

# JACARANDA

• GLOSSODIA •

DESIGN GUIDE





# WHERE LIFE COMES TOGETHER

Our mission is to establish a unique new address in the Hawkesbury's flourishing suburb of Glossodia, where expansive residential allotments provide a peaceful oasis with recreational precincts that foster community living.

This Design Guide will help ensure new properties contribute to the ongoing quality and character of Jacaranda whilst ensuring a high aesthetic standard.

Situated in a picturesque setting, Jacaranda encourages a modern architectural style with subtle country elements. This character is defined by simple roof forms, verandahs and a combination of neutral finishes referencing the bushland context. Each allotment boasts unique attributes with outstanding natural features and native vegetation that offer a direction for home design and landscape treatments. To achieve this vision, owners must ensure the principles of the Design Guide and Development Control Plan requirements are upheld.





Disclaimer: Artist's Impression of Jacaranda Future Lake Park.



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# PRECINCTS

Jacaranda encompasses four precincts, defined by unique natural characteristics. All dwellings must comply with the general controls of the Design Guide and the specific requirements of their precinct. These precinct guidelines aim to encourage a diversity of housing, streetscape types and landscape treatments that reinforce the distinguished character of each precinct.

## LAKESIDE

The Lakeside Precinct is located at the entry to Jacaranda, with a central entry drive that interfaces with and provides a direct connection to the Lake Park. Streets are oriented to provide direct access towards Lake Park whilst maximising view corridors.

## RIDGELINE

The Ridgeline Precinct is located centrally within Jacaranda, and incorporates land that follows the central ridgeline. The character is defined by a sense of space and a green 'leafy' and rural feel created by larger lots, increased space, trees between homes, and elevated distant views.

## CREEKSIDE

The Creekside Precinct is located in the southern part of Jacaranda, adjacent to Currency Creek and the village green. The character is defined by a sense of greenery and open space created by the Creekside Park setting and surrounding bushland areas and a suburban village type character that is cohesive with the surrounding community.

## BUSHFRONT

The Bushfront Precinct is located in the northern part of Jacaranda, and incorporates land that falls from the central ridgeline towards the existing rural residential areas to the north. The Precinct is defined by a sense of space and a green 'leafy' character created by the interface to the surrounding bushland setting.





**CREEKSIDE**

**RIDGELINE**

**BUSHFRONT**

**LAKESIDE**



Disclaimer: Artist's Impression.  
Current as at 21 August 2025.





## VISION STATEMENT

At Jacaranda, our vision is to create a harmonious and sustainable community nestled within a picturesque bushland setting, where modern country houses blend seamlessly with the natural environment. We strive to provide residents with a unique living experience that combines the tranquility of nature with the comforts and conveniences of contemporary living.





# ACHIEVING THE VISION

Our focus is on creating exceptional land lots that possess distinctive characteristics. We understand the significance of the Design Guide in shaping the identity of our community and ensuring the value of your investment in Jacaranda. However, we also recognise that conventional design guidelines can sometimes be overly restrictive, hindering the pursuit of design excellence, and adding unnecessary complexity to the process.

Our approach at Jacaranda is centred around providing you with the freedom to explore various design possibilities, while still adhering to Council requirements. By presenting the guidelines as a Design Guide, we aim to inspire and guide you in crafting a home that aligns with your unique preferences and aspirations. The Design Guide aims to demonstrate the extent of design opportunities, whilst ensuring compliance with Jacarandas Development Control Plan (DCP) is achieved.

Our ambition is to foster a sense of collaboration between homeowners, building designers and our Design Review Panel. We want to empower you to take an active role in shaping the character of Jacaranda, whilst ensuring that the overall vision for the community is upheld.

The mood boards presented in the Design Guide provide a shared language and reference point; the checklist provides confidence in compliance, based on the Development Control Plan (DCP) requirements.

The Design Review Panel is here to help you throughout all stages of your home design and compliance. To get in touch, refer to the contact information on page 24 of this Guide.

Let's work together in bringing your dream home to life at Jacaranda.



# TRADITIONAL LOTS

A traditional lot is defined by one boundary facing the street. Designs for traditional lots must include a combination of contrasting materials, clear glazing and façade articulation.



## ROOF STYLE

Roof styles comprising a range of different forms and elements to create visual interest.

## WINDOWS & DOORS

Clear glazed windows facing the street. Timber front entry doors incorporating clear glazing or sidelights are also encouraged.

## ARTICULATION

Façade articulation facing the street frontage. Defined entrance, including a porch element, proportional to the home design.

## MATERIALS

At least two contrasting materials to the main body of the dwelling.

## GARAGE DOORS

Panel lift or sectional style garage doors facing the street.

Source: McDonald Jones Homes



Source: Coral Homes



Source: Masterton Homes



Source: McDonald Jones Homes





#### ROOF STYLE

Roof styles comprising a range of different forms and elements to create visual interest.

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At least two contrasting materials to the main body of the dwelling.

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Façade articulation facing the street frontage. Defined entrance, including a porch element, proportional to the home design.

#### WINDOWS & DOORS

Clear glazed windows facing the street. Timber front entry doors incorporating clear glazing or sidelights are also encouraged.

Source: Martin O'Toole Architects



Source: McDonald Jones Homes



Source: Mojo Homes



Source: McDonald Jones Homes



# CORNER LOTS

Corner lots are defined by two street frontages at a corner. Designs for corner lots should address both street frontages through considered materials, articulation, openings, roof forms and landscaping.

Suitable corner designs can be achieved using a combination of features such as porches, mixed materials, and landscaping.



Disclaimer: Artist's Impression.





**LANDSCAPING**

Front landscaping must complement the design of the dwelling and comply with the relevant precinct requirements.

**ROOF STYLE**

Roof styles comprising a range of different forms and elements to create visual interest.

**MATERIALS**

At least two contrasting materials to the main body of the dwelling, extending to both street frontages.

**ARTICULATION**

Façade articulation facing the street frontage. Defined entrance including a porch element proportional to the home design.

**WINDOWS & DOORS**

Clear glazed windows facing the street. Timber front entry doors incorporating glazing or sidelights are also encouraged.

**SECONDARY FRONTAGE ARTICULATION**

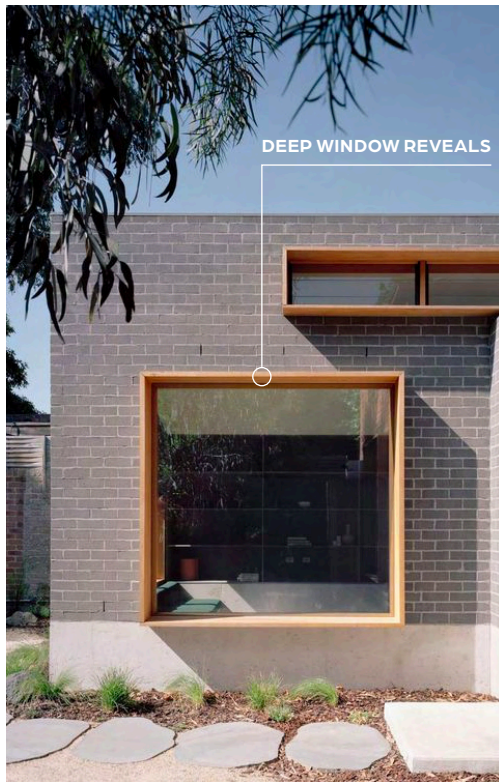
Façade articulation included on both the primary and secondary street frontages.

Disclaimer: Artist's Impression.

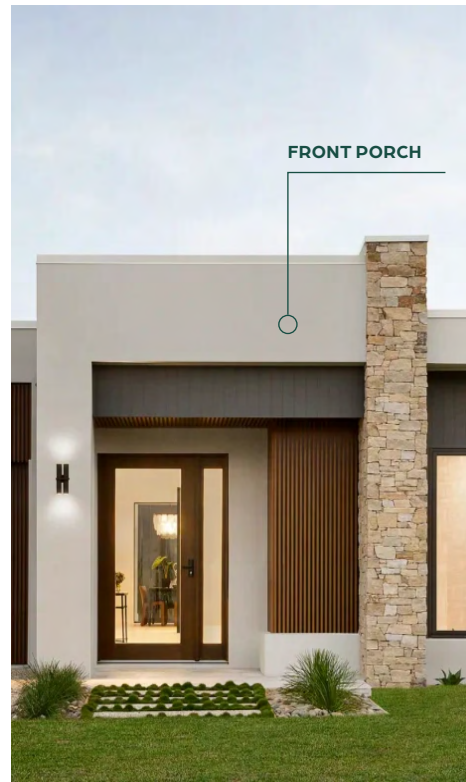


# ARTICULATION

All homes must incorporate a covered front entry porch within a 2m deep articulation zone, visible from the street, that complements the design and is of proportional width to the front façade.



Source: Therefore Studio



Source: Coral Homes



Source: Turrell Homes



Source: Better Built Homes

Articulation plays a vital role in creating a visually appealing and engaging building design. By breaking up the massing of a building into smaller, more manageable parts, articulation helps to reduce the perceived size of the dwelling, making it appear less overwhelming and more inviting.

This can be achieved through various means, including the use of verandahs, awnings or other window elements, eaves, pergolas, and other architectural features. For further clarification on articulation requirements, refer to the Jacaranda House and Landscape Siting Plans.





DEFINED FRONT  
PORCH PROJECTION

Source: Coral Homes



FEATURE PORCH  
ELEMENT

Source: McDonald Jones Homes



FRAMED ENTRY PORCH

Source: Cook Constructions



# ROOF STYLES

Roof types that meet the character vision for Jacaranda include hipped, gabled, flat with eaves, and skillion with eaves, and a low pitch.

The design of a home's roof plays a crucial role in its overall aesthetic appeal and can greatly contribute to its character. When it comes to achieving a modern, country vision for your home at Jacaranda, there are various roof designs that can be considered that go beyond the traditional hip or gable styles. For instance, a flat roof with eaves, or a gable roof with no eaves, can both exude a modern, country character when paired with the right design, materials and light colours in accordance with the Development Control Plan.

Where pitched roof styles are used, they will comprise a range of different forms and elements to create visual interest.

Solar panels are encouraged.



**GABLE**

Source: John McAuley Architecture photographed by Felix Mooneeram



**HIPPED & GABLE**

Source: Metricon Homes



**HIPPED**

Source: Better Built Homes



**GABLE**

Source: Lloyd Sage Architects





Source: Cook Constructions



Source: McDonald Jones Homes



Source: Better Built Homes



Source: William Duff Architects



Source: Better Built Homes



Source: Turrell Homes



# GARAGES & DRIVEWAYS

Driveway designs should complement the country setting with materials that blend harmoniously with the natural surrounds.

Driveway materials that are acceptable include gravel, exposed aggregate, pavers and turf ribbon. Garage doors should be a power lift or tilt style. Plain concrete driveways will be considered on application but are not encouraged.

Designing a garage that is subordinate to the house and uses complementary materials is essential for creating a cohesive and visually appealing overall architectural style.



**DETAILED DOOR WITH CONCRETE DRIVEWAY**

Source: Cook Constructions



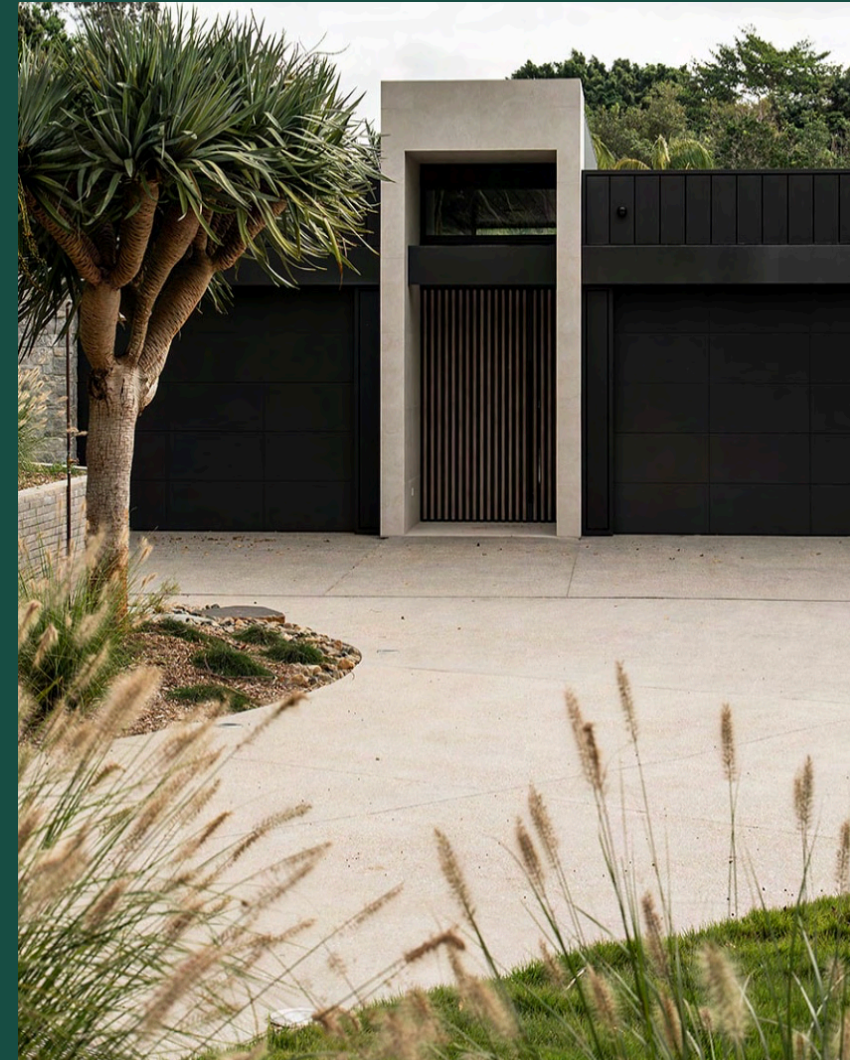
**SECTIONAL DOOR WITH CONCRETE DRIVEWAY**

Source: McDonald Jones Homes



**SECTIONAL DOORS**

Source: McDonald Jones Homes



**SECTIONAL DOOR WITH CONCRETE DRIVEWAY**

Source: Fig Landscapes





**AGGREGATE DRIVEWAY**

Source: Cook Constructions



**PAVED DRIVEWAY**

Source: Amber Tiles

**GRAVEL**



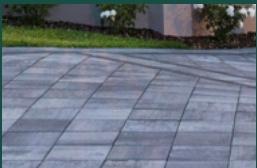
**AGGREGATE**



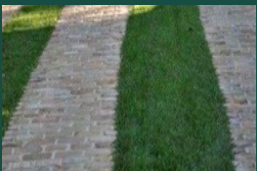
**CONCRETE**



**PAVERS**



**TURF**





# WINDOWS & DOORS

Windows and doors should reflect the architectural character of the home.

The design and appearance of windows and doors play a significant role in the overall contribution that a home makes to the streetscape. The choice of window style and glazing can greatly impact the aesthetic appeal and visual harmony of a house when viewed from the street. Clear glazing is particularly important for all street frontages.



**GABLE END WINDOWS**

Source: Coral Homes



**GLAZED ENTRY DOOR & RECTILINEAR WINDOWS**

Source: Clarendon Homes



**GLAZED ENTRY DOOR & RECTILINEAR WINDOWS**

Source: Coral Homes





**GABLE END WINDOWS**

Source: Turrell Homes



**SOLID ENTRY DOOR WITH SIDELIGHT**

Source: Better Built Homes



**RECTILINEAR WINDOWS**

Source: Better Built Homes



**ARCHED WINDOWS**

Source: Fowler Homes



**GLAZING BARS**

Source: Cook Constructions



# MATERIALS & FINISHES

Material combinations should reflect a distinct Australian contemporary rural aesthetic and character.

Finishes should align with a neutral colour palette, drawing inspiration from the landscape character of the Hawkesbury region. Through careful material selection, the design will achieve a sophisticated, authentic expression that harmonises with the unique charm of Glossodia.



Source: Modern Nest

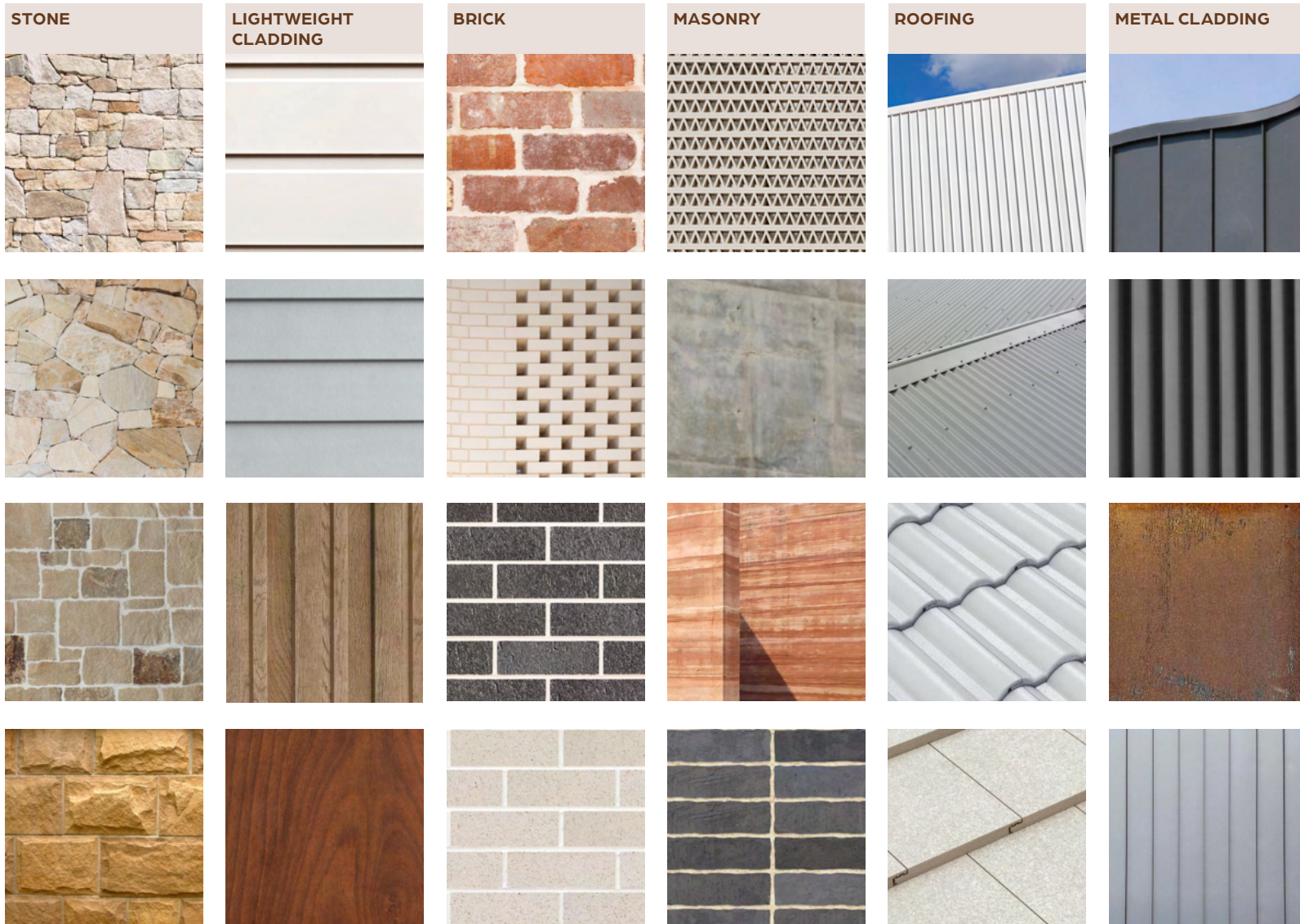
## EXAMPLES OF ACCEPTABLE FAÇADE COLOURS



Please note that the finishes list provided is for guidance only; alternative colours will also be considered.



## EXAMPLES OF ACCEPTABLE MATERIALS



Please note that the finishes list provided is for guidance only; alternative colours will also be considered.



# LANDSCAPING

Landscape designs should blend seamlessly with the surrounding environment, taking into account the topography, soil conditions and existing vegetation.

Use natural-looking curves and lines to create a sense of flow and continuity. Native plantings are encouraged to conserve the natural bushland setting of Glossodia. Landscape designs should also include any proposed lighting and sculptural elements and ensure they are complementary to the design aesthetic of Jacaranda.

Common boundary fencing is to be natural lapped and capped timber. Front fencing is specific to each precinct. Refer to the Jacaranda Fences, Gates & Letterbox Designs Reference Sheet for details.

Retaining walls visible from street frontages must be masonry.

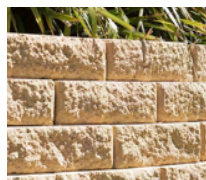


Source: Fig Landscapes

TIMBER FENCING



MASONRY  
RETAINING



Source: Fig Landscapes





Source: Cook Constructions



Source: Fig Landscapes

For indicative plant species, refer to the Jacaranda Development Control Plan (2021) Appendix A available [here](#).



Source: Fig Landscapes



# HELP IS AT HAND

The Design Review Panel is here to help you throughout all stages of the design and compliance process. We strongly encourage early engagement with the Design Review Panel, prior to formal submission of your plans.

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## ONLINE

A digital copy of the Design Guide is available at:  
[jacarandaglossodia.com.au](http://jacarandaglossodia.com.au)

For assistance at any stage of the approval process, you can contact the Design Review Panel at:  
[designreview@celestino.net.au](mailto:designreview@celestino.net.au)

## BY PHONE

Speak with the Design Review Panel  
Monday to Friday, 10am–2pm  
Call: **02 9842 1222**

## IN PERSON

Design consultations with the Design Review Panel can be booked online via the website:  
[jacarandaglossodia.com.au](http://jacarandaglossodia.com.au)



Source: Fig Landscapes



# APPROVALS PROCESS



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01

## DESIGN YOUR HOME USING THE DESIGN GUIDE

You must obtain approval from the Design Review Panel before you can build your home. When designing your home, ensure your builder or architect has a copy of the Design Guide, Assessment Checklist, House and Landscape Siting Plans as well as the guidelines for water infrastructure through Altogether Group. The Design Review Panel is here to assist you throughout the design process and can provide feedback on preliminary plans.

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02

## SUBMIT YOUR PLANS TO DESIGN REVIEW PANEL

Submit all required plans and completed application form via email to [designreview@celestino.com.au](mailto:designreview@celestino.com.au). An assessment will be issued within five business days outlining any design revisions required. Once the design complies, a copy of your DRP stamped plans will be issued.

Note that any design amendments made after DRP approval must be submitted for re-approval. This includes changes to the house and/or landscape design.

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03

## SERVICE AUTHORITIES APPROVALS

Obtain service authority approvals (such as Altogether Group and Sydney Water).

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04

## SEEK FINAL APPROVAL

Seek development approval from Hawkesbury City Council or a Private Certifier. Speak with your building designer to confirm your best development approval pathway.

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*LIVE THE LIFE YOU'VE  
ALWAYS IMAGINED*



Disclaimer: Artist's Impression



# CHECKLIST

| HOME                 |                                                                                                                                                                                                                                                                                                                                                                                           |                          |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1.0 Your Home Design |                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| 1.1                  | All homes are to have a covered front entry porch, visible from the street, that complements the design and is of a proportional width to the front façade of the dwelling. Materials and detailing of porch elements must be of an appropriate size and scale to clearly define the front entrance. Single timber posts are generally not permitted unless a masonry plinth is provided. | <input type="checkbox"/> |
| 1.2                  | The dwelling entry is visible from the street and clearly defined in built form.                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| 1.3                  | For corner lots, façades facing the secondary street are articulated to avoid long walls.                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> |
| 1.4                  | Application of historic detailing such as finials, decorative balustrades and fretwork is discouraged.                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| 2.0 Roof Style       |                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| 2.1                  | Long single-pitch rooflines are broken up by elements such as variations in roof forms, dormers and chimneys, reducing their visual mass and scale.                                                                                                                                                                                                                                       | <input type="checkbox"/> |
| 2.2                  | Roof slopes less than 10 degrees must have minimum 450mm eaves.                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> |
| 2.3                  | Parapets are to garages only.                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |
| 3.0 Attached Garages |                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| 3.1                  | Garages are located a minimum of 1m behind the front building line, and completed in materials and colours to match the main dwelling.                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| 3.2                  | Garage doors are panel lift or tilt style, without historical detailing and must be proportional to the overall façade. Roller doors are permitted only where not visible from the public domain.                                                                                                                                                                                         | <input type="checkbox"/> |
| 3.3                  | Where triple or quadruple garages are proposed, forms beyond a double garage are stepped back from the main garage by at least 1m.                                                                                                                                                                                                                                                        | <input type="checkbox"/> |
| 4.0 Windows & Doors  |                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| 4.1                  | Windows facing street frontages incorporate plain translucent glazing.                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| 4.2                  | Sliding doors do not face street frontages.                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> |
| 4.3                  | The entry door must face the street and incorporate clear or plain translucent glazing.                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |



## CHECKLIST CONTINUED

| 5.0 Materials & Finishes |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 5.1                      | All street-facing elevations incorporate a minimum of two contrasting wall materials to the main body of the dwelling. Alternate materials that present as similar will not achieve this intent, for example, masonry render and flat fibre cement sheet. Only one single brickwork type is permitted to the front façade(s). The area of secondary materials should be proportional to the façade and be visible from the streetscape. | <input type="checkbox"/> |
| 5.2                      | Material combinations reflect a distinctive Australian, contemporary rural appearance and character.                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| 5.3                      | Materials and finishes are selected from a neutral colour palette.                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> |
| 5.4                      | Built elements inclusive of garages, ancillary structures and retaining walls are consistent with the material palette of the main building.                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> |
| 5.5                      | For corner lots, wall material variation and colours extend to the side fence return on the secondary street frontage.                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |
| 5.6                      | The use of natural materials is encouraged. Artificial timber materials and stacked stone panel boards are generally not permitted.                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> |
| 5.7                      | Where stone tile cladding is used, visible metal tile trims are not permitted.                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| 6.0 Colour Palette       |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| 6.1                      | External colours are muted earth and bush vegetation tones reflective of the existing natural rural character.                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| 6.2                      | Colour schemes include a variety of hues. Monochromatic schemes (use of a single colour) are not permitted.                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |
| 6.3                      | Roof colour has a solar absorptance value of 0.70 or less.                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> |
| 7.0 Utilities & Services |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| 7.1                      | With the exception of required recycled water infrastructure, all services and utilities such as air conditioning units, gas cylinders, bin storage, clotheslines, etc are located behind the fence return and out of public view.                                                                                                                                                                                                      | <input type="checkbox"/> |
| 8.0 Ancillary Structures |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| 8.1                      | Ancillary buildings such as sheds, detached garages, pool houses, etc are constructed consistent with the design and colour/material palette of the primary dwelling.                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |
| 8.2                      | Ancillary buildings are single storey only. Second levels within a roof space are acceptable.                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> |
| 8.3                      | Ancillary buildings are subordinate in scale and footprint to the primary dwelling, and are located wholly behind the main residence.                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |
| 8.4                      | Ancillary buildings are in a single wall material and single wall colour to be subservient in character to the primary dwelling.                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> |



## LANDSCAPE

### 9.0 Landscape General

|     |                                                                            |                          |
|-----|----------------------------------------------------------------------------|--------------------------|
| 9.1 | Landscape designs include any proposed lighting and sculptural elements.   | <input type="checkbox"/> |
| 9.2 | All hard and soft landscaping elements are included on the landscape plan. | <input type="checkbox"/> |
| 9.3 | Hard landscape materials are complementary to the character of Jacaranda.  | <input type="checkbox"/> |

### 10.0 Driveways

|      |                                                                                                                                                                              |                          |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 10.1 | Driveways of porous/permeable materials and finishes, such as gravel, paving or permeable bitumen are encouraged. Plain concrete driveways will be assessed on merit.        | <input type="checkbox"/> |
| 10.2 | Driveways should be a maximum of 3.0m wide at the front boundary and located a minimum of 1.0m from the side boundary. Additional driveway widths will be assessed on merit. | <input type="checkbox"/> |
| 10.3 | The existing footpath and vehicle crossover is to be retained with the driveway poured around it.                                                                            | <input type="checkbox"/> |

### 11.0 Retaining Walls

|      |                                                                                                                                                                                                                                                                                              |                          |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 11.1 | All retaining visible from the street is masonry and complements the material palette of the dwelling.                                                                                                                                                                                       | <input type="checkbox"/> |
| 11.2 | Ashwood concrete sleepers, in charcoal colour, are acceptable under timber lapped and capped fencing only. These have a timber-look face, and are available through Retaining Wall Supplies (Wetherill Park), Outback Sleepers (Wetherill Park), and Gorilla Wall Sleepers (Wetherill Park). | <input type="checkbox"/> |
| 11.3 | Retaining will be reduced by utilising the topography of the site where possible. Where retaining is required, it should be in keeping with the character of the precinct.                                                                                                                   | <input type="checkbox"/> |

### 12.0 Front Boundary Fencing & Letterboxes

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 12.1 | For Ridgeline Precinct, front fences are 1.2m high timber post and rail style constructed to the detail shown in the <a href="#">Jacaranda Fences, Gates &amp; Letterbox Designs Reference Sheet</a> , with hedge planting behind. The hedge planting contains a minimum of three plants per metre.                                                                                                                                                                                                                                               | <input type="checkbox"/> |
| 12.2 | For Creekside Precinct, front fences are 1.2m high and in a style of:<br>(a) hedge planting; or<br>(b) masonry piers with hedge planting infill; or<br>(c) a combination of masonry base (1/3) and hedging above (2/3); or<br>(d) timber flat-top picket.<br><br>All hedge planting has a mature height of minimum 1.2m and contains a minimum of three plants per metre. Masonry or paint colour matches the dwelling.                                                                                                                           | <input type="checkbox"/> |
| 12.3 | For Lakeside Precinct, front fences are 1.2m high and in a style of:<br>(a) hedge planting; or<br>(b) masonry piers with hedge planting infill.<br><br>All hedge planting has a mature height of minimum 1.2m and contains a minimum of three plants per metre. Masonry or paint colour matches the dwelling.                                                                                                                                                                                                                                     | <input type="checkbox"/> |
| 12.4 | For Bushfront Precinct, front fences are 1.2m high and in a style of:<br>(a) timber post and rail constructed to the detail shown in the <a href="#">Jacaranda Fences, Gates &amp; Letterbox Designs Reference Sheet</a> , with hedge planting behind; or<br>(b) masonry piers with hedge planting infill.<br><br>All hedge planting has a mature height of minimum 1.2m and contains a minimum of three plants per metre. Masonry or paint colour matches the dwelling. Timber is treated pine or hardwood, and either natural or stained black. | <input type="checkbox"/> |
| 12.5 | Letterboxes are integrated into the fence design, as shown in the <a href="#">Jacaranda Fences, Gates &amp; Letterbox Designs Reference Sheet</a> .                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> |



## CHECKLIST CONTINUED

| 13.0 Side & Rear Boundary Fencing     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 13.1                                  | Side and rear fencing has a minimum height of 1.2m and a maximum height of 1.8m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> |
| 13.2                                  | Front side fences extend to 2m behind the nearest front corner of the dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |
| 13.3                                  | Pedestrian and driveway gates complement the style of the fence, and are no higher than the height of the adjacent fence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> |
| 13.4                                  | Side and rear boundary fencing must be natural lapped and capped timber, unless subject to bushfire provisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> |
| 13.5                                  | Gates and side fencing returns should be visually permeable and complement the style and colours of the main dwelling. Slat fencing should incorporate 40mm spacing. Garden beds are encouraged forward of the fence line.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> |
| 14.0 Planting                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
| 14.1                                  | For lot sizes $\geq 4000\text{m}^2$ , a minimum of four trees are provided (three min 45L and one min 100L, and/or including retained native trees). At least two trees are located in the front yard. Landscape plans must consider the location of any existing trees in relation to proposed buildings and retaining walls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |
| 14.2                                  | For lot sizes $<4000\text{m}^2$ , a minimum of three trees are provided (two min 45L and one min 100L, and/or including retained native trees). At least one tree is located in the front yard. Landscape plans must consider the location of any existing trees in relation to proposed buildings and retaining walls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| 14.3                                  | Pebbles, gravel or mulch used in landscaping within public view must be natural, in a mid-dark tone. White or artificially coloured pebbles are not permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> |
| 14.4                                  | Artificial turf is not permitted within public view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |
| 15.0 Corner Lots                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
| 15.1                                  | A porch or verandah wraps around the corner 2m behind the front building line, at a depth that is equal to the articulation element adopted along the front façade.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> |
| 15.2                                  | The feature articulation element on the secondary frontage encroaches in the side setback no more than 2m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> |
| 15.3                                  | Wall material variation and colours extend to the side fence return on the secondary street frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> |
| 15.4                                  | Landscape features and planting continue around the corner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> |
| 15.5                                  | The façade facing the secondary street frontage is articulated to avoid long walls and provides a variety of materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |
| 15.6                                  | Non-habitable rooms do not face street frontages. Where this is unavoidable, windows are of a size that indicates a habitable room, and glazing is clear.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> |
| 15.7                                  | On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> |
| 15.8                                  | Side fences to secondary streets are a maximum height of 1.2m for the first two-thirds of the dwelling length behind the front building line.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> |
| 16.0 Planning for Bushfire Protection |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
| 16.1                                  | <p>Some home sites in Jacaranda are subject to bushfire design provisions and may require slight deviation from the Design Guide. For lots affected by bushfire provisions, preference is for required timber fencing to be hardwood. Where this does not achieve compliance, and where timber lapped and capped fencing is not permitted under the specific BAL Rating, the following amendments are acceptable.</p> <p>(a) Side Rear and Rear Boundary Fencing and Gates: where otherwise required as timber lapped and capped, fencing may be Colorbond to achieve non-combustible material requirements. All Colorbond fencing is a neighbour-friendly profile, with capping, and Colorbond Woodland Grey in colour.</p> <p>(b) Front and Front Side Boundary Fencing and Gates: where otherwise required as timber post and rail, fencing is a non-combustible option in a post and rail style, such as concrete or metal, in a style consistent with the <a href="#">Jacaranda Fences, Gates &amp; Letterbox Designs Reference Sheet</a> and in a colour consistent with the overall landscape design.</p> | <input type="checkbox"/> |



## SITING & SETBACKS

| 17.0 Land Zone R2        |                                                                                                                                              |                          |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 17.1                     | Maximum site coverage of 40% inclusive of all hardstand surfaces within the boundary.                                                        | <input type="checkbox"/> |
| 17.2                     | Minimum landscaped area of 40% of the lot area including permeable surfaces (e.g. areas of pebbles, grass etc.)                              | <input type="checkbox"/> |
| 17.3                     | Minimum front landscaped area of 25% with a minimum of 50% landscaping behind the front building line.                                       | <input type="checkbox"/> |
| 17.4                     | Principal Private Open Space (PPOS) minimum 6m x 4m (24m <sup>2</sup> ).                                                                     | <input type="checkbox"/> |
| 17.5                     | Articulation line minimum 6m from the front boundary.                                                                                        | <input type="checkbox"/> |
| 17.6                     | Front building line minimum 8m from the front boundary.                                                                                      | <input type="checkbox"/> |
| 17.7                     | For lots with a width greater than 25m measured at any point of the building envelope, the minimum side setback is 3m.                       | <input type="checkbox"/> |
| 17.8                     | For lots with a width less than 25m measured at any point of the building envelope, the minimum side setback is 2.5m.                        | <input type="checkbox"/> |
| 17.9                     | Minimum rear setback 5m.                                                                                                                     | <input type="checkbox"/> |
| 17.10                    | Garage setback minimum 1m from the front building line.                                                                                      | <input type="checkbox"/> |
| 18.0 Land Zone R5        |                                                                                                                                              |                          |
| 18.1                     | Maximum site coverage of 45% inclusive of all hardstand surfaces within the boundary.                                                        | <input type="checkbox"/> |
| 18.2                     | Minimum landscaped area of 40% of the lot area including permeable surfaces (e.g. areas of pebbles, grass etc.)                              | <input type="checkbox"/> |
| 18.3                     | Minimum front landscaped area of 45% with a minimum of 50% landscaping behind the front building line.                                       | <input type="checkbox"/> |
| 18.4                     | Principal Private Open Space (PPOS) minimum 6m x 5m (30m <sup>2</sup> ).                                                                     | <input type="checkbox"/> |
| 18.5                     | Articulation line minimum 8m from the front boundary.                                                                                        | <input type="checkbox"/> |
| 18.6                     | Front building line minimum 10m from the front boundary.                                                                                     | <input type="checkbox"/> |
| 18.7                     | For lots with a width greater than 25m measured at any point of the building envelope, minimum side setback 3m.                              | <input type="checkbox"/> |
| 18.8                     | For lots with a width less than 25m measured at any point of the building envelope, minimum side setback 2.5m.                               | <input type="checkbox"/> |
| 18.9                     | Minimum rear setback 10m.                                                                                                                    | <input type="checkbox"/> |
| 18.10                    | Garage setback minimum 1m from the front building line.                                                                                      | <input type="checkbox"/> |
| 19.0 Service Authorities |                                                                                                                                              |                          |
| 19.1                     | Approval is required from service authorities such as Sydney Water and Altogether Group. Owners are to make and rely on their own enquiries. | <input type="checkbox"/> |





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