



# WILTON GREENS

RESIDENTIAL DESIGN GUIDELINES



# LIVE WITH NATURE AT SYDNEY'S GATEWAY

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## INTRODUCTION

**We are proud to present Wilton Greens, settled in its own idyllic pocket in the Wollondilly area, Wilton Greens enjoys a natural landscape at the gateway to Sydney.**

This unique master-planned community shares a deep connection with the spectacular forests, mountains and a close connection to Campbelltown and Macarthur.

Wilton Greens presents a once in a lifetime opportunity to be a part of a real community created for families, where you are afforded all the advantages of modern living right at your fingertips.



# COMMITMENT AND OBJECTIVE

**Our communities are aimed at offering a premium lifestyle that positively impacts the lives of those who live there.**

Whether it be a master planned house and land estate or an urban apartment complex, our mission is to make each development a place our customers are proud to call home.

Wilton Greens is proudly owned by Risland Australia.

**RISLAND**

# THE COMMUNITY VISION

**Be part of a visionary community that offers the best of modern living and a natural environment.**

Strategically designed to be a more sustainable and self-sufficient community, this superior masterplan offers you the convenience of parks, playgrounds, retailers, education, employment and public transport all on your doorstep.

With close to 40% of your neighbourhood being a nature conservation area, Wilton Greens has everything you need for a balanced lifestyle. Wilton Greens will feature eight distinct villages with botanical names inspired by the tree species planted in each of them.

Wilton Greens will offer an impressive range of lifestyle activities, indoor and out, to ensure families can enjoy an active and vibrant life built around the exceptional natural attribute of the location.



2.0

# THE DESIGN GUIDELINES

WILTON GREENS



## 2.1

### About the Design Guidelines

The key objective of these Design Guidelines is to help protect the value of your home by setting out the minimum requirements for your new home and landscaping at Wilton Greens.

All home designs must be approved by the Design Review Committee (DRC) prior to submitting to Wollondilly Shire Council. Any departure from these design guidelines will be assessed on architectural merit and meeting the overall design objectives of these Design Guidelines.

### What You Need to Know

Before constructing your new home, you will need a Development Consent from Wollondilly Shire Council. It is the responsibility of the purchaser (and the purchaser's builder and Building Surveyor) to ensure compliance with any applicable statutory requirements.

These Design Guidelines should be read in conjunction with:

- The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Appendix 14 South East Wilton Precinct.
- The Draft Wilton Growth Area Development Control Plan (DCP) 2019 and Schedule 1 South East Wilton Precinct.

Approval from the DRC is not an endorsement that plans comply with such requirements and neither Risland Australia or the DRC will be liable for any cost or claim associated with approving plans.

## 2.2

### The Design Review Committee (DRC) Approval

All house designs and building works including fencing, retaining walls landscaping and outbuildings require approval from the DRC. Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.

The DRC will assess your design in terms of compliance with the applicable Wilton Greens Design Guideline (Design Guidelines) at the time of the application; and provide a letter of approval along with an endorsed copy of the plans and external finishes schedule.

If the design submitted does not comply with the Design Guidelines, the DRC will advise the applicant on the areas of non-compliance and the required amendments. Applicants will be required to submit amended documents in order to gain approval.

Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application Form must accompany the submission documents.

### Compliance Bond

To promote design consistency in your neighbourhood, a \$4,000 compliance bond is payable to Risland upon settlement of your land. Once your home is built, you have received an Occupation Certificate and completed your landscaping; you can apply for a refund of your compliance bond.

An inspection of your home will be undertaken to ensure it is in accordance with the plans approved by the DRC.

If a builder purchases land and enters into a house and land contract with a third party, the builder is responsible for the payment of the compliance bond to Risland and for requesting the reimbursement. The builder may not pass this responsibility on to the third party without prior written consent of Risland.

2.3

# BUILDING YOUR NEW HOME

The following steps illustrate the process to build your new home at Wilton Greens.



## 3.0

# YOUR HOUSE DESIGN

This section contains information that will help you design your new home.

It provides information on how your home fits on your lot and the street. Following this information will ensure that you and your neighbours can enjoy your new homes at Wilton Greens.

This section only applies if your lot is greater than 300m<sup>2</sup> or has a frontage greater than 9m. If your lot is less than 300m<sup>2</sup> or has a frontage less than or equal to 9m, please refer to your Building Envelope Plan.



### 3.1

## General Requirements

It is essential the following rules are adhered to.

#### YOUR DWELLING

Only one dwelling is permitted per allotment. Materials used on your dwelling must be new and of sound quality.

#### SUBDIVISION

The Design Guidelines prohibit further subdivision of all allotments, unless otherwise agreed to by the DRC and responsible authority.

#### DUAL OCCUPANCY

No dual occupancy dwelling or relocatable home is permitted within the estate, unless otherwise agreed to by Risland Australia and the responsible authority. Granny flat is allowed provided the design meets requirements in the DCP.

#### CONSTRUCTION TIME

Construction of your dwelling must commence within 18 months from the date of settlement of your land and completed within 18 months of construction commencement.

### 3.2

## Siting Your Home

Your home should be in proportion to the land area. There should be enough room for a generous rear yard, a landscaped front garden and enough space between neighbours.

Site your home correctly to ensure that:

- Solar access to your living areas and private open spaces (POS) is optimised.
- Living spaces are on the north or east side of your home.
- Overlooking and overshadowing of your neighbours is minimised.
- Consider the location of any pressure sewer infrastructure.

### 3.3

## Site Layout

Your home needs to be adequately setback from its lot boundaries to allow for generous front and rear yards and to be sufficiently separated from your neighbours. Refer relevant statutory and planning requirements, such as the Draft Wilton Growth Area DCP 2019 and applicable Building Envelope Plan for setback requirements.

### HELPFUL HINT

The correct siting of your home can assist in reducing overall energy costs by allowing solar access in Winter and limiting solar access in Summer.

## YOUR HOUSE DESIGN

### 3.4

## Your Façade

How your home presents to the street is important. A consistent and high-quality design and finish will ensure that the value of your home is maintained.

Mock reproduction of historical style home is not permitted, such as:

- Federation
- Victorian
- Edwardian

The façade of your home must not be the same as another façade within two lots adjacent or across the street, unless agreed by the DRC.

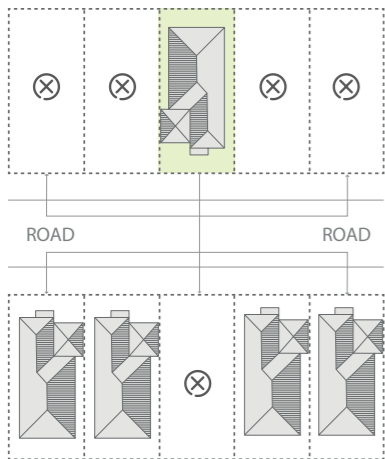
The entry to your home must either be recessed from the main building line or project forward. An entry door flush with the main building line is not permitted.

Piers / pillars used on the façade must not be constructed of fibre cement sheeting.

Your home must have at least one habitable room window on the primary façade.

Light weight infill is not permitted above windows and doors on elevations visible to the public.

Unpainted and/ or untreated metalwork and reflective glazing will not be permitted.



■ Subject House ■ Next Possible Replicated Façade





**1 Roof Design**

- Roof design is to be simple in form.
- Roof type can be skillion, hipped or gable.
- Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet and may require fixed shading over glazing to comply with sustainability requirements.
- Roofing to be either flat or low-profile roof tiles or 'Custom Orb' Colorbond or similar. Roof colour must be natural earthy tones. Colour resembling red or terracotta will not be permitted.
- Galvanised or non-coloured zincalume is not permitted.
- Antenna is not allowed on the roof as free to air TV will be provided via broadband network service.

**2 Windows**

- Windows are to have a strong horizontal or vertical emphasis.
- All windows to street frontages must be clear glazed. Frosted window is allowed for bathroom and ensuite. Sliding windows to street frontages are not permitted.
- Where practical larger windows should be oriented north or east for passive solar heating.
- Wrap-around windows on corner lots is encouraged.

**3 Doors**

- Front doors must face the street and preferably incorporate side light.

**4 Verandahs, Terraces, Porches**

- A front porch is encouraged. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered. The porch can be located in the articulation zone and can be used as the feature element for your home.
- On corner lots, the porch must address both street frontages.
- Upper level balconies are encouraged and preferably covered.

**5 Eaves**

- All roofs must include minimum 450mm eaves to the street frontage and return and continue around the house.
- Where parapet wall is constructed, eaves are not required.
- A reduced eave is permitted on zero lot line.

**6 Garages**

- Carports are not permitted where they are visible to the public.
- The garage door must be electric sectional, tilt or panel lift. Roller doors are not permitted where visible to the public.

3.5

# Colours and Materials

Natural, warm, earthy materials and colours are to be used throughout the development to reflect the natural surrounds of the area. Selected highlight colours are to be introduced to bring diversity and interest to each dwelling.

Paint and render colours should be in line with the provided palette. One background, accent and trim colour should be selected from the preferred palette.

Background colour is to be used predominantly for the main wall, with accent colour to be used on the feature wall, and trim colour to be limited to small elements such as gutters, downpipes, window frames, doors, etc.

Chosen face bricks must be complementary to the selected colour palette and are to be generally flat-faced, square-edged and not deeply textured. The façade material must have a variation of at least two (up to maximum three) separate material finishes. A minimum of 20% of the façade must be a feature material, unless:

- The home is solely constructed of (fibre cement) weatherboard; or
- Where the façade is solely finished with a rendered material, the façade must have a minimum of 2 colours; or where there is architectural merit for having only one material finish.
- Materials with a 'softer' look, such as bagged brickwork and horizontal (fibre cement) weatherboard, are also encouraged as alternative wall materials.
- Stuck on stone tiles are not permitted.
- Gutter and fascia colours must complement the roof colour.
- Downpipes and meter boxes must complement the external wall colours.

## HELPFUL HINT

To improve the thermal comfort of your home during summer, consider choosing 'Cool Roof' colours with an SRI (Solar Reflective Index Value) of a minimum of 29.

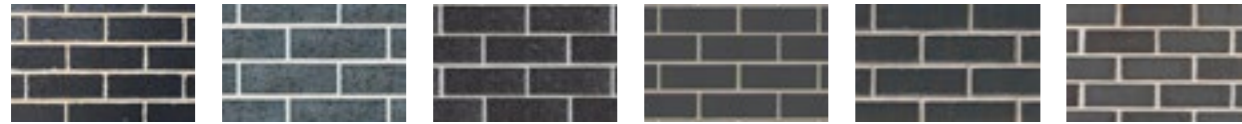
Cool Rooves improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your roof colour before making a selection.

## Preferred palette

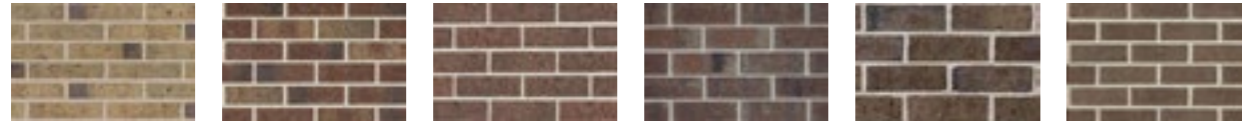
Brilliant White T12 2.G1	Pacific Pearl P236-N1	Quill T10 8J-2	Thin Ice T10 50J-1	Taupe Stone T08 154-3
Wistful Willow T10 8K-2	Moonraker T08 179-3	Dusty Plain T10 4K-1	Sheffield Grey T10 43L-1	Thundercloud T10 55K-2
Rock Quarry T06 153-3	Distance T08 169-4	Scotch Mist B159-07	Tabby P199-N5	Bay Brown T08 154-4+
Silver Charm T10 37K-1	Andiron T08 171-3	Beige Ash T10 8K-1	Grey Cast T08 179-2	Tornado T129.H9
Grey Moggy T10 50K-2				

# Preferred palette

## Brickwork



<b>Austral Elements</b> Graphite	<b>Austral Elements</b> Zinc	<b>Austral Elements</b> Blackstone	<b>Austral Ultrasmooth</b> Jazz	<b>Boral Nuvo Fusion</b> Domino	<b>Boral Nuvo Aspire</b> Storm
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<b>Austral Melbourne</b> Newport	<b>Austral Melbourne</b> Hawthorn	<b>Austral Homestead</b> Tan	<b>Austral Melbourne</b> Hawksburn	<b>Boral Elan Estate</b> Eaglemont	<b>Boral Elan Estate</b> Glenfern
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<b>Austral Indulgence</b> Biscotti	<b>Austral Symmetry</b> Grey	<b>Boral Smooth Face</b> Jute	<b>Boral Smooth Face</b> Choc Tan	<b>Austral Indulgence</b> Truffle	<b>Boral Nuvo Fusion</b> Espresso
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<b>Austral Ultrasmooth</b> Tempo	<b>Austral Ultrasmooth</b> Chill	<b>Boral Nuvo Aspire</b> Mist	<b>Boral Nuvo Aspire</b> Coco	<b>Boral Nuvo Aspire</b> Mangrove	<b>Austral Symmetry</b> Tan
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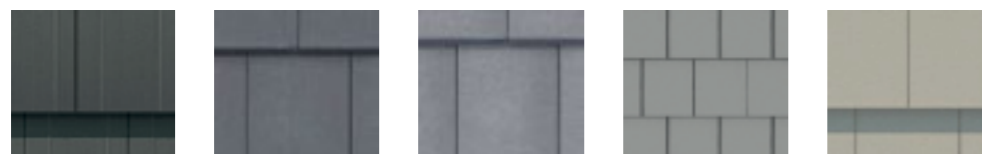
## Stone



## Metal Roof



## Tiled Roof



## 3.6

### Corner Presentation

It is important that homes on corner lots address both frontages. This adds interest to the streetscape as well as providing passive surveillance. In addition to the elements identified above, the following elements should be incorporated into the design of corner lots.

- Front doors are to present to the primary frontage.
- Corner elevations must address the secondary street by incorporating design features which match and compliment the front elevation. Factors for consideration include window designs, materials and articulation.
- At least 1 habitable room and window must be visible to the secondary frontage.
- All window visible to the public must match the same head and sill heights as those used on the primary façade.
- Blank walls will not be permitted.

## 3.7

### Key View Presentation

It is important that homes in prominent locations are well designed and provide visual interest. A Key View Site include those along or at the end of view corridors.

In addition to the elements identified in section 3.4, the following elements should be incorporated into the design of Key View Lots.

- An additional design element or material must be integrated into the design of dwelling.
- Glazing shall form 25% of the façade fronting the primary road.
- At least one habitable room must be located at the front of the dwelling. Where the site is on a corner lot, at least one habitable room is to front the secondary road.
- Balconies to the upper floor on double storey homes are encouraged.
- Where fencing or retaining walls are not provided by the vendor, the purchaser must install fencing in accordance with the requirements set out in Section 4.5 Fencing.



## YOUR HOUSE DESIGN

### 3.8

## Park Presentation

Homes adjoining or adjacent to open space must integrate with the landscape by incorporating additional design and landscape features. In addition to the elements identified above, the following elements should be incorporated into the design lots fronting open space.

#### OPEN SPACE FRONTING LOTS

Dwellings built on lots that are adjacent to or adjoining open space are to be designed to appropriately address and overlook the adjacent public domain, to ensure adequate passive surveillance and a suitable appearance when viewed from these spaces.

The following elements or design features are to be incorporated into the design:

- Rooflines and building lines are to be broken by side setbacks and/or design elements.
- Sufficient glazing fronting the open space is to be provided.
- Habitable spaces must be located adjacent to open space and can include balconies to the upper floor on double storey homes.
- Homes that adjoin open space are to provide open style fencing or landscaping.

### 3.9

## Sloping Site

Homes are to be designed to respond to the slope of your block. Split level homes and the use of drop edge beams are encouraged to minimise the use of additional retaining walls in the private open space areas. The following principles apply:

- An elevated entry can be no greater than 1.2m from the existing ground level at that point.
- To create usable and efficient private open space areas, retaining walls should not be located in your principal private open space. Well-designed terraces will be accepted.
- Retaining walls within your front setback or forward of the home must be constructed of sandstone or masonry to match the dwelling. Plain concrete block, concrete sleepers and timber retaining walls are not permitted.
- Planting should be used to soften the appearance of retaining walls.



# 4.0

# LANDSCAPING

This section will guide you on how to plan your external space including your front garden, driveway, letter box, back garden, walls and fencing.

Your new home is located in the beautiful natural bushland setting of Wilton and you have the opportunity to surround your home with a charming healthy garden that you and your family can enjoy.

## 4.1

### Front Gardens

#### THE FRONT GARDEN

Your front garden provides a strong landscape setting for your home, enhancing the presentation of your home to the street. A well-designed and well-maintained front garden will improve the value of your home and contribute to the overall appeal of the Wilton Greens community. Your garden should reflect the design of your home and may incorporate similar colours and/or materials as those used in the façade of your home.

#### FRONT GARDEN REQUIREMENTS

Your front garden should have:

- A clear pedestrian route to the front door.
- At least one tree (refer to sample plant list in section 4.6), preferably planted as a semi-mature specimen (75L or above).
- A minimum of 50% of your front garden area is to comprise permeable materials. This includes lawn, planting, gravel, and stepping stones laid on a sand or aggregate bed over natural ground.

#### THE REAR GARDEN

Your rear garden is your private outdoor sanctuary. A well-designed rear garden will be the backdrop to relaxing outdoor living, as well as, catering for all the everyday practicalities.

#### REAR GARDEN REQUIREMENTS

- At least one tree (refer to sample plant list in section 4.6), preferably planted as a semi-mature size (75L or above).
- Hedges along fencing preferred.

#### CORNER LOTS & LARGER LOTS

- For lots larger than 600m<sup>2</sup> allow to plant additional tree to either front or rear garden (45L or above).



Front garden with well-maintained hedge, strong boundary planting, tree and planting to entry portico.



Front garden featuring timber fence, tapering driveway, tree and shrub planting.

4.2

# Landscaping Design Principles

The design of your outdoor areas should be considered in conjunction with the design of your home.

Some key design principles include:

- Children's play areas should be visible from your kitchen or living room, allowing easy supervision of children from inside.
- Alfresco areas are best accessed from your living or dining area to maximise ease of use.
- A vegetable or herb garden may be best located near the kitchen for ease of use.
- Storage areas, the washing line and any air conditioning units should be concealed from entertaining areas.

## SCREENING & PRIVACY

Screen planting is encouraged to be used where privacy or overlooking is a concern between blocks. Planting can soften fence lines and provide additional height while allowing air circulation and providing an overall cooling effect.

Species selection must consider the overall mature height and width of any proposed planting to ensure that the plant species is suitable for the proposed location and purpose.

## BEING A 'GOOD NEIGHBOUR'

Responsible landscape design also considers the impact of the landscape on neighbours and any other adjoining property. Care should be taken to allow adequate solar access into neighbouring properties and minimise excessive overshadowing.

Tree species selection and planting locations are critical, as is the species selection of any hedging species proposed. Fast and tall growing hedges such as Leighton's Green Cypress (*Cupressus leylandii* 'Leightons Green') should not be used. Additional tree to either front or rear garden (45L or above).



A good relationship between indoor and outdoor spaces increases the use of outdoor spaces and encourages a healthy lifestyle.

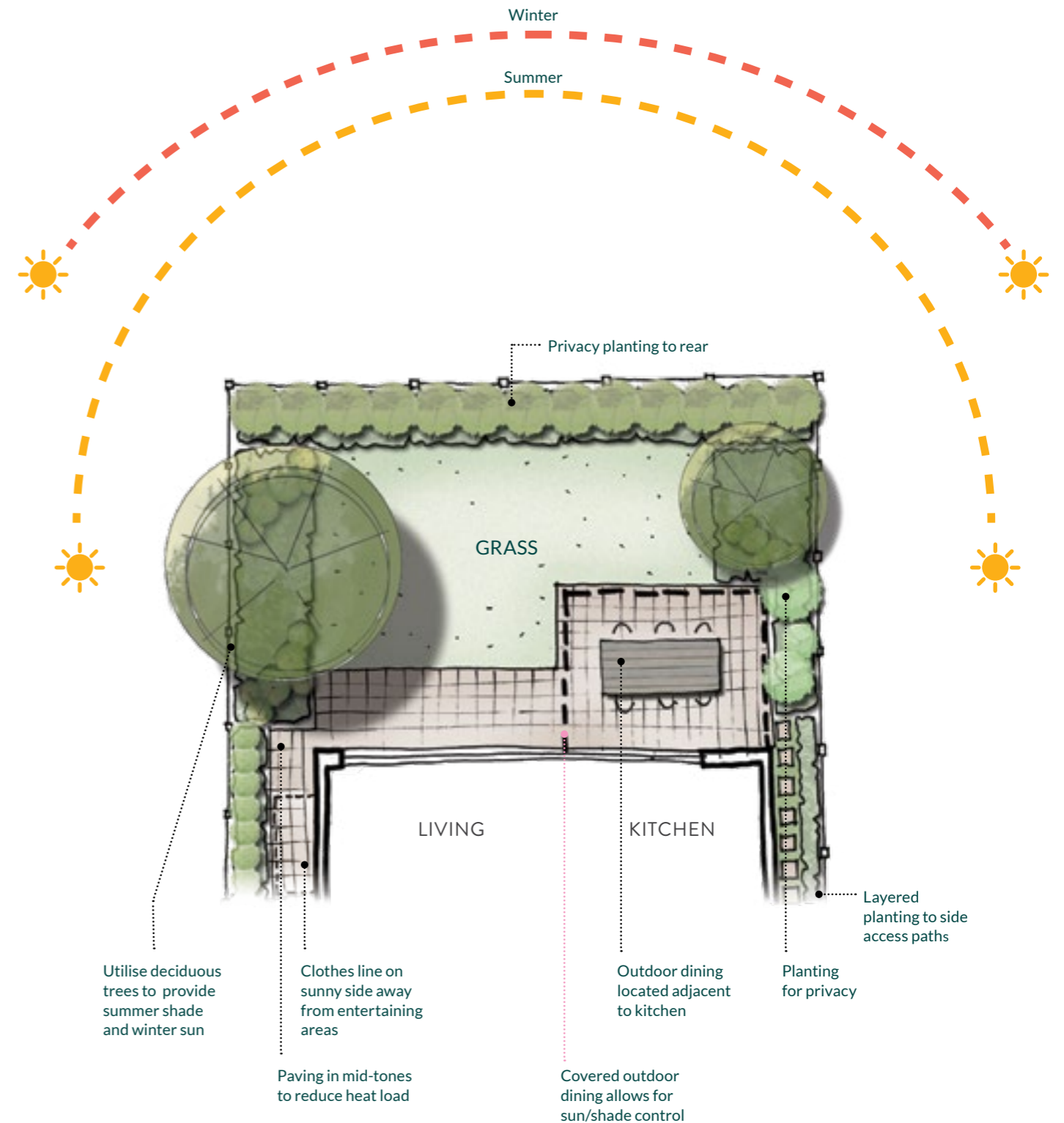


Layered boundary planting provides privacy and visual interest to side passageways.



Edge planting frames the garden and provides a level of privacy to the backyard.

# Indicative rear garden landscape plan:



## LANDSCAPING

An exposed backyard can often be too hot and unusable in summer.



Deciduous vine-covered pergola provides sun access in winter.

### SOLAR ACCESS

Your landscape design should consider the path of the sun throughout the day and throughout the year. Deciduous tree planting can be used to provide shade and relief from heat in summer, whilst allowing winter sun to penetrate into the garden and the home.

### HEAT LOAD

The heat island effect is the process by which hard surfaces such as concrete and paving absorb significant heat from the sun during the day and release it slowly at night, increasing the ambient temperature of the area. This results in more demand for cooling and increased electricity usage.

Clever landscape design can reduce heat load by shading western and eastern elevations, particularly where large, masonry walls are located.

Heat absorption can also be reduced by careful selection of hard surfaces materials. Dark colours absorb more heat during the day and can become too hot underfoot for comfort if exposed to the sun. Selecting lighter colours can reduce heat gain and create a more comfortable and useful outdoor space.

Awnings with adjustable louvres, removable shade sails or umbrellas can allow for variable sun and shade access throughout the year, minimising heating and cooling requirements.

### PERMEABLE AREA

The permeable area of the landscape is considered to be any surface which allows water to pass through to natural ground below. It generally includes turf grass, planting, gravel, stepping stones (when laid on a sand or aggregate bed over natural ground). It does not include paving, concrete or pools.



Vine-covered pergola provides shade in summer.



Stepping stone paths provide access while maximising green space and permeability.



Maximising permeable surfaces such as turf and planting increasing cooling and makes the space more comfortable.



Dark surfaces absorb heat, radiating it back at night and increasing temperatures both during the day and at night.

## LANDSCAPING



Trees provide shade and have a cooling effect, allowing outdoor spaces to be used more regularly.



Portable umbrellas provide small pockets of shade in summer but do not provide a long term solution.

## Waterwise Gardening

The amount of water your garden needs depend on three main factors – soil, plants and microclimate. Improving the soil, choosing low-water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer.

### SOIL

Soil types can vary from pure sand to clay-dominant. The ideal soil is classed as loam – a good mix of sand, clay and organic matter. Loam has a good water holding capacity and encourages wide, deep roots in your plants, meaning they'll survive dry spells better.

Testing and improving the soil quality before you plant your garden will ensure that your garden thrives with less effort in the medium and long term. Incorporating soil wetting agents into your garden soil will also increase the water holding capacity of the soil and improve the health of your plants, reducing watering frequency.

### PLANTING

Choosing plants that are suited to local conditions minimises inputs such as additional water and fertiliser and increases the self-reliance of your garden. Many low-water use plants are available which can deliver a variety of garden 'looks' from native garden to Mediterranean garden styles to succulents and cacti. It is also important to locate plants to best reflect their natural habitat in terms of sun/shade, exposure and water availability.

Plants must also be considered for their weed potential prior to selection. Wilton Waters is located adjacent to a sensitive bushland ecosystem and care must be taken by residents to ensure that no additional weed species are introduced to the area as garden escapees.

### MULCHING

Using mulch on garden beds helps to maintain soil moisture, suppress weeds, and improve the presentation of your garden. There are several mulch types available, including gravel, chipped material, pine bark, sugarcane or lucerne mulch.

A thick layer of chunky, organic mulch provides an excellent outcome, balancing presentation and plant health by cooling the roots and reduce water loss through evaporation.



A garden utilising low-water use plants is durable and will survive with minimal watering.



A garden utilising low-water use plants is durable and will survive with minimal watering.

## LANDSCAPING

### MICROCLIMATE

The microclimate of your garden will vary from area to area depending on a variety of factors including:

- Sun exposure – east-facing areas are typically cooler than west-facing areas.
- Shade density – dappled shade from trees versus solid shade from roofs.
- Air circulation – roofs can contain heat while trees provide shade and let heat escape.
- Surrounding surfaces – hard surfaces such as brick, concrete or stone absorb heat during the day and radiate it back after the sun sets.
- Wind exposure / protection – garden fences offer some wind protection, whilst narrow gaps between homes can create a wind tunnel effect.
- Locating plants in the most suitable microclimate will reduce watering needs and encourage your garden to thrive.



Large areas of hard surfaces absorb heat, increasing the temperature of adjacent garden beds and evaporating water quickly.



A raised, sunny position requires tough, sun-loving plants to thrive.



Trees create specific microclimates around their bases which should be considered in plant selection.

### IRRIGATION

Homeowners may consider installing irrigation to manage watering needs. A well-designed and correctly installed irrigation system will last for many years and enable garden health to be maintained easily.

Drip irrigation provides water directly to the soil around plants, allowing direct watering and maximising efficiency of water use. It may be more expensive to install but can be fully automatic and requires minimal management.

Spray irrigation relies on elevated sprinkler heads in garden beds or pop-up heads in lawn and can water larger areas from one point. Increased volumes of water are required due to water loss to evaporation and wetting of other surfaces. Any spray irrigation system should be set up to avoid overspray onto hard surfaces.

### RECYCLED WATER

Homeowners will also have the opportunity to connect to the recycled water network for irrigation systems providing environmental benefits and lower costs for water use. Connection to the recycled water network will enable homeowners to continue watering during dry periods and periods of water restrictions.



4.3

# Driveways and Letterboxes

## DRIVEWAYS

The design and construction of driveways is to consider the following:

- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete or exposed aggregate. Plain, stencilled or stamped concrete are not permitted.
- Only one driveway is permitted per lot. A single kerb crossing has been provided which identifies the driveway location to your block. Under the Contract of Sale, you are responsible for constructing a driveway from the kerb to the garage.
- Driveways must be completed prior to occupancy of your home.
- A separate pedestrian footpath is required from the property boundary to the front door.
- Crossover relocations are subject to approval by both DRC and the Responsible Authority. Relocations will only be considered by the DRC prior to construction. Requests for relocations will incur an administration fee – please speak to one of our sales staff for further details.

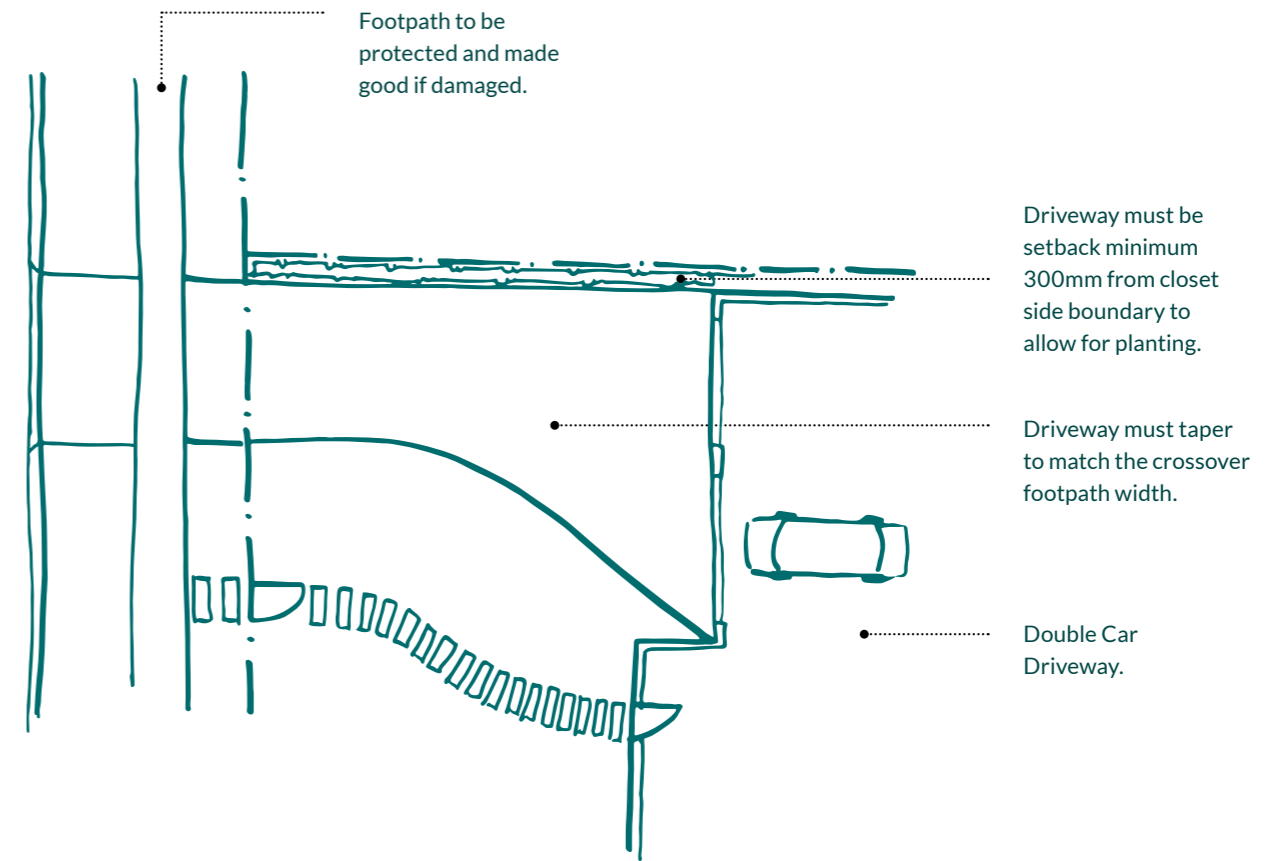
## LETTERBOXES AND NUMBERING

Letterboxes are required to be constructed in accordance with Australia Post standards. Freestanding letter boxes of solid brick or masonry construction. 'Box-on-post' type and GRC constructed letterboxes are not permitted. The following principles should be followed when choosing your letterbox:

- High Quality materials should be used.
- Letterboxes should be clearly visible from the street.
- Letterboxes should be incorporated into front fences or walls.
- Materials used should be complementary to the main home façade.
- Letterboxes must be located within the lot boundary.

## STREET NUMBERS

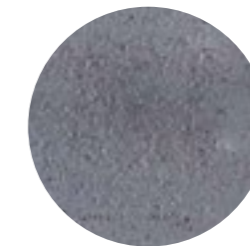
- Street number should be clearly visible from the street.



Brick Pavers



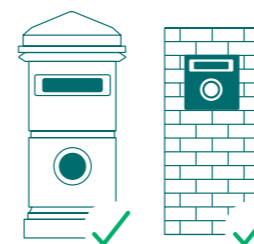
Concrete Pavers



Integrally Coloured Concrete



Gravel with Paved Edge



## HELPFUL HINT

To improve the thermal comfort of your home during summer, consider choosing paving colours with an SRI (Solar Reflective Index Value) of a minimum of 29.

Cooler paving colours improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your paving types and colours before making a selection.

4.4

# Fencing by Lot

To ensure the neighbourhood of Wilton Greens maintains the same character throughout all streets, the adjacent overall community fencing guide has been developed in alignment with section 4.2.10 of the Wilton Growth Area Development Control Plan 2019. Refer your Building Envelope Plan for any other fencing requirements that have to be met.

General guidelines for fence types are set out in 4.5 General Fencing and Retaining Walls. Please see below for specific fencing guidelines per lot typology.

### STANDARD LOTS

Standard lots are identified as lots that are not on a corner and do not face onto an open space or an avenue. These have been left as grey without highlighted edges in the adjacent figures. Refer 4.5 General Fencing and Retaining Walls for fencing design guidelines.

### CORNER LOTS

Corner lots are identified as lots that have two street facing boundaries and are visually prominent in the community.

- Front fencing should be a maximum of 1m in height and should extend to the sides to a point 2m behind the built form on the primary street and 4m behind the built form on the secondary street and then transition to meet the 1.8m side fence. Refer Figure 4.5.1.
- Side and rear fencing should be 1.8m high.
- Corner lots with highlighted edges in Figure 4.4.1 shall have mandatory fencing provided by the owner. Refer Figures 4.4.2 and 4.4.3 for fencing design guidelines.

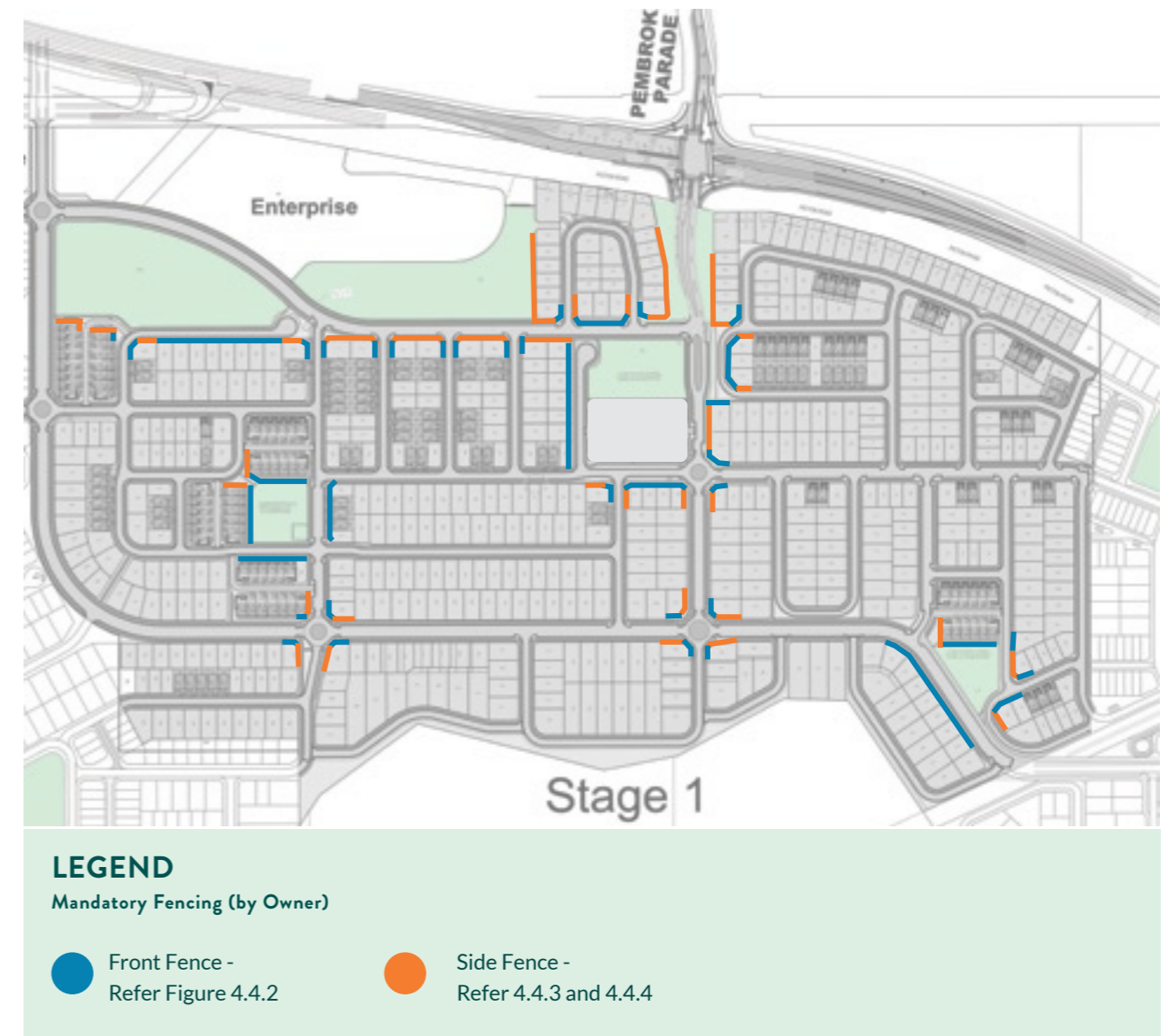
### OPEN SPACE OR AVENUE LOTS

Open Space or Avenue Lots as per their description are identified as lots that have a boundary facing an avenue or open space and therefore are visually prominent in the community.

- Front fencing, should be a maximum of 1m in height and should extend to the sides to a point 2m behind the built form on the primary street and 4m behind the built form on the secondary street and then transition to meet the 1.8m side fence. Refer Figure 4.5.1.
- Side and rear fencing should be 1.8m high and provide permeable material for any area of fencing above 1m to allow casual surveillance.
- Open Space and Avenue lots with highlighted edges in Figure 4.4.1 shall have mandatory fencing either provided by the owner. Refer Figures 4.4.2 and 4.4.3 for fencing design guidelines.

Refer details on the next page for mandatory front, back and rear fencing requirements.

Figure 4.4.1 Mandatory Fencing by Owner



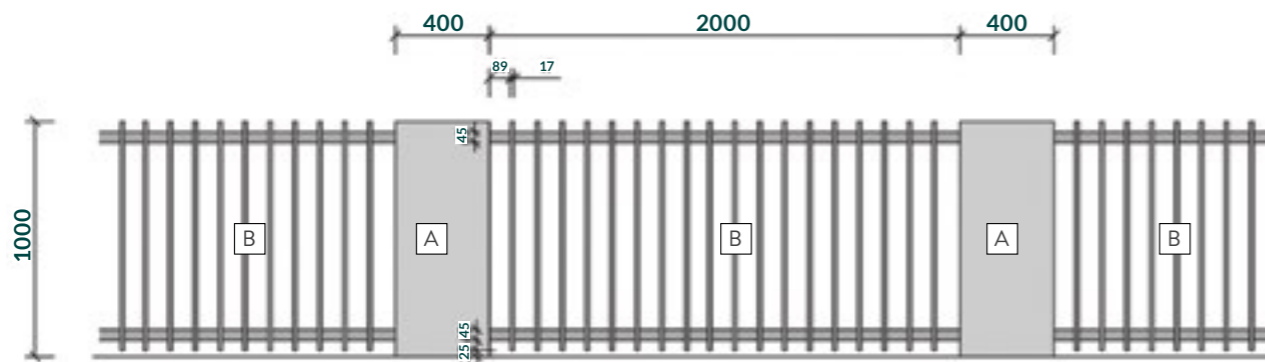
4.4

# Fencing by Lot (cont'd)

The images below and across form the design guidelines for the front, side and rear mandatory fencing to be built and paid for by the owner for lots identified in Figure 4.4.1.

All fencing shall follow the materials, form and dimensions shown. Flexibility is allowed for colour but it shall be neutral and in keeping with the façade of your home.

Figure 4.4.2 - Front Mandatory Fencing Design Guide - Masonry with Metal Pickets Infill



**A** - 400 x 400 x 1000mm masonry pillars without capping. Painted or rendered in neutral colour.

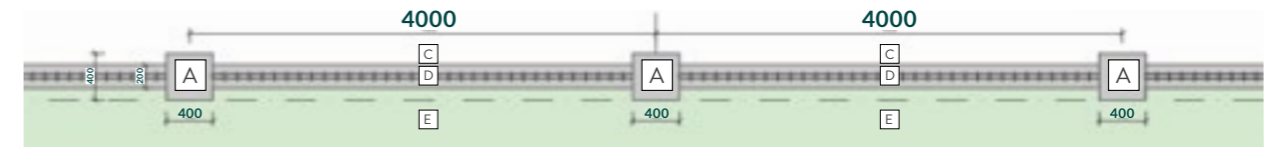
**B** - Metal picket infill similar to 'Stratco Xpress Aluminium Batten System' with 975mm long x 65mm deep x 17mm front profile vertical battens at 89mm spacing with top and bottom caps, fixed to 2 no. 45mm x 45mm x 2000mm horizontal rails, finished in neutral colour.

**C** - 200 x 1000mm masonry walls without capping. Painted or rendered in neutral colour.

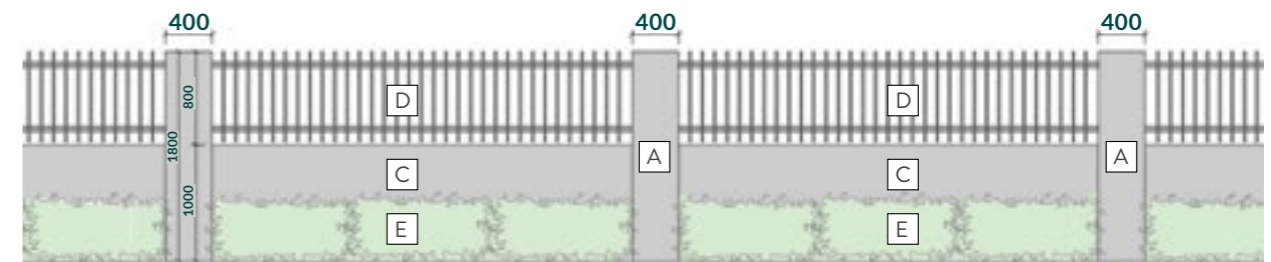
**D** - Metal picket infill similar to 'Stratco Xpress Aluminium Batten System' with 975mm long x 65mm deep x 17mm front profile vertical battens at 89mm spacing with top and bottom caps, fixed to 2 no. 45mm x 45mm x 2000mm horizontal rails, finished in neutral colour.

**E** - Allow to plant low shrubs to 500mm high.

Figure 4.4.3 - Side & Rear Mandatory Fencing Adjoining Open Space Design Guide - Masonry Pillars with Metal Picket Infill

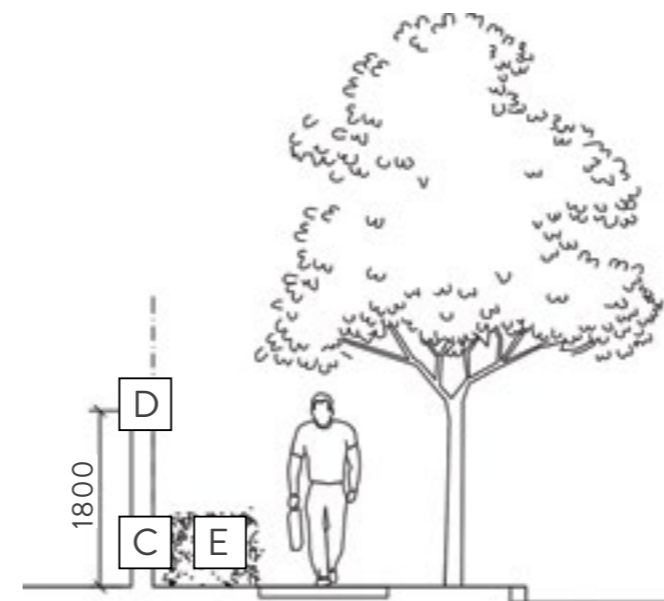


Plan



Elevation

Figure 4.4.4 - Side & Rear Mandatory Fencing Section



4.5

# General Fencing and Retaining Walls

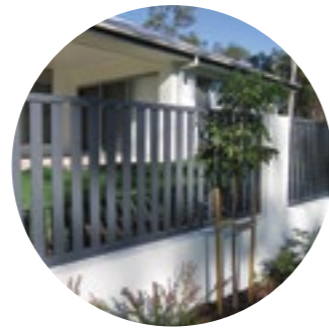
These fencing guidelines apply to all lots that have not been identified in Figure 4.4.1. These general fencing and retaining walls guidelines have not been developed in alignment with section 4.2.10 of the Wilton Growth Area Development Plan 2019.

### GENERAL FRONT FENCING

A built front fence is recommended and is to comply with the following requirements.

Timber Picket	Finish	Natural, oiled, stained or painted finish is accepted. If painted, colour must complement house façades
Masonry posts with timber or metal picket infill	Finish	Brick, concrete blocks, rendered or natural stone. Fences must complement house façades. Natural grey concrete blocks are not permitted.
Hedge	Planting	Refer to the landscaping chapter for suggestions

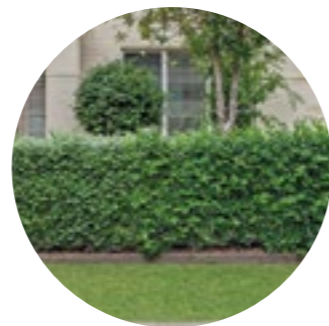
- Front fencing should be a maximum of 1m in height and should extend to the sides behind the built form and transition to meet the 1.8m side fence. Refer Figure 4.5.1
- Front fencing and gates are to be parallel to the front boundary. If planting is desired in front of front fence, the fence is to be set back by a minimum of 500mm. Refer to the landscaping chapter for suggestions.
- Gates must match the adjoining fence type and complement the house façades.
- Retaining walls within your front setback or forward of the home must be constructed of sandstone or masonry to match the dwelling. Plain concrete block, concrete sleepers and timber retaining walls are not permitted.



Masonry Front Fence  
Infill Front Fence



Timber Picket Front Fence



Hedge Front Fence

### HELPFUL HINT

To improve the thermal comfort of your home during summer, consider choosing wall and fence colours with an SRI (Solar Reflective Index Value) of a minimum of 29. Cooler colours improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your walls and fence colours before making a selection.

### SIDE AND BACK FENCING

ALL built side and rear fences must be built and comply with the following:

Colorbond	Finish	Fencing colour must complement house façades. Simple contemporary section profile together with pastel colours such as Surfacemist, Evening Haze, paperbark, Shale Grey, Dune, Riversand, Basalt, Pale Eucalypt is preferred. Colorbond fence is not allowed on any boundary that faces open space, park, reserve, road, street or laneway.
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- Side and rear fencing should be a maximum of 1.8m high.
- Side and back boundary with combined fencing and retaining wall on sloping site must be designed to avoid excess height. The preference is not to exceed a maximum combined height of the retaining wall and fencing at 2.8m.

### CORNER, AVENUE AND OPEN SPACE LOT SIDE AND REAR FENCING

Corner, avenue and open space lots are visually prominent in the community and therefore Colorbond fencing is not permitted on these frontages. Fencing must be timber or masonry posts with timber or metal picket infill. Refer Figure 4.5.1 for Corner Lot fencing type extents.

- Side and rear fencing should be a maximum of 1.8m high and follow guidelines set out under General Side and Rear Fencing.
- A maximum of 1m height of non-permeable fencing material is allowable to lot boundaries facing an avenue or open space. The remaining area of the fence shall be semi-permeable to allow passive surveillance. Refer Figure 4.4.3 for design ideas.

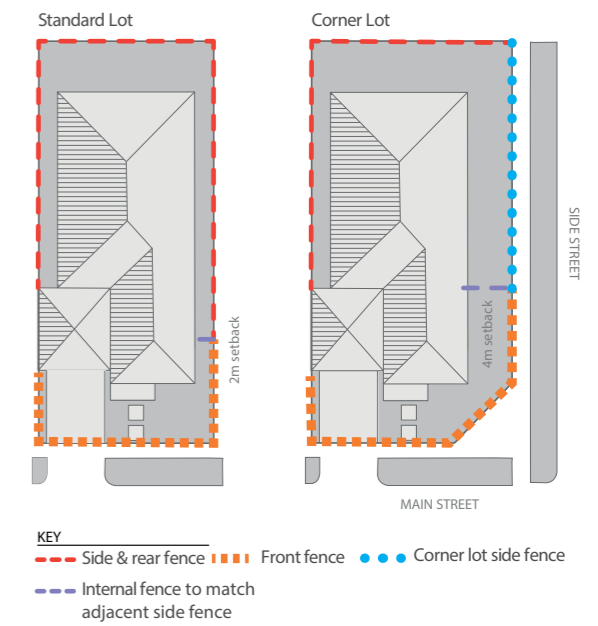


Figure 4.5.1 - Fencing Guide Per Lot Typology

4.6

## Sheds, Ancillary Items and Signage

### SHEDS

- Sheds must be no greater than 10m<sup>2</sup> in area and be no higher than 3m.

### ANCILLARY ITEMS

- Additional fixtures or equipment must be located at the rear of the home to minimise impact to your surrounds. These include A/C units, external hot water services, solar hot water systems, water tanks, spa pumps, heating and cooling units, clotheslines, solar pool heating coils etc.
- Utility Meters should be positioned so that they are easily accessible for reading by utility providers; however they are best screened from view of the street, either by positioning behind the letterbox structure, or discretely screened with landscaping. Utility boxes/meters should not be positioned on walls facing the street.
- Garbage bins are to be located at the rear of the house. If they are located to the side they must be screened from public view.

### CARAVAN AND BOAT STORAGE

- Boats, caravans, trailers, commercial vehicles greater than 1.5 Tonne or other recreational vehicles are not permitted to be parked on your property unless they are screened from public view.

### SIGNAGE

- Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of maximum size 600mm x 600mm are permitted as required on allotments during the course of construction but must be removed prior to the Occupation Certificate being issued.



LANDSCAPING

4.7

# Sample Tree List

The following is a sample of potential tree species to be used within rear and front gardens as a guide. Homeowners should also refer to councils preferred list of controls, Appendix F in the Draft Wilton Growth Area DCP 2019. No plants listed as noxious weeds are to be used. Refer to <https://weeds.dpi.nsw.gov.au/> for additional information.

Botanic Name	Common Name	Mature Size (height x width in metres)	Plant origin	Aspect	Water rating	Notes
<b>SMALL TREES &lt;6m</b>						
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	5 x 5	INT	FS	Medium	Slow growing. Needs protection from wind and full western sun. Do not use within 6m of wastewater pipe
Acer palmatum 'Seiryu'	Seriyu Japanese Maple	4 x 4	INT	FS	Medium	Slow growing. Needs protection from wind and full western sun. Do not use within 6m of wastewater pipe
Acer palmatum 'Senkaki'	Senkaki/ Coral Bark Maple	6 x 5	INT	FS	Medium	Slow growing. Needs protection from wind and full western sun. Do not use within 6m of wastewater pipe
Backhousia myrtifolia	Grey Myrtle	6 x 5	IDG	FS / PS	Low	Prefers moist soil
Callistemon salignus	Pink Tipped Bottlebrush	6 x 4	AU	FS	Low	Do not use within 6m of wastewater pipe
Eucalyptus 'Summer Beauty'	Grafted Flowering Gum	5 x 3	AU-C	FS	Low	Similar cultivars available. Do not use within 6m of wastewater pipe
Eucalyptus leucoxydon 'Euky Dwarf'	Dwarf Yellow Gum	6 x 5	AU-C	FS	Low	Do not use within 6m of wastewater pipe
Lagerstroemia indica x fauriei 'Sioux'	Indian Summer Crepe Myrtle	4 x 3	INT	FS	Low	Pink flowering deciduous tree
Magnolia x Soulangeana	Saucer Magnolia	5 x 3	INT	FS	High	Pink flowers on bare branches. Need adequate moisture & wind protection
Malus ionensis 'Plena'	Crab Apple	4 x 3	INT	FS	Medium	Deciduous tree. Requires adequate moisture
<b>MEDIUM TO LARGE TREES &gt;6m</b>						
Acacia implexa	Hickory Wattle	10 x 4	IDG	FS	Low	Fast growing bushy tree
Acacia parramattensis	Parramatta Green Wattle	10 x 6	IDG	FS	Low	Fast growing. Suitable for both sand and clay soils
Albizia julibrissin	Silk Tree	8 x 5	INT	FS	Medium	Fast growing. Moderate frost tolerance
Angophora bakeri	Narrow-Leafed Apple	10 x 5	IDG	FS	Low	Protect from frost

Botanic Name	Common Name	Mature Size (height x width in metres)	Plant origin	Aspect	Water rating	Notes
Betula nigra	Tropical Birch	8-10 x 5	INT	FS	Medium	Fast growing deciduous tree
Eucalyptus crebra	Narrow-Leafed Ironbark	15 x 6	IDG	FS	Low	Plant away from structures. Do not use within 6m of wastewater pipe
Eucalyptus leucoxydon 'Rosea'	Pink-Flowering Yellow Gum	7 x 4	AU-C	FS	Low	Do not use within 6m of wastewater pipe
Eucalyptus mannifera 'Little Spotty'	Little Spotty Gum	5-7 x 5	AU-C	FS	Low	Do not use within 6m of wastewater pipe
Eucalyptus parramattensis	Parramatta Red Gum	8-10 x 4	IDG	FS	Low	Do not use within 6m of wastewater pipe
Lagerstroemia indica x fauriei 'Natchez'	Indian Summer Crepe Myrtle	8 x 6	INT	FS	Low	White flowering deciduous tree
Melaleuca linariifolia	Snow in Summer	10 x 5	IDG	FS	Low	Do not use within 6m of wastewater pipe
Photinia robusta	Red Leaf Photinia	8 x 8	INT	FS	Low	New growth coloured red
Pyrus calleryana 'Chanticleer'	Ornamental Pear	10 x 6	INT	FS	Medium	Formal-shaped, fast-growing deciduous tree
<b>SHRUBS</b>						
Acacia cognata 'Limelight'	Bower Wattle	10 x 6	INT	FS	Medium	Soft weeping foliage. Requires good drainage
Argyranthemum frutescens	Maguerite Daisy	10 x 6	INT	FS	Medium	Soft weeping foliage. Requires good drainage
Banksia spinulosa	Hairpin Banksia	10 x 6	INT	FS	Medium	Bird attracting. Long, glossy toothed leaves
Choisya ternata	Mexican Orange Blossom	10 x 6	INT	FS	Medium	Glossy leaves with fragrant white flowers in spring
Coleonema pulchrum	Diosma	1.5 x 1.5	INT	FS	Medium	Masses of small pink flowers. Dwarf forms available
Convolvulus cneorum	Silver Bush	0.6 x 0.7	ENT	FS	Low	Good for hot, dry spots. Will cascade over a wall
Correa reflexa	Common Correa	0.8 x 0.6	IDG	FS/PS	Low	Tubular bell-shaped flowers in winter
Helichrysum petiolare	Licorice Plant	0.6 x 1.5	INT	FS	Low	Protect from frost
Lavandula stoechas 'Avonview'	Avonview Lavender	0.8 x 0.6	INT	FS	Low	Prune to maintain shape. Maintain good air circulation
Loropetalum chinense 'Purple Pixie'	Dwarf Fringe Flower	0.4 x 1.2	INT	FS/PS	Medium	Purple and pink flowers in spring
Pittosporum 'Golf Ball'	Golf Ball Pittosporum	0.8 x 0.8	INT	FS	Medium	Naturally compact, ball shaped
Rhapiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	0.8 x 1	INT	FS	Low	Similar cultivars available. Do not use on bush-fronted lots
Westringia fruticosa 'grey box'	Grey Box Coast Rosemary	0.45 x 0.45	AU-C	FS/PS	Low	Grey foliage and natural ball shape. Responds to pruning.
Yucca filamentosa	Adam's Needle	1.5 x 1	INT	FS/PS	Low	Spiny, sword shaped leaves. Non-spiky forms available

# 5.0

# DEVELOPER AND APPROVAL APPLICATION FORM

Applications for developer approval are to be emailed to the Wilton Greens Design Review Committee: [DRC@wiltongreens.com.au](mailto:DRC@wiltongreens.com.au)

Complete and attach this cover sheet to your application. Attachments must be in pdf format.

Lot No:
Owners Name/s:
Contact No:
Builder:
Contact No:
Postal Address:
Email:

Documents to be submitted to the DRC: (These details are usually supplied by your builder or architect). All drawings are to show north point, scale and scale bar.

**SITE PLAN (SCALE 1:200)**

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground levels, proposed earthworks and retaining walls, vehicle crossover, driveway, letter box, fencing details, ancillary items, and proposed outbuildings.

**FLOOR PLANS (SCALE 1:100)**

Must indicate key dimensions and window positions.

**ELEVATIONS (SCALE 1:100)**

Must include all 4 elevations of the house and 1 street elevation (2 for corner lots) and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels and retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1:100).

**EXTERNAL COLOUR & MATERIAL SELECTION**

Include brands, colour names and colour swatches where possible.

**LANDSCAPE PLAN (SCALE 1:100)**

Prepare landscape plan showing tree locations in the front and rear yard as well as turf hedges, understorey planting, planting schedule including species and quantities, hard surfaces and finishes, retaining wall, garden taps and proposed irrigation and any area measurement for compliance purposes.

The DRC will endeavour to assess proposals in the shortest possible time which is generally within 10 business days of receipt of a completed and compliant application.

The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the version of the Design Guidelines that are current at the time the plans are submitted for approval. The final decision regarding all aspects of the Design Guideline will be at the discretion of the DRC. The DRC also reserves the right to waive or vary any requirements of the Design Guidelines. Any waiver or variation does not indicate that such waiver or variation will be granted to any other person, nor does it imply any such action will apply again. These details are correct at time of going to print, dated July 2020. The Design Guidelines have been prepared to assist the purchaser in the preparation of documentation for Council approval. The purchaser will still be obligated to meet any other requirements set by Council's Building Regulations. In the event of any inconsistency between these Building Design Guidelines and Council's Planning Regulations the purchase shall ensure compliance with Council's Regulations takes priority.

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