you must consider their impact on adjoining blocks.
- Fill is not to be imported or exported to alter the natural surface level of your block prior to commencing earthworks for preparation of a building platform.
- The import or export of fill is acceptable within brick build up (drop edge beam) construction and split level construction.
- Any earthworks on your block should consider equal cut and fill levels.



2. The style of your home

2.1 Facade design and entry

Great streets include well-designed homes and high-quality front yard landscaping complementing each other.

- The front entry to your home must be visible from the street, covered by a porch/verandah or portico. Awnings or other features over windows, recessed or projecting elements are encouraged to provide interest.
- All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The articulation zone is to occupy no more than 50% of the frontage, excluding any garage.
- Windows facing the street work best when they complement the house style and make up at least 20% of the front facade.

Typical approach to entry



Planting beside driveway

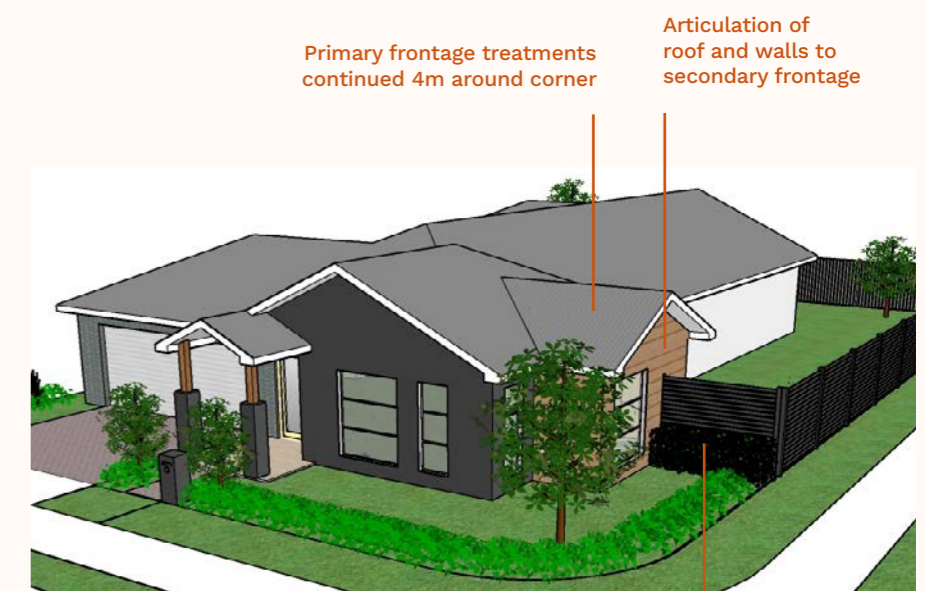
Covered entry area with roof projecting forward

Pedestrian path separate from driveway for safety

2.2 Corner lots

- 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 and continuation of the front facade's main materials, detailing and windows.
- Homes on street corners or adjacent to parks and public open space must address all street and park frontages.
- Homes on park frontages are to address the park frontage by providing verandahs, decks and patios that face the park.

Single storey home on corner lot



Primary frontage treatments continued 4m around corner

Articulation of roof and walls to secondary frontage

Side fencing setback 4m behind front wall

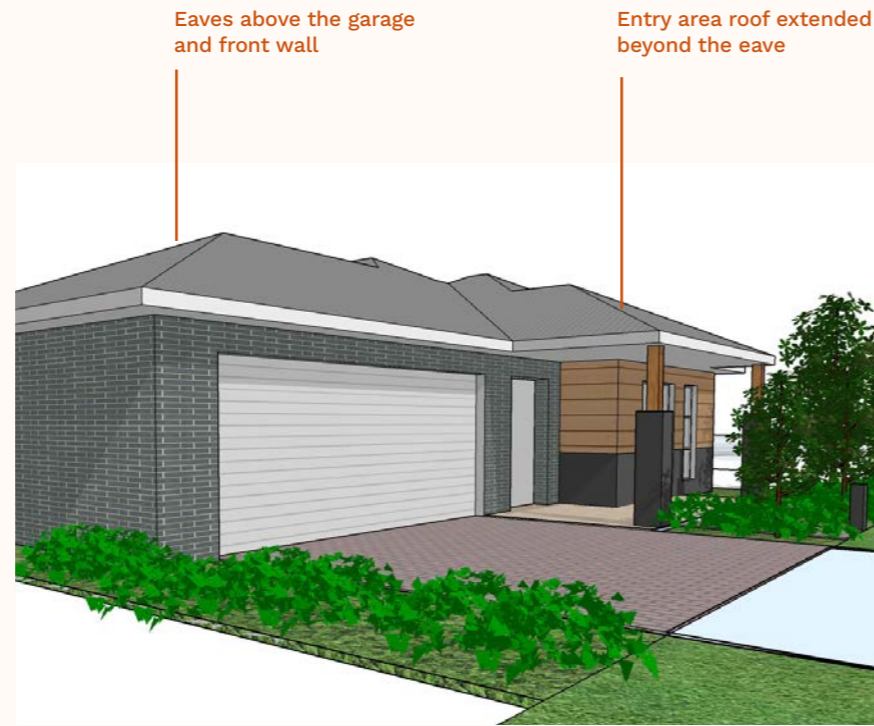


2. The style of your home – continued

2.3 Eaves

- Eaves must be provided to all facades of your home.
- Your home must incorporate 450mm minimum width eaves excluding fascia and gutter.
- 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.

Eaves on the primary frontage of a home



Eaves enhance the look of your home, boost energy performance and have a positive impact on the quality of the streetscape.

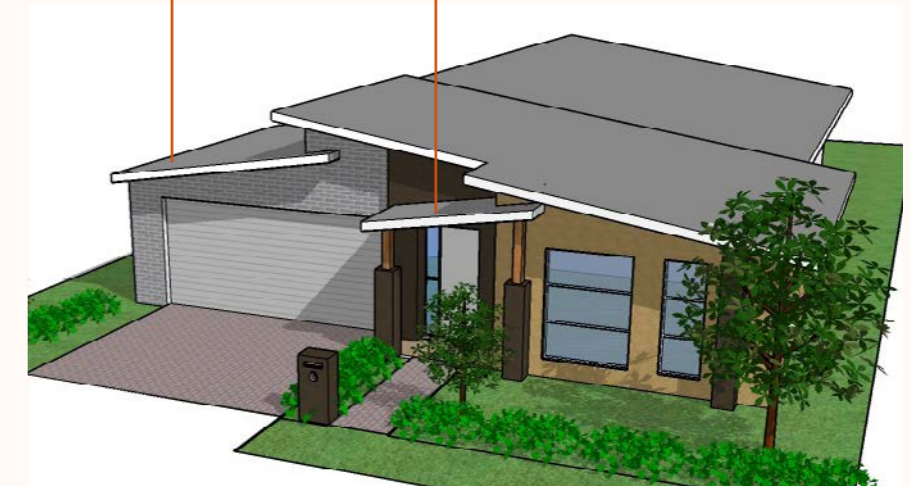
2.4 Roof pitch and form

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

- The pitch of a hip or gable roof 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.

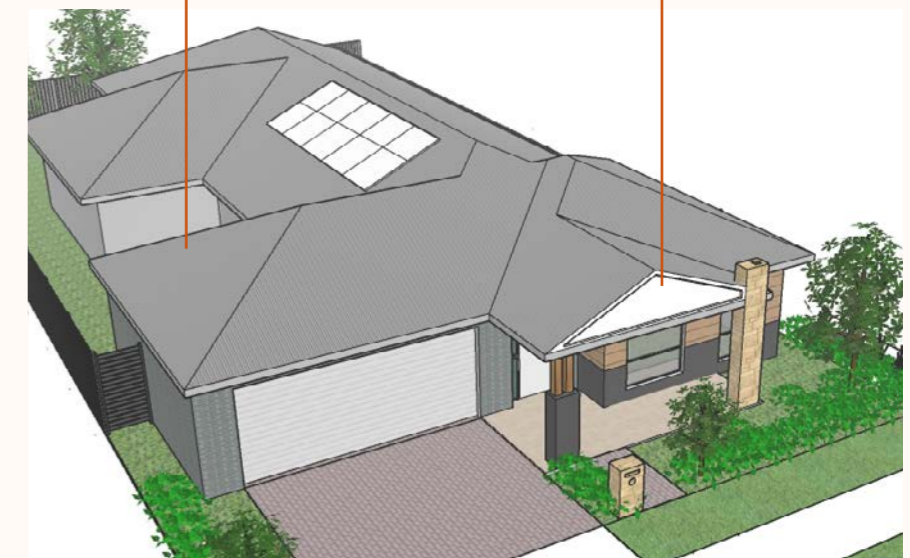
Skillion roof form

Counterpointed skillions to give home a sense of balance
Skillion over the entry area



Hip and gable roof forms

A hip end to the pitched roof form
A gable end and entry portico with gable





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

- Home construction should be predominantly of brick, masonry or render finish with other materials considered on merit.
- Your front facade must include at least three different wall materials or finishes that draw attention to your home's entry and reduce the visual impact of the garage door.
- The minimum size of each of the materials must be at least 2m² in area and must achieve at least 20% coverage of the front facade. This treatment must also continue into the corner lot home articulation zone when building on a corner lot.
- Multi-coloured bricks or multi-coloured roof tiles are not permitted.
- Unfinished materials including block work, highly reflective or unpainted plain materials are not permitted. All external surfaces are to be in a finished state.

Two materials to the front of the house

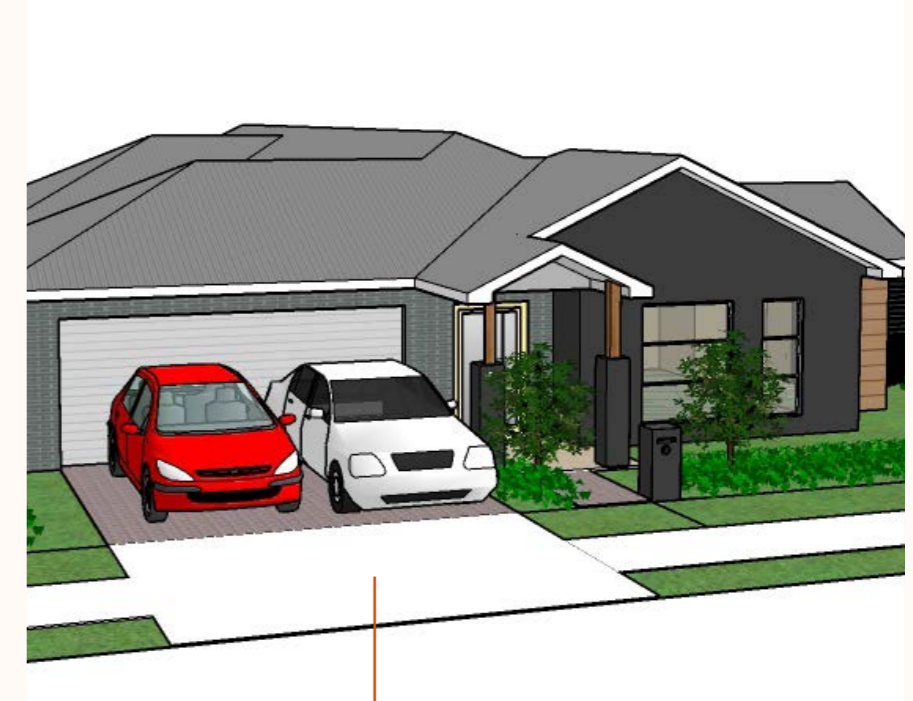


Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

3.3 Garages and driveways

- Driveways and garages must be installed in the location nominated on your Building Envelope Plan.
- The driveway crossover width at your lot boundary cannot exceed 3m for a single garage or 4.5m for a double garage.
- Acceptable driveway materials include stone, concrete or clay pavers, stamped or stencilled concrete, coloured finished concrete or any combination of these elements.
- Lighter driveway colours are preferred to reduce the effect of heat absorption and provide a cooler trafficable surface.
- The section of your driveway located between the property boundary and the street kerb (verge) must be constructed from plain concrete only. This is a Council requirement.
- Existing footpaths must remain in place and left in plain concrete.
- Your driveway must be complete before you occupy your home.
- The maximum width of a garage opening is 6m.
- Panel lift or panel glide garage doors are required to the main frontage. Roller doors are not permitted.
- Garage doors must be selected from the range of Colorbond colours contained in this guideline or comprise of a timber-look finish. Garage doors must have a maximum Solar Absorptance (SA) of 0.65.
- Triple garage configurations are permitted if the lot is 700m² or more, with a lot width at the building line of at least 18.5m.
- Triple garages cannot be orientated to the secondary street frontage, if located on a corner lot.
- Carports are not permissible.

Double garage driveway



Driveway across verge cannot exceed 4.5m



3. How your home addresses the street – continued

3.4 Colours

In keeping with the bushland setting of Figtree Hill, 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 Figtree Hill 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 must use a colour palette sympathetic to the surrounding bushland. Black and dark colours are not permissible.

3.5 Roof coverings

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

- 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.
- Metal and tiled roofs must be selected from the range of sample colours contained in this guideline. Black tile or black metal roofs are not permissible.

The colour selection contained in this guideline provides an overview of the different SA ratings for reference purposes. Product-specific ratings are readily available from the suppliers' websites.



4. Double-fronted lots

The Design Essentials are to be used for lots in Figtree Hill which are nominated as double-fronted lots. These controls are to be read in conjunction with the Figtree Hill Design Essentials. The Primary Frontage (PF), the orientation of the front facade and entry to your home is indicated on the Building Envelope Plan.

4.1 Articulation requirements

Double-fronted lots must address both frontages.

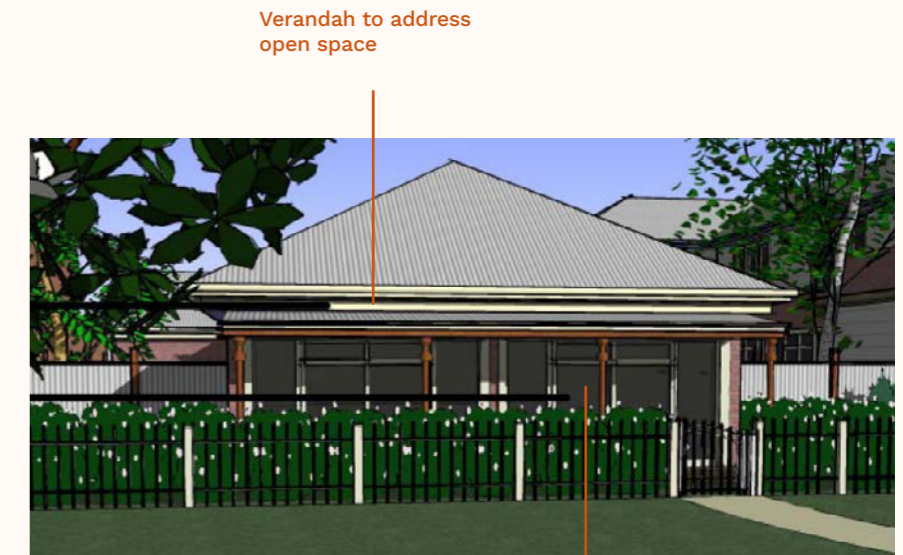
- All facades visible from public areas must be detailed with the same architectural features and quality of materials as the primary elevation. This can be achieved through the use of verandahs, balconies, feature windows, eaves or other architectural detailing.
- The building facades must be articulated by providing protrusions and recesses to accentuate and provide relief to facades.
- A setback of 3m is required to articulation and/or building lines.
- The articulation zone is required for 60% of the secondary frontage.

4.2 Entry on secondary frontage

The design of the entry on the secondary frontage must identify an alternate dwelling entry.

4.3 Entry design

- The design of the secondary frontage must clearly identify the alternate dwelling entry.
- Elements such as awnings or porticos are required to enhance the facade, create a sense of entry and provide passive surveillance.



Wide openings to create spill out space overlooking open space/boulevard

Windows and architectural elements to be detailed as per the primary frontage

Balcony to address open space/boulevard



Significant fenestration to open space/boulevard



4. Double-fronted lots – continued

4.4 Principal private open space

- Principal private open space is to be located to the side of the house with fencing to ensure privacy from the secondary street frontage.
- Solar access and private open space provision controls are to be achieved.
- Ancillary structures such as clothes lines, rainwater tanks, and air-conditioning units are to be located in the private open space and screened from view.

4.5 Landscape elements

- Landscape elements such as fences, walls, plants and planting should match or complement the design, scale, massing and details of the dwelling.
- Planting should achieve privacy and allow views to and from the dwelling.

4.6 Fencing

- A 1.2m-1.5m high fence will be constructed by the developer along the secondary frontage and will include a gate. This fencing will consist of a masonry pier at the intersection point of each front boundary, with stained timber posts between and a metal palisade infill and associated hedge planting. This fencing must not be removed or altered.
- Front fencing, if installed, must match the secondary frontage fence.
- Side boundary fencing between each lot is to be as per the Figtree Hill Design Essentials.
- Side return fencing of 1.8m in height is required 1m behind the adjacent dwelling wall. This must be of the same detailing as required for corner lot fencing as described in the Figtree Hill Design Essentials. Planting is required to screen the 1.8m high fencing.

Private open space located for optimum solar access

Private open space screened by built form

Private open space screened by 1800mm fence



Services to be screened behind 1800mm return fence

Screen planting in front of all 1800mm fencing



1800mm fence permitted 1m behind adjacent dwelling wall

Transparent front fence to be provided by developer



5. Front garden landscape

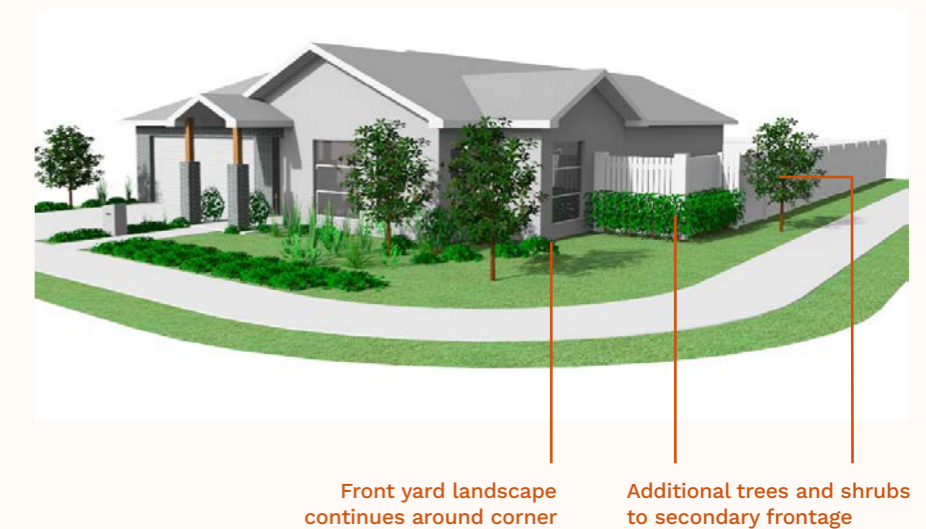
5.1 Front landscaping

- 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). This area must include gardens with shrubs capable of growing to 2m tall and are at least 600mm high when planted.
- On corner lots, planting including trees and shrubs must be provided to both street frontages.
- A minimum of two medium sized trees must be provided to your front garden and an additional two to the rear garden. Trees are to be a minimum of 30L 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.
- A planting strip at least 0.5m wide is required between the driveway and separate front path.
- Artificial grass is not permitted in the front yard or where visible from the street.
- Your front yard must be landscaped within six 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.
- Existing street trees cannot be removed.

Typical front yard showing 50% softscape



Typical landscape to secondary frontage





6. Fencing and boundaries

6.1 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.

Side and rear boundary fencing:

- Fencing not visible from the street is required to be maximum 1.8m high in Lysaght 'Smartascreen' or equivalent profile in Woodland Grey® Colorbond colour. (Note: always consult your neighbour prior to installation.)
- This fence must finish 6.5m from the front boundary and return to the side wall of the home. If a front fence is proposed, the side fence height must drop at the front building line of the home to the front fence height.

Corner lot fencing:

- Corner lot fencing is required to be a maximum height of 1.8m including retaining.
- The corner lot fencing minimum 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 on the secondary street frontage is to extend to a maximum of 4m behind the main front facade.
- The side and rear boundary style of fencing is not permitted in this location.

Front fencing:

- Front fencing, if desired, is to be a minimum height of 900mm and a maximum height of 1.2m. Any required retaining should be included when calculating these heights.
- The minimum acceptable front fencing specification is 100mm x 100mm dressed timber or 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 or metal flat bar panels up to 1.2m high.
- Heritage reproduction styles (pickets) are not permissible.
- On corner lots, the front fence is to continue around the corner on the secondary street frontage to meet with the required corner lot fencing.

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.

6.2 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.

- Retaining walls visible along street or public open space frontages cannot exceed 500mm in height.
- Acceptable retaining wall materials are natural stone, coloured concrete sleepers and rendered or feature block walls.
- A planted strip of minimum width 500mm must be provided between any terraced retaining walls.
- Treated pine sleepers are not permissible.
- In some instances, Stockland has undertaken retaining to improve the buildability of your lot and allow you to comply with the Design Essentials. These walls cannot be modified without approval from Stockland.

Retaining walls forward of the house must be stepped where they exceed 500mm high on front boundaries



Side retaining walls





7. 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.

7.1 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.

7.2 Heating and cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of these features can be achieved with little if any extra 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.

7.3 Solar panels

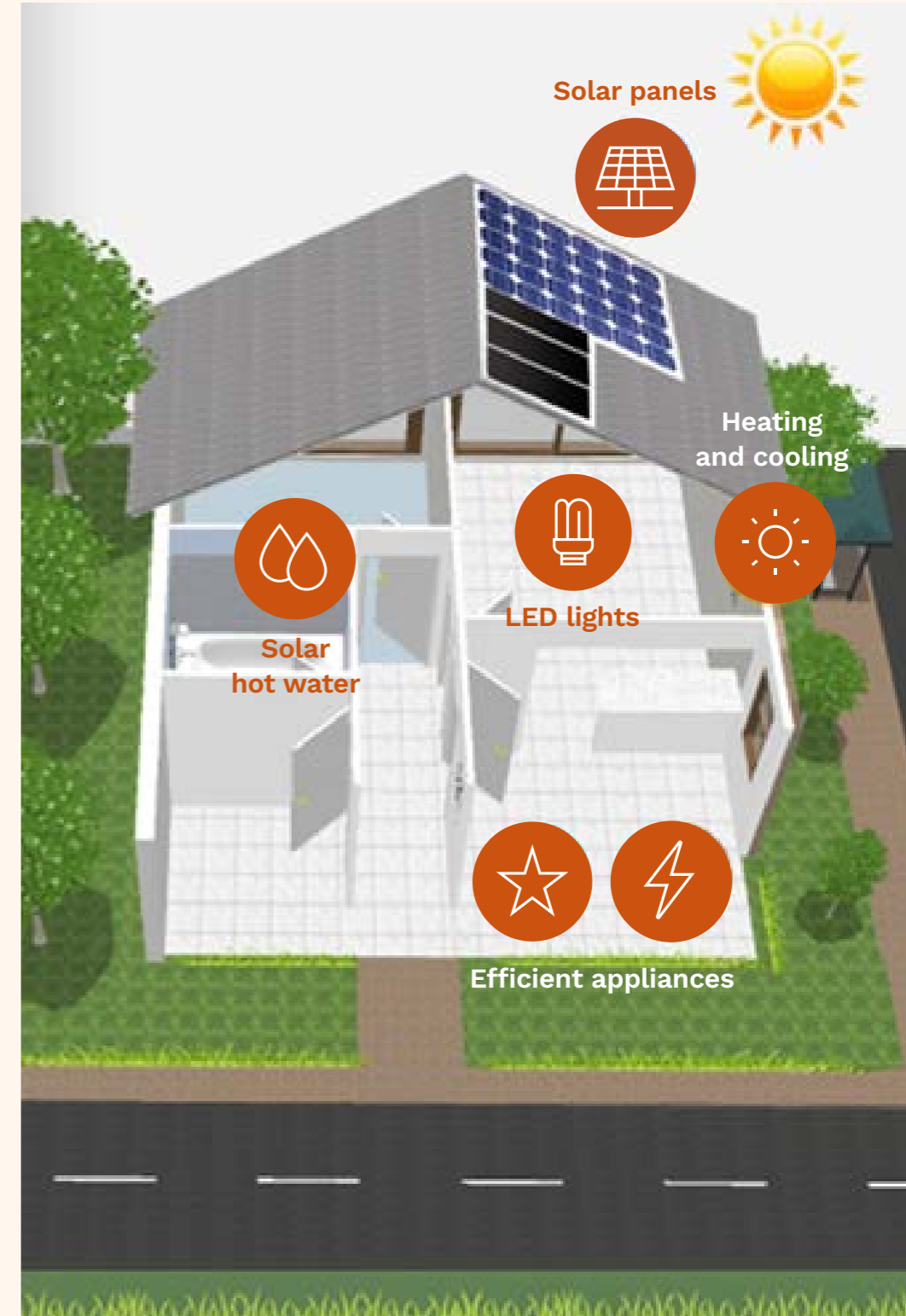
- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar photovoltaic panels will need to be on the northern most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption; Refer to your installer for further advice on the correct sized system for your home.

7.4 Solar hot water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

7.5 LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.





8. External elements 9. Bushfire

8.1 Ancillary 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, air-conditioning units, rainwater tanks, satellite dishes, clothes lines 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 12m² 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 0.9m from any boundary and must not be visible from the street.

All developments which are located on bushfire prone land must comply with the NSW Rural Fire Service publication ‘Planning for Bush Fire Protection’ (PBP) and Australian Standard 3959 ‘Construction of Buildings in Bushfire-Prone Areas’ (AS3959). Refer www.rfs.nsw.gov.au.

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 (BAL) required to be met for any new homes in these locations. You must apply these construction standards when designing your home.

*Note: Greater setbacks may apply subject to bushfire regulations as noted on your Building Envelope Plan in your Contract of Sale.

10. 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.

Glossary

Building approval	The approval pathway used to obtain development consent for your home. This may be by way of development application or Complying Development Certificate (CDC).
Building envelope plan	The plan included in your Contract of Sale that specifies the area of your property and the area within which your home can be constructed.
Consent authority	The statutory approval authority responsible for the determination of your development application (Campbelltown City Council) or complying development certificate (private certifier, also known as a Principal Certifying Authority or PCA).
Contract of sale	The sale contract for which you have purchased your land in Figtree Hill. Your Contract of Sale contains requirements and conditions that must be adhered to, including compliance with these Design Essentials.
Design approval	An approval from Stockland confirming that your home has been designed in accordance with the Figtree Hill Design Essentials.
Design essentials	A reference to this document, the Figtree Hill Design Essentials, or “Design Guidelines” per your Contract of Sale.
Development control plan	The Campbelltown (Sustainable City) Development Control Plan including Volume 2 Site Specific Development Control Plans (Part: 7 Mt Gilead).
Private open space (POS)	An area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.
Principal private open space	The portion of private open space which is conveniently accessible from a living zone of the dwelling.



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 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 checklist

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 builder's plan for this house type and facade?

Yes No Unsure

Structure area (m²): _____

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

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



In addition to the Design Approval checklist, the landscape plan is to comply wholly with the Figtree Hill Design Essentials.

A landscape plan is to be provided at 1:100 at A3 by a qualified landscape designer/horticulturalist.

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 air-conditioning 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.

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

Front fencing if provided is to be a maximum of 1.2m high with permeable fill.

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 Campbelltown 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.

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.

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.

Please use this checklist as a guide to ensure you are submitting suitable landscape drawings.

Stockland Design Services Team

design@stockland.com.au

stockland.com.au

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 the 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 the 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.
