

Design Review Application – Large Lots

Please complete this form and checklist; attach required plans and any additional documents (as PDF files), and email to designreview@celestino.net.au
Please include "Design Review Application and your lot number" in the subject line of your email.



THE GABLES
BOX HILL

Application Details

Lot Number

Current Postal Address

Your Name

Contact Number

Email

Required Plans

The following plans are attached in A3 format (as a PDF file):

Site Plans at 1:200 scale

Water Services Design Plan

House Plans (floor plans, elevations, sections on all sides and roof plans) at 1:100 scale

BASIX Certificate

Colour and Materials Schedule

Landscape Plan (prepared by a suitably qualified landscape architect) at 1:100 scale

Design Guidelines Checklist – Large Lots

| Guidelines | Compliance | | | Comments |
|--|------------|----|-----|----------|
| | Yes | No | n/a | |
| 1. Siting your new home | | | | |
| 1.1 Optimise solar access to your living areas and private open spaces (POS) | | | | |
| 1.2 The minimum dwelling size, excluding outbuildings and granny flats, is 400m ² | | | | |
| 1.3 The maximum building site coverage is 45% of the site area | | | | |
| 1.4 The minimum landscaped area is 20% of the site area | | | | |
| 1.5 Minimum Front Setbacks are: 1.5.1 Articulation Line: 8m from the front boundary and 4m when opposite standard dwellings on lots <2,000m ² 1.5.2 Front Building Line: 2m from the Articulation Line 1.5.3 Garage Door: 1m from the Front Building Line | | | | |
| 1.6 Homes should be a minimum 3m from the side boundary | | | | |
| 1.7 Minimum rear setbacks are: 1.7.1 5m to the building line for a single storey 1.7.2 6m to the upper level building line for a double storey | | | | |
| 2. Front of your home | | | | |
| 2.1 Your Front Facade | | | | |
| 2.1.1 Must incorporate at least one feature element such as a blade wall, portico or feature wall clad in face brick, natural stone or clear finished timber material. The feature cannot be painted and the material should not appear elsewhere on the front facade | | | | |
| 2.1.2 Should achieve variety through diverse materials and textures on both the feature element and front building wall. You are required to have minimum three different materials | | | | |
| 2.1.3 Must incorporate a front porch minimum 2m deep by minimum 4m wide. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered, and the minimum required porch size is defined as a three dimensional element. The porch can be located in the articulation zone and must address both street frontages on corner lots | | | | |
| 2.1.4 Garage doors are to be a maximum width of 3m (single), 6m (double) or 9m (triple) and a maximum of 40% of the front facade width | | | | |
| 2.1.5 Maximum width of any one garage door to be 6m | | | | |
| 2.1.6 Garage doors must complement colours and materials of the front facade | | | | |
| 2.1.7 Garage doors are to be simple and contemporary in design. Roller doors are not allowed | | | | |
| 2.1.8 Garages are to be set back a minimum of 1m from the building/main facade frontage | | | | |
| 2.1.9 Habitable rooms must be adjacent to street frontages | | | | |
| 2.1.10 Front doors must face the street and incorporate either glazing or a side light window | | | | |
| 2.2 Windows | | | | |
| 2.2.1 Windows are to have a strong horizontal or vertical emphasis | | | | |
| 2.2.2 All windows to street frontages must be clear glazed and have an eaves overhang or hood. Sliding windows to street frontages are not permitted | | | | |

| Guidelines | Compliance | | | Comments |
|--|------------|----|-----|----------|
| | Yes | No | n/a | |
| 2.3 Roofs | | | | |
| 2.3.1 Roof design is to be simple in form | | | | |
| 2.3.2 Roof can be skillion, hipped or gable. Roofs may not be curved or butterfly and must not incorporate decorative elements such as finials | | | | |
| 2.3.3 Must have eaves minimum 450mm wide exclusive of fascia and gutter | | | | |
| 2.3.4 Roofing to be either flat or low profile roof tiles or 'custom orb' Colorbond or similar. Mid to dark colours are permitted | | | | |
| 2.4 Parking and Driveways | | | | |
| 2.4.1 The minimum number of parking spaces within the lot must be: - 1-2 bedroom home = 1 space - 3+ bedroom home = 2 spaces | | | | |
| 2.4.2 Driveway should be a maximum of 5.4m wide at the kerb | | | | |
| 2.4.3 Driveway should be a minimum 500mm clear from the pressure sewer system | | | | |
| 2.4.4 Driveway finish must be concrete, asphalt, stone, pavers or crushed granite | | | | |
| 2.4.5 Driveway finish from your boundary to the kerb must be plain concrete | | | | |
| 2.4.6 Driveway finish from your boundary to garage door can be coloured. Mid to dark colours are permitted | | | | |
| 2.4.7 No applied stencil finishes are permitted | | | | |
| 3. Rear of your home | | | | |
| 3.1 Outdoor Living | | | | |
| 3.1.1 Air conditioners, hot water units, gas and water meters, plumbing fixtures and clothes lines must be concealed from public view or adjoining open space | | | | |
| 3.2 Sheds, Outbuildings and Granny Flats | | | | |
| 3.2.1 Any proposed sheds, outbuildings or granny flats must be located behind the main residence and be setback a minimum of: - 5m from the main residence - 5m from rear boundaries - side setback as per the principal dwelling | | | | |
| 3.2.2 Sheds and granny flats must be designed and constructed in materials and colours in keeping with the main residence | | | | |
| 3.2.3 Granny flats must not exceed 80m ² including verandah and must be single storey | | | | |
| 4. Corner lots and lots fronting or adjacent public open space | | | | |
| 4.1 Secondary Frontages | | | | |
| 4.1.1 Homes must address both frontages visible from the street or public open space with their roof and wall articulation, facade materials and landscaping | | | | |
| 4.1.2 Windows must overlook the secondary street and be clear glazed | | | | |
| On corner lots: | | | | |
| 4.1.3 Private open space to be screened from the street | | | | |
| 4.1.4 The side of your house must be setback 4m from the secondary front boundary | | | | |
| 4.1.5 Articulation and wall material variation must extend to the fence return on the secondary frontage | | | | |

| Guidelines | Compliance | | | Comments |
|---|------------|----|-----|----------|
| | Yes | No | n/a | |
| 5. Materials and colours | | | | |
| 5.1 Materials | | | | |
| The front of your home should have: | | | | |
| 5.1.1 A variation of materials, minimum three including the feature element and front building wall (exclusive of doors and windows) | | | | |
| 5.1.2 A variation of colours and textures | | | | |
| 5.1.3 Must have a feature material on the feature element, either natural stone (each stone piece is required to have a minimum dimension of 150mm x 150mm), face brick and/or natural timber elements. This material should not appear elsewhere on the front facade | | | | |
| 5.1.4 Generally, smooth-face brickwork | | | | |
| 5.2 Colour Palette | | | | |
| 5.2.1 Colour palette should reflect muted earthy tones, with accents of colours to architectural features only | | | | |
| 5.2.2 Bricks to be solid in colour. No light colours permitted | | | | |
| 6. Landscaping | | | | |
| 6.1 Private Landscaping | | | | |
| 6.1.1 A minimum of four trees (three min 45L and one min 100L), three within the front yard, one within the back yard | | | | |
| 6.1.2 Predominantly native plants | | | | |
| 6.1.3 No artificially coloured pebbles or stones in the front yard | | | | |
| 6.1.4 No artificial turf | | | | |
| 6.1.5 The Pressure Sewer Unit (PSU) lid must not be lower than surrounding surface level | | | | |
| 6.2 Retaining Walls | | | | |
| 6.2.1 Retaining walls (external landscaped walls) should generally be no greater than 500mm above or below ground level | | | | |
| 6.2.2 Retaining walls are not to be constructed within 500mm of the pressure sewer unit | | | | |
| 6.2.3 No log walls are permitted | | | | |
| 6.3 Front Fencing | | | | |
| 6.3.1 Front fencing and hedging is required to define the boundary and must be in the form of timber post and rail with natural or clear finish | | | | |
| 6.3.2 Fence height to be 1.2m above the adjoining verge/footpath | | | | |
| 6.3.3 Front hedge with a mature height of minimum 1.2m to sit directly behind the front fence | | | | |
| 6.3.4 Front hedges to contain a minimum of three hedge plants per metre | | | | |
| 6.3.5 Fencing should not have ornamental features | | | | |
| 6.3.6 Letterboxes must be incorporated into the design and must complement the house design | | | | |
| 6.4 Side and Rear Boundary Fencing | | | | |
| Large Standard Lot | | | | |
| 6.4.1 Fencing to side and rear boundaries is to be 1.8m high | | | | |
| 6.4.2 Materials for the side or rear fencing is to be lapped and capped timber fencing | | | | |
| 6.4.3 Side fencing is to be setback 2m from the nearest corner of the front building line | | | | |
| Large Corner Lot | | | | |
| 6.4.4 Side fencing on the secondary frontage to be timber post and rail with natural or clear finish and hedge planting sitting directly behind | | | | |
| 6.4.5 Rear fencing must be 1.8m, lapped and capped timber fencing | | | | |
| 6.4.6 Side fencing should be placed behind Box Hill Water's control panel to allow 24/7 access for maintenance | | | | |
| 6.4.7 Front fencing can return to meet the side fencing along the boundary | | | | |