

## Hillcroft Design Guidelines Checklist

Your new home should comply with the Hillcroft Design Guidelines if you are able to answer 'Yes' or 'N/A' to this checklist. This is subject to confirmation from Landcom.

In addition to following our guidelines, your home design must comply with either the Urban Renewal Areas Airs Claymore Development Control Plan (DCP) or the Complying Development Code (CDC) to ensure dwelling approval.

Requirements	Yes	No	N/A
<b>1. Reduced Garage Dominance</b>			
Garage set back minimum 1.0m from the main front wall of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors to be less than 50% of the width of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Eaves</b>			
Minimum 450mm eaves to main external walls of house required for all pitched roofs, unless a better architectural outcome is achieved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum roof pitch of 36 degrees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Architecture</b>			
Articulation to be achieved by changing wall or roof lines and adding architectural elements such as verandahs, porches and pergolas that may extend beyond the front facade to a maximum distance of 1m.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum of two (2) different types of building materials and colours are included in the front facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For two storey homes: upper level walls longer than 14m must be stepped a minimum of 0.6m.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Corner Lots</b>			
Houses must address both street frontages with windows, architectural features, the continuation of front facade elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any fencing visible from street must be timber with the secondary frontage fence no higher than 1.8m and a maximum of 50% of the lot length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage is to be located the maximum distance possible from the street corner (not on the street corner).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Landscaping in your neighbourhood</b>			
Side fences and gates are to be set back a minimum 1.0m from nearest front wall of house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal sheet fencing is not permitted in front of the side fences and gates.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The driveway crossing (between the lot boundary and the kerb) is to be plain, uncoloured concrete.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front yards should include a minimum of two advanced trees that will reach a height of 5m to 8m on maturity and substantial planting evenly spread along the front property boundary and the side of the driveway (between the driveway and the nearest side boundary).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For corner lots, in addition to the above, the secondary frontage (between the front yard and secondary frontage fence) is to include one advanced tree that will reach a height of 5m to 8m on maturity. Also required is substantial planting evenly spread along the secondary frontage property boundary from the secondary frontage fence to the front property boundary (including the splay).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rubbish bin storage and drying areas to be concealed from view from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



The Hillcroft Design Guidelines have been developed to demonstrate the importance of building well landscaped homes and quality fencing in our new communities. Well landscaped streets are attractive and help create a sense of place.

Your house should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and amenity of the neighbourhood.

These guidelines are designed to help you:

- create consistency in street frontage and landscape character.
- clearly define lot boundary, street edges and private space in key locations by using appropriate fencing and landscaping.
- add value to your home and the suburb.

Any departure from these Design Guidelines will be assessed on architectural merit.

In addition to following our Guidelines, your home design must comply with either the Urban Renewal Areas Airs Claymore Development Control Plan (DCP) or the Complying Development Code (CDC) to ensure approval of your dwelling.

## How to buy & build at Hillcroft

Select and purchase the lot that best suits you



Select your preferred builder and a house design that best suits your chosen lot



Ensure your design meets the Urban Renewal Areas Airs Claymore Development Control Plan (DCP) or Complying Development Code and the Hillcroft Design Guidelines prior to lodging your application with Campbelltown Council or an Independent Certifier



After Council or an Independent Certifier issues your development and construction approval, start building your new home



Your builder completes your home in accordance with your approvals and provides an Occupation Certificate



Complete your landscaping and fencing



Move in

## Help is at hand

On the back page you will find a design checklist that includes the Hillcroft Design Guidelines. If you or your builder require advice on how to ensure your draft plans comply, please contact: Hillcroft Design Review Coordinator on 02 9841 8600. Refer to Hillcroft website for plan lodgement details.

## Landcom Guidelines

Landcom uses the NSW Housing Code as the basis for design guidelines in all its new communities. Landcom has guidelines that we believe deliver an improved neighbourhood. Every purchaser is required to meet these guidelines when building a home in a Landcom community.

### 1. Reduced garage dominance

The front of your home (facade) is far more attractive than a garage door. Similarly, a row of homes with different facades and entry features makes for a much nicer street than a row of garage doors. To ensure that every home facade is the dominant feature to the street, the impact of garages must be minimised.

### 2. Eaves

Eaves provide shade to windows and walls from the hot summer sun and allow warm winter sun to penetrate into living areas, contributing to the character and livability of the house. Eaves also provide weather protection to windows and doors, and give a consistent visual character to homes in the street.

### 3. Architecture

Articulation means to add architectural interest to a home by breaking down a large building mass into smaller sections. It ensures that every home looks interesting and helps to avoid a street that consists of large, plain 'boxes'. It can be achieved by changing wall or roof lines; adding elements such as verandahs, porches or pergolas and by varying the colour and type of materials used in the house facade. The sides and rear of your home are also important – they can be seen by your neighbours, just as you can see theirs.

Articulation will ensure your view is not of a long single wall. For two storey homes, it also helps to avoid unreasonable overshadowing on your neighbour's outdoor living area or internal living space.

### 4. Corner lots

Corner lot homes are particularly important, as they are prominent in the neighbourhood and highly visible from both streets. As both sides act as the 'front' of the home, the design and landscaping must emphasise and 'wrap around' the corner as well as look out onto both streets. Fencing and the location of garages on corner lots are also extremely important. Too much high fencing down the secondary frontage detracts from the overall streetscape. Corner lots require Landcom Design approval.

### 5. Landscaping in your neighbourhood

In addition to building design, landscaping is an important element in your neighbourhood. Well defined front yards, landscaping and trees contribute to creating a high quality street and neighbourhood that is a pleasant and healthy place to live. In addition, a great street is achieved by ensuring bins, clothes lines and other such clutter are not seen from the street as well as consistency in fencing.



1. Garage set back minimum 1m behind front wall 2. Minimum 450mm eaves to main external walls 3. Good articulation achieved by varied materials (bricks and rendering); front pergola; and stepped wall and roof lines 4. Well landscaped front gardens.



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