

# Design Guidelines

## Frequently Asked Questions



### Receiving Design Approval

#### **How long does it take after submitting my plan to receiving an assessment outcome from the Design Review Panel?**

An assessment outcome will be issued within 10 business days. Please ensure you have completed the Application Form and attached ALL required plans. A design assessment requires ALL plans to be lodged in one package by one applicant. Click [HERE](#) to download application form for Standard Lot; click [HERE](#) to download application form for Large Lot.

#### **What happens if I forget to include a required document as part of my submission?**

It may take us a few days to review your submission to determine if all documents have been included. If any documents have been omitted, we will notify you as soon as possible and request that you resubmit your complete package again. This is to ensure that we are reviewing the most current documents at once, rather than having to search for all your documents across multiple emails and prevents us from inadvertently issuing an out of date assessment.

#### **How long is the assessment period if I make changes and resubmit updated plans?**

As Design Review Panel and Flow Systems assessments occur simultaneously (to help speed up the process), an issue with one can affect the other. For instance your home design may comply but Flow Systems may request you to alter your design to meet their requirements. This revised design then means the review process commences again. For details of the Design Review Process, please refer to the Design Review Process flowchart on page 8 of this document.

#### **How do I know if my designs are approved?**

You will receive an email with an approval letter and all drawings with an approval stamp.

### Design Review Panel

#### **I have a simple query regarding design review, who do I contact?**

Your builder may be able to answer your query. Please make sure you and your builder have thoroughly read the Design Guidelines and the FAQs before submitting your plans. You can also send your questions directly to [designreview@celestino.net.au](mailto:designreview@celestino.net.au).

If your query relates to the Contract for Sale, please refer to your solicitor.

#### **Why is the Design Review Panel managed via email?**

Email is the primary communication tool for the Design Review Panel as it allows them to track and keep records of correspondence between architects, builders, Flow Systems and purchasers. All design submissions are assessed in order of receipt to ensure that every purchaser is being provided an assessment and/or feedback within the 10 business day period. Once you have emailed [designreview@celestino.net.au](mailto:designreview@celestino.net.au), you will receive an automatic email reply with the subject "Thank you for your email". Please check your junk mail folder if you do not receive the automated response. Make sure you save this email address to ensure that you will receive correspondence.

### Flow Systems

#### **Do I need to contact Flow Systems directly?**

No, Design Review Panel will forward your plans to Flow Systems and the two approval processes (Design Review and Flow Systems) will occur in parallel. Although you don't need to contact Flow Systems directly, you are required to set up a Box Hill Water account as per below. Therefore, it is very important that you submit ALL required plans in one package.

#### **Do I need to setup a Flow Systems Account?**

Box Hill Water is operated by Flow Systems, and it is a Flow Systems requirement that you set up a Box Hill Water account before your plans can be assessed. To register for an account please click [HERE](#). You need to include your customer registration ID within your application. For more information please visit [boxhillwater.com.au](http://boxhillwater.com.au).

### Recycled Water

#### **Does my builder need to allow for a rain water tank on my lot?**

No. The Recycle Water reticulation in The Gables means that no rain water tanks are required.



# Design Guidelines

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### Compliance Bond Return and Landscaping

**To receive the compliance bond back, when does my home landscaping need to be completed; within 3 months after building completion or within 2 years after land registration?**

It is our preference for landscaping to be completed within 3 months after building completion. However, as long as your home landscaping is completed within 2 years of settlement of your block (with designs approved by Design Review Panel), you will be eligible to receive the compliance bond back upon completion of your home and all landscaping.

### Front Porch

**What are the roofing requirements of the front porch? Is it acceptable if my balcony covers all but 100mm of the porch slab?**

The front porch can be partially uncovered (e.g. 100mm of the porch slab) as long as the front door is covered and the minimum required porch size of 1.5m depth x 2m wide is defined as a three dimensional element. The minimum depth is measured from the main building line.

### Garage Doors

**Can you provide an example of garage doors which are classified as simple and contemporary in design?**

Preferred garage doors are panel-lift style, without any decorative elements, and in a single colour that is complementary to the greater colour scheme of the facade.

### Garage Setback

**What is the definition of "building line" to which the 1m garage setback is measured against? If the ground floor is designed as a recessed area and the first floor protrudes out 1m, can the 1st floor be considered as the building line?**

No. The 1m garage setback is measured on the ground level in order to achieve a substantial recessing of the garage face from the main body of the dwelling. Any upper floor overhangs are not considered in this assessment. As the garage setback is an important overall form and massing of the facade, assessment will be made on a case by case basis.

### Habitable Rooms

**Am I allowed to have a bathroom with clear glazed, large sized windows at the front of my home?**

As a general rule of thumb, non-habitable rooms, such as bathrooms, are not permitted facing street frontages. This applies to both street frontages on corner lots. However exceptions may occur when a non-habitable room has windows typical of a habitable room.

### Front Door Glazing

**Is translucent glazing allowed on the front door?**

We are allowing translucent glazing on front doors and sidelights only. It is not permissible on other street frontage windows. We also do not permit any tinted colouring or any type of patterning.

### Windows

**If sliding windows are not allowed what window types can I use?**

Awning, double hung, fixed and casement style windows are permitted.

### Window Hoods

**Is E Glass allowed instead of window hoods?**

The requirement for window hoods is related to building and streetscape character as well as window shading. Clear low-e glass is acceptable however not as a replacement for window hoods.

### Simple Roof Form

**Can you confirm what is meant by simple roof form?**

A simple form roof has a minimal number of planes, and no decorative elements such as finials or scalloped fascias.

### Corner Lots

**Can you explain what is an acceptable corner lot facade?**

Consider your secondary street facade exactly the same as your front facade.

**Must windows facing the secondary street be large clear glazed non-sliding windows?**

Yes, windows facing the secondary street must be large clear glazed non-sliding windows.



THE GABLES  
BOX HILL

# Design Guidelines

## Frequently Asked Questions

### Materials

**Am I allowed to use the material in my feature element, anywhere else in the facade?**

No. Feature material should not appear elsewhere on the front facade.

### Stone Feature

**Am I allowed to have stacked stone? Could you please provide sample images of stone features that comply?**

Each individual stone piece is required to have a minimum dimension of 150mm x 150mm - most 'stackstone' will not achieve this. A list of commercially available stone products that are considered acceptable are listed on page 6 of this document. This is not an exhaustive list of permissible stone products, but is offered as a guide.

### Brick Colours

**What brick colours are acceptable?**

Common brick selections considered acceptable are listed on pages 4 and 5 of this document. This is not an exhaustive list of permissible bricks, but is offered as a guide.

### Roof Colours

**What roof tile colours are acceptable?**

Common roof tile selections considered acceptable are listed on page 6 of this document. This is not an exhaustive list of permissible tiles but is offered as a guide.

### Tree Placement

**Can the position of the 45L and 100L tree be changed depending on the type of trees we select?**

Two of the three required trees must be within the front yard. This requirement supports the establishment of a defined landscape within the public realm. The exact position of the two required trees within the front yard is up to you, as long as the location complies with Flow Systems requirement.

### Tree Types

**How will you assess the requirement for 'predominately native plants'?**

There is no specific number of native plants required for each dwelling. Each garden design will be unique, and will be assessed based on the plant species and number proposed in the landscape design, to ensure there is generally more area of native plants than exotics.

### Backyard Landscape

**If a pool is being built in the backyard and the rest of the available space is either decked, shed, paved, concreted etc, does the third tree at the rear need to be planted?**

Yes. The minimum landscaped area required is 30% of the site area. The Design Review Panel will be assessing the plans submitted against this design guideline and the design guideline requires a third tree to be planted in the backyard.

### Fencing

**If I want to change to a masonry fence after house construction do we need to get the revised landscape plans approved?**

Yes, any amendments to plans are required to be re-assessed and approved by the Design Review Panel.

**What materials are acceptable for the infill panels for a masonry fence?**

The Design Review Panel will consider any proposed infill panel material that is in the style and character of the proposed dwelling. Examples of infill panels include vertical timber/aluminium pickets, horizontal timber/aluminium slats, timber lapped and capped panels, aluminium palisade, horizontal wire, or laser cut steel panels. In some instances where the panel style does not provide a significant visual barrier (such as horizontal wire), hedging or mass planting will be required behind.

**Is front fencing still a requirement for homes where there is no footpath in the road reserve in front of the house?**

Yes. Front fencing and/or hedge or mass planting is required on all lots within The Gables to define the front property boundary.

**Can a retaining wall be considered as a front fence?**

No. Front fencing and/or hedge or mass planting is required on all lots within The Gables.

**What are the required setback from the sewer tank to my house?**

Driveways, retaining walls and other hardscapes need to be a minimum 500mm from the edge of the tank. The front porch will need to be a minimum 500mm away from the edge of the tank. The main building line must be a minimum 2m away from the edge of the tank.

# Complying Masonry Materials and Colours



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PGH Bricks		
Collection: Premium		
Finishes/Textures	Colours	
Dry Pressed	Hawkesbury Bronze	
	McGarvie Red	
	Macarthur Mix	
	Belgenny Brown	
	Gledswood Blend	
	Mowbray Blue	
	Megalong Valley Grey	
	Flicker	
	Red Rum	
	Balmerino Blend	
	Livingston Gold	
	Black Beauty	
	Sandstocks	Balmain
		Cadman
Jackson		
Cremorne		
Northbridge		
Castlemaine		
Mitchell Blend		
Homestead Blend		
Chisholm		
Endeavour		
Blackett		
Wiseman		
Lawson Blend		
Blackburn		
Greenway		
Altitude	Olympus	
	Everest	
	Apollo	
Metallic	Nickel Flash	
	Blue Steel Flash	
	Pewter	

PGH Bricks		
Collection: Premium		
Finishes/Textures	Colours	
Opaline	Tourmaline	
	Garnet	
	Tiger Eye	
	Concord	
	Smooth	Pearl Grey
		June
		Mineral
		Smoke
		Volcanic
		Terracotta
		Red
		Brown
		Choc Tan
		Copper Glow
Black & Tan		
Velour	Pearl Grey	
	Terracotta	
	Red	
	Brown	
	Mineral	
	Mild Steel	
	Volcanic	
	Choc Tan	
	Composite	Charcoal
		Urban Blue
Alfresco	Vino	
	Truffle	
	Cocoa	
	Chocolatto	
Spinifex	Espresso	
	Ghania	
	Poa	
	Cassica	
	Themeda Blend	

PGH Bricks	
Collection: Classic	
Finishes/Textures	Colours
Highlands	Blackheath
	Leura
Palazzo	Sorbetto
Desert	Simpson
	Kalahari
	Redgum
	Sinai
	Gibson
Summerville	Coral
	Dark Rum
	Manor Blend
	Bungalow Blend
	Smokey Grey
Foundations	Stone
	Pilbara
	Gravel
Elements	Galena Blend
	Rubelite
	Graphite
	Fossil
Townhouse	Dorset
	Hampshire
	Surrey
	Birmingham Blend
	Manchester Blend
	Sheffield Blend
Collection: Premium Feature	
Academy	Quantum
	Alumni
	Oscar
	Nobel
	Julliard
Urban Metal	Copper Lustre
	Bronze Sheen
	Silver Spark
	Zinc Shimmer

# Complying Masonry Materials and Colours



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Austral Bricks	
Range	Colours
Ultra Smooth	Chill
	Jazz
	Rhythm
Opulence	Lustre
	Eclipse
	Shimmer
La Paloma	Gaudi
	Azul
Designa Basalt	Lava Stone
	Chisel Stone
	Shadow Stone
Metallix	Cuprum
	Titanium
	Bronze
	Platinum
Expressions	Cherry Soda
	Gun Metal Blue
	Blackstone
Indulgence	Biscotti
	Truffle
Urban One	Latte
	Chiffon
	Pepper
Whitsunday	Orpheus
	Brampton
Wilderness Design	Blackberry
	Rosewood

Austral Bricks	
Range	Colours
	Blackbutt
Symmetry	Portland
	Asphalt
	Terracotta
	Earth
Governors	Darling
	Gipps
	Foveaux
Principle	Grande
Everyday Life	Stimulate
	Unwind
	Retreat
	Escape
	Leisure
	Freedom
	Holiday
Old Colonial	Amber Glow
	Buff
	Red
	Mahogany
Metropolis	Alabaster
	Marcasite

Austral Bricks	
Range	Colours
	Topaz

  

Bowral Bricks	
Range	Colours
	Murray Grey
	Capitol Red
	Hereford Bronze
	Brahman Granite
	Bowral Blue
	Renovation Gertrudis Brown
	Gertrudis Brown
	Bowral Brown
	Shorthorn Mix

# Complying Natural Stone Materials and Colours



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Boral		
Collection	Colours	
Cultured Stone	All Country LedgeStone	
	All Dressed Fieldstone	
	All Southern LedgeStone	
	All European Castle Stone	
	Cobblefield	
	Coral Stone	
Armstone		
Collection	Colours	
Stone Wall Cladding	Cabana Stone	
	Castle Stone	
	Dusky Stone	
	Gazebo Stone	
	Mica Stone	
	Nostra Stone	
	Ruby Stone	
	Sebian Stone	
	Sandstone Rockfaced	
	Chunky Dusky	
	Teakwood Rockfaced	
	Stone Panels - Natural Range	Dusky Granite
		Mica Quartz
		Toad Limestone
Artisan Stone		
Collection	Colours	
Premium Wall Cladding	Capri	
	Estate	
	Grange	
	Ridgeway	
	Noir	
	Cottage	
	Heritage	
	Chateau	
	Lodge	
	Z Panel Stacked Stone	Rustic Granite
Rustic Mica		
Rustic Grey		
Crazy Stone Wall Cladding	Heritage	
	Kakadu	

Eco Outdoor		
Collection	Colours	
Dry Stone	Alpine	
	Badger	
	Baw Baw	
	Jindera	
	Mitta Mitta	
	Free Form	Bodega
		Calabor
		Crackenback
		Howqua
	Random Ashlar	Korora
Wamberal		
Apollo		
Clancy		
	Coolum	
	Newport	
	Veneer Stone	
Collection	Colours	
Dressed Edge Collection	Dressed Edge Sandstone	
	Dressed Edge Limestone	
	Dressed Edge Natural Grey	
South Coast Limestone	-	
Arctic Collection	Arctic Limestone	
	Arctic Sandstone	
	Arctic Bluestone	
	Arctic Natural Grey	
Dry Stacked Collection	Dry Stacked Slate	
	Dry Stacked Sandstone	
	Dry Stacked Limestone	
	Dry Stacked Natural Grey	
	Dry Stacked Bluestone	
LedgeStone Collection	Dry Stacked Earth	
	LedgeStone Earth	
	LedgeStone Limestone	
	LedgeStone Slate	
	LedgeStone Sandstone	
	LedgeStone Natural Grey	

# Complying Roof Materials and Colours



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Monier	
Concrete Roof Tiles	
Collection	Colours
Horizon	Babylon
	Camelot
	Fig
	Aniseed
	Caraway
	Wollemi
	Barramundi
	Sambuca
Atura/Traditional	Aniseed
	Wollemi
	Barramundi
	Sambuca
Cambridge	Soho Night
Georgian	Soho Night
Madison	Soho Night
Homestead	Sambuca
Terracotta Roof Tiles	
Collection	Colours
Nouveau	Onyx
	Cashmere
	Sabre
Nullarbor	Granite
	Slate Grey
Marseille	Charcoal
	Granite
	Mystic Grey
	Slate Grey
	Delta Sands
	Pottery Brown

Colorbond	
Roof Sheeting	
Collection	Colours
Classic	Pale Eucalypt
	Woodland Grey
Contemporary	Shale Grey
	Dune
	Cove
	Windspray
	Gully
	Mangrove
	Wallaby
	Jasper
	Basalt
	Ironstone
	Monument
Bristile	
Concrete Roof Tiles	
Collection	Colours
Classic	Mica
	Savannah
	Bark
	Gun Metal
	Coal
	Nickel
Prestige	Titanium
	Mercury
	Tungsten
	Radium
Premiere	Char Grey
La Escandella	Planum
	Vienna
	Marseille
	La Escandella Innova
	Visum 3

Boral	
Terracotta Roof Tiles: Flat	
Collection	Colours
Shingle Standard	Antique Bronze
	Asphalt
	Scoria
	Ghost Gum Grey
	Wild Choc
	Eclipse
Shingle Metallics	Meteor
	Galaxy
Terracotta Roof Tiles: Shaped	
French	Antique Bronze
	Wild Choc
	Ghost Gum Grey
	Feldspar
	Crimson Blaze
	Eclipse
	Autumn Leaf
	Mahogany
	Burgundy
	Slate Grey
	Ebony
Concrete Roof Tiles: Flat	
Vogue	Shale
	Gunmetal
	Twilight
	Charcoal Grey
	Taupe
Linea	Charcoal Grey
Concrete Roof Tiles: Shaped	
Contour	Taupe
	Walnut
	Shale
	Gunmetal
	Peat
	Charcoal Grey
	Ebony
Slimline	Shale
	Gunmetal
	Ebony

# Design Review Process



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Have you completed the Design Review Application Form and Checklist? Have you read our Design Guidelines FAQ's?

