



# box hill

BY LANDEN PROPERTY



## Design Guidelines





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# Our Vision

Box Hill is a boutique estate by Landen Property, with homes by Clarendon Homes and Domain Homes. Together, we are committed to quality design. We want to ensure that our home owners enjoy a relaxed environment with the security of knowing that their most important investment, their home, is of the highest standard.

The vision for Box Hill by Landen Property is that, through these guidelines, home owners can be assured that only the best streetscapes will be approved. And, with the careful selection of materials, colours and landscaping, these Design Guidelines will ensure your home is surrounded by others of the same high standard.





# Your Home Selection

## The Design

Through discussions with your Sales Consultant, they will be able to guide you towards the home design that best suits your lifestyle and budget. These guidelines will ensure that your facade finishes and colours combine harmoniously with each other and the adjoining homes.

On the rare occasion that your selection is identical with one already approved on a neighbouring lot, you may be asked to make slight modifications. This could be as simple as nominating an alternate facade, colours or material selection.



Streetscape with a variety of facades.



Streetscape with identical homes and colours neighbouring each other.

## Facade Selection

To enhance the quality of the streetscape, all homes in Box Hill must incorporate a porch, portico, verandah, blade walls or other architectural features to the front facade in order to provide articulation and design interest to the overall development.

Facade selection must be of a modern or contemporary nature and of non-specific period architecture, which means homes that display a historic style such as federation or colonial, for example, will not be permitted.

Base facades from builder's range are not permitted.

This is further detailed in the "Colours and Materials" section of this guideline.

Aluminium sliding windows will not be permitted to street elevations.



Period architecture is not permitted.



Architecture should be contemporary.





## Corner Lots

- Corner lots are high impact lots as they have two street frontages which are highly visible.
- Special attention to both street frontages must be given to homes selected for corner lots in the form of articulation, materials and finishes.
- Architectural elements, materials and colours selected to the main facade must be introduced to the secondary frontage. Examples of these could be verandahs, pergolas or projecting elements which can be extended and wrapped around as features to the secondary facade.
- Attention to the type and style of windows must be given to ensure uniformity of primary and secondary facades.
- Corner treatment needs to be extended approximately 4m to 5m behind the primary front setback to achieve quality corner presentation to both street frontages.



When building on corner lots, consider both street frontages. Continue materials and finishes that are used on the main street frontage around to the secondary street facade.

Architectural detailing and finishes should extend approximately 4m to 5m behind the primary front setback.

## Garage

- To ensure that the garage is not dominant and does not overpower the rest of the front facade, the garage will need to be setback a minimum 1000mm from the main body of the house.
- The garage door is to either be panel lift or tilt-a-door style.

## Roof Detail

- Well articulated roof designs are strongly encouraged for Box Hill.
- Hipped and gabled roofs are to have a minimum roof pitch of 22.5 degrees. Other roof styles such as skillion and parapet style facades will be considered on their merit.
- Not only for visual street appeal but to also assist with your energy requirements for Council approval, all homes in Box Hill will be required to have 450mm eaves as a minimum. However, there will be instances where this may be waived, such as building on zero lots or where the design and facade shows architectural merit by not having eaves.

# Colours and Materials

**A well designed and articulated facade contributes substantially to the street character of a community.**

By utilising a mix of materials in a variety of ways, visual interest is created when viewing your home from the street. Our key objective is to have an estate that is visually cohesive and ultimately provides high quality streetscapes.

The colour selection for your home must be complementary to the local area and reflect muted natural and earthy tones. Colours should take their hue from the Australian environment, with accents of colour to architectural features only.

## Mix Of Materials

The primary or main body material for the front of your home is to be a masonry material in either face brick, render or painted brickwork.

The front of your home should incorporate:

- A variation of materials, both light weight and masonry (masonry must be the dominant material in either face brick or render).
- A variation of colours and materials.
- A feature material eg: stone, tile, feature face brick, render or light weight cladding.

The facade to your home must not:

- Be entirely face brick.
- Include ornate or mock historical feature.



All homes in Box Hill must have a minimum of two materials, finishes or colours incorporated into the front facade.

These materials or finishes to be incorporated into the front facades can be stone, tile, light weight cladding, render or feature brick panels.

Accent materials.

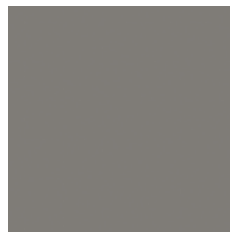
## Roof Colour / Materials

- The roof must be constructed from either Colorbond or low profile/flat roof tiles to ensure consistency and coherence throughout the development.
- Tiles are to be non-reflective with a non-glazed finish, to avoid glare.
- Multi-coloured or light coloured tiles are not permitted.
- Galvanised or zinc roofs are not permitted.

Recommended Metal Roof Colours.



Colorbond  
Monument



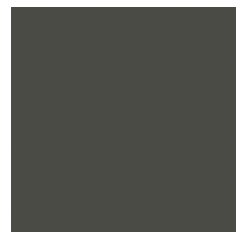
Colorbond  
Wallaby



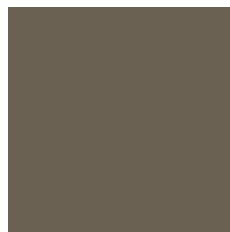
Colorbond  
Ironstone



Colorbond  
Basalt



Colorbond  
Woodland Grey

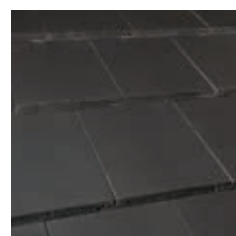


Colorbond  
Jasper

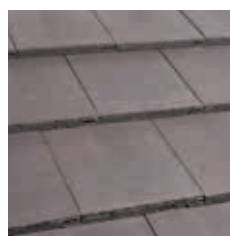


Colorbond  
Gully

Recommended Tiled Roof Profiles and Colours.



Boral Vogue  
Twilight



Boral Vogue or  
Contour Charcoal Grey



Boral Vogue or  
Contour Shale



Boral Vogue or  
Contour Gunmetal



Boral Contour  
Peat



Boral Contour  
Walnut

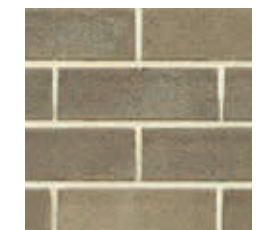
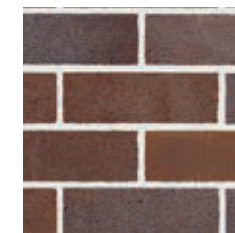
## Fascia / Gutters / Downpipes

- Fascia and gutter colours should match the colour of the roof material to emphasise the roof and eaves as a unified building element.
- Downpipes should not be highlighted and should be coloured to blend in with the adjacent walls.

## Face Brick

- Face brick must be smooth finish in a single colour.
- Blended or mottled patterned bricks and bricks with red tones are not permitted.

Recommended Brick Colours and Finishes.



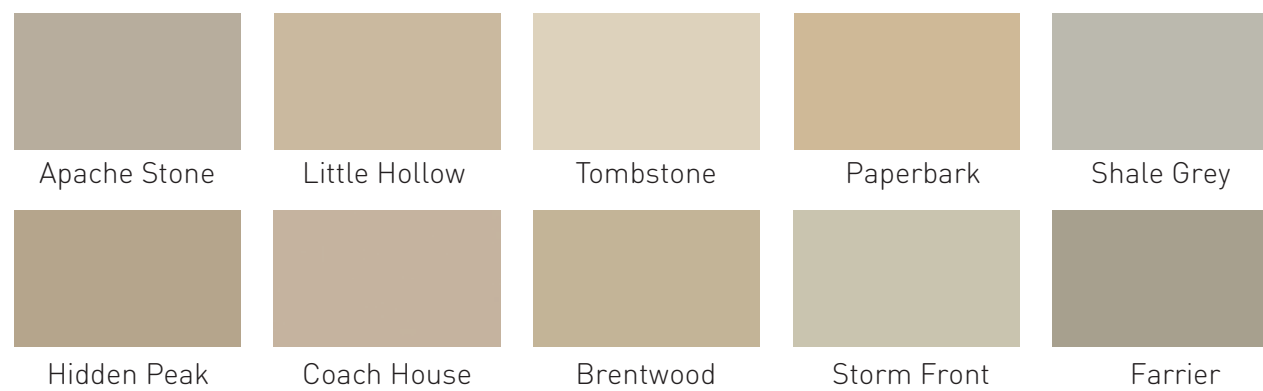
Examples of Brick Colours and Finishes that are not permitted.



## Accent Materials / Colours

- Accent materials/colours need to complement the main materials and be used to express individuality for your home.
- In these architectural elements strong colour can be used to highlight features.
- Some stronger colours may be used to feature elements such as front doors, preferably using hues from Australian flora.
- Primary or bright colours to prominent facade elements will not be permitted.
- Front doors can be stained from our selected range.

Recommended Main Body Taubmans Paint Colours.



Recommended Accent Taubmans Paint Colours (eg. columns, blades, cladding).



Recommended Front Door Taubmans Paint Colours.



## Driveways

- Driveway colours must complement the colours chosen for the home.
- Stencilled or patterned driveways are not permitted.

## Garage Doors

- The garage door is not to be a dominant feature of the home and should not take away from the main facade.
- The garage door colour is to be complementary to the front facade and the overall colour palette of the home.

Recommended Garage Door Colours.





# Landscaping

Your new home will be enhanced by the quality of landscaping.

There are several areas of landscaping where careful attention should be given in order to achieve a quality streetscape.

## Driveways

- Driveways should be offset from the side boundary by a minimum of 500mm and a garden bed should be provided between the driveway and boundary.

## Letterboxes

- Letterboxes must be masonry with either face brick or render to match your home.
- Freestanding metal or timber letterboxes will not be permitted.

## Hardscape Area

- Minimising the amount of hardscape area to the front yard will lead to a softer landscape feel to the development.
- Driveways and paths to the front entry are the only hardscape areas permitted in the front yard.
- Driveways must comply with Council’s Development Control Plan and paths must be a maximum width of 1000mm.

## Softscape Area

- We recommend extensive use of soft landscaping to the front yard.
- Boundaries should be defined by the planting of screening plants or low hedges along boundaries. The selection of drought tolerant plant species is highly encouraged.

## Screening

- To minimise the visual impact of unattractive building service equipment, where practicable, items such as hot water systems, air conditioning units, garbage bins and rainwater tanks should not be visible from the street.
- Where this is not achievable through design, timber or metal screening will be required to limit the visual impact of these services. This should be completed as part of your landscape works.

## Retaining Walls

- Retaining walls need to have a positive impact on the development and complement your home.
- All retaining walls in the front yard or in areas visible from the street are to be masonry with colours and finishes matching those on the front facade of your home.
- Timber retaining walls, including sleepers or logs are not permitted to the front of your block or in areas that are visible from the street or public areas.

## Side and Rear Fencing

- In order to maintain uniformity throughout Box Hill, a common material for inter-allotment fencing is required. Side and rear boundary fencing should be timber infill panels set in a metal Grey Ridge colour frame.
- Side boundary fencing should be set back a minimum one metre behind the building line. Fence height will be 1.8 metres high.

# Checklist

|  | Yes | No | NA |
|--|-----|----|----|
| Does your home have a contemporary facade and not resemble any period style architecture?                          |     |    |    |
| Is your home energy efficient and have 450mm eaves?  |     |    |    |
| If your home is on a corner lot, does the architectural features/materials/finishes address both street frontages? |     |    |    |
| Is your garage fitted with either a panel lift or a tilt-a-door?   |     |    |    |
| Is the pitch of the roof on your new home a minimum of 22.5 degrees?   |     |    |    |
| Have you included a minimum of two materials, finishes or colours to the front facade of your new home?            |     |    |    |
| Have you selected a roof tile that is low profile?   |     |    |    |
| Have you selected a roof colour (tile or Colorbond) from the recommended range?                                    |     |    |    |
| Does the fascia and gutter match the roof colour?  |     |    |    |
| Is the brick colour you selected for your new home in keeping with the recommended range?                          |     |    |    |
| Does your driveway finish and colour comply with the recommended pattern and colour?                               |     |    |    |
| Is there a minimum clearance of 500mm between the driveway and side boundary for planting                          |     |    |    |
| Is your letterbox of masonry construction and does the colour/finish complement your homes finishes?               |     |    |    |
| Are the materials chosen for your retaining walls in keeping with the Design Guidelines?                           |     |    |    |
| Are your services (air conditioning unit, hot water system, bins) screened from the street?                        |     |    |    |
| Is your inter-allotment fencing timber panels with Grey Ridge metal frame?   |     |    |    |





It should be noted that meeting the Design Guidelines document and securing an approval does not constitute an approval from Council or certification from an Accredited Certification Authority. In the event that the Developer allows a variation from the Design Guidelines, the variation will neither set a precedent nor imply that the approval will be repeated by the Developer or supported by an Accredited Certification Authority or Council, E&OE Revision B, March 2018, T2825b 07/19.