

JACARANDA

· GLOSSODIA ·

DESIGN GUIDE

A full-page background image showing a lush park-like setting at sunset. Large, mature trees with dense foliage frame the scene. In the center, a calm pond reflects the golden light of the setting sun. Several people are scattered throughout the landscape: some are walking on a path, others are sitting on the grass, and a few are near the water. The overall atmosphere is peaceful and idyllic.

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.



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

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 15 January 2026.



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.



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.

MATERIALS

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

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 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.

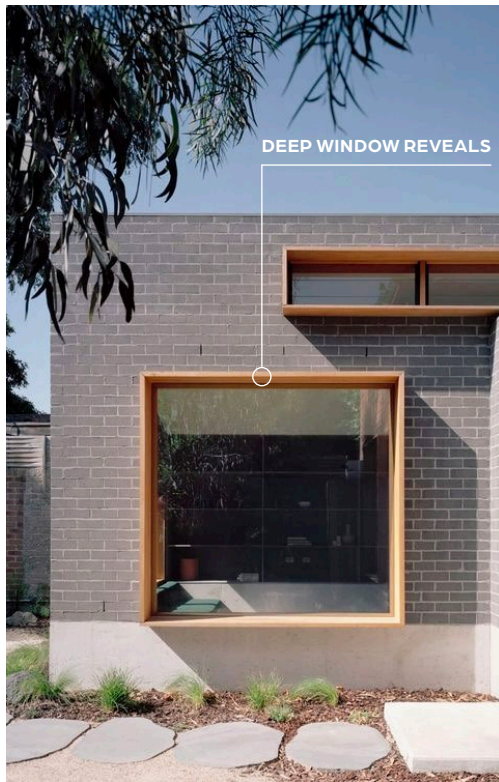
SECONDARY FRONTAGE ARTICULATION

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

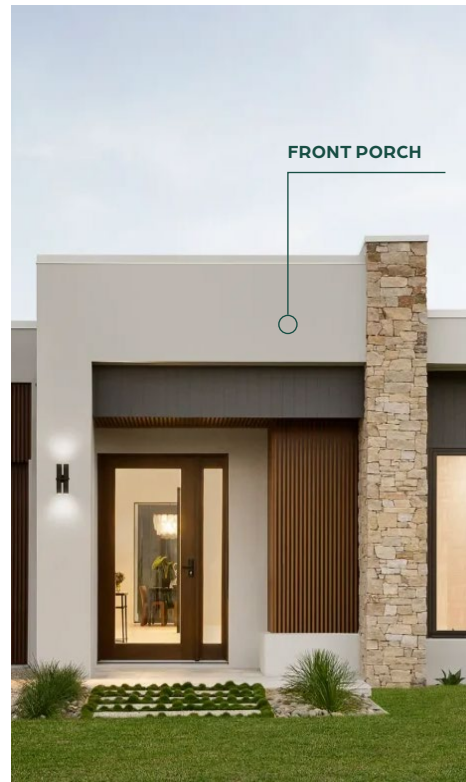
Disclaimer: Artist's Impression.

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



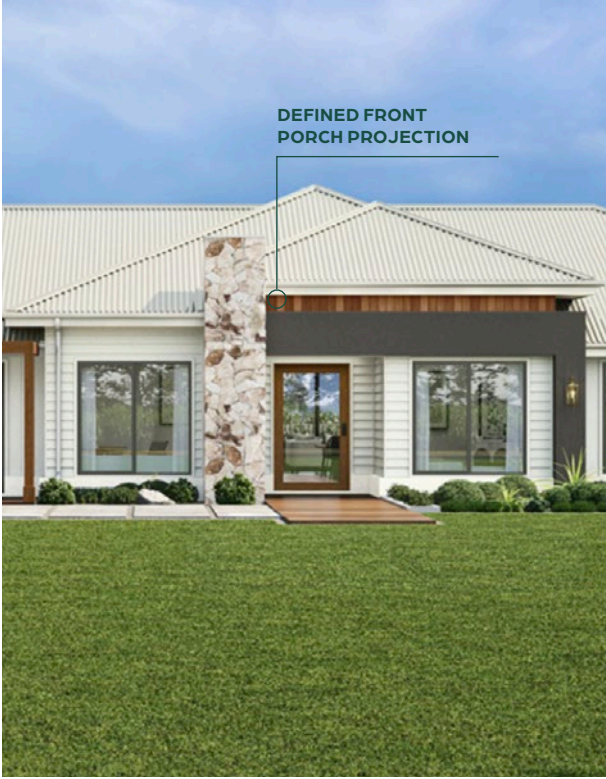
Source: Turrell Homes



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.



Source: Coral Homes



Source: McDonald Jones Homes



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



GABLE

Source: Cook Constructions



SKILLION

Source: McDonald Jones Homes



HIPPED & GABLE

Source: Better Built Homes



BUTTERFLY

Source: William Duff Architects



FLAT WITH EAVES

Source: Better Built Homes



GABLE

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



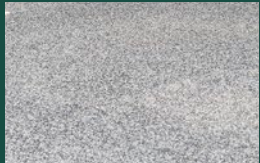
PAVED DRIVEWAY

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.



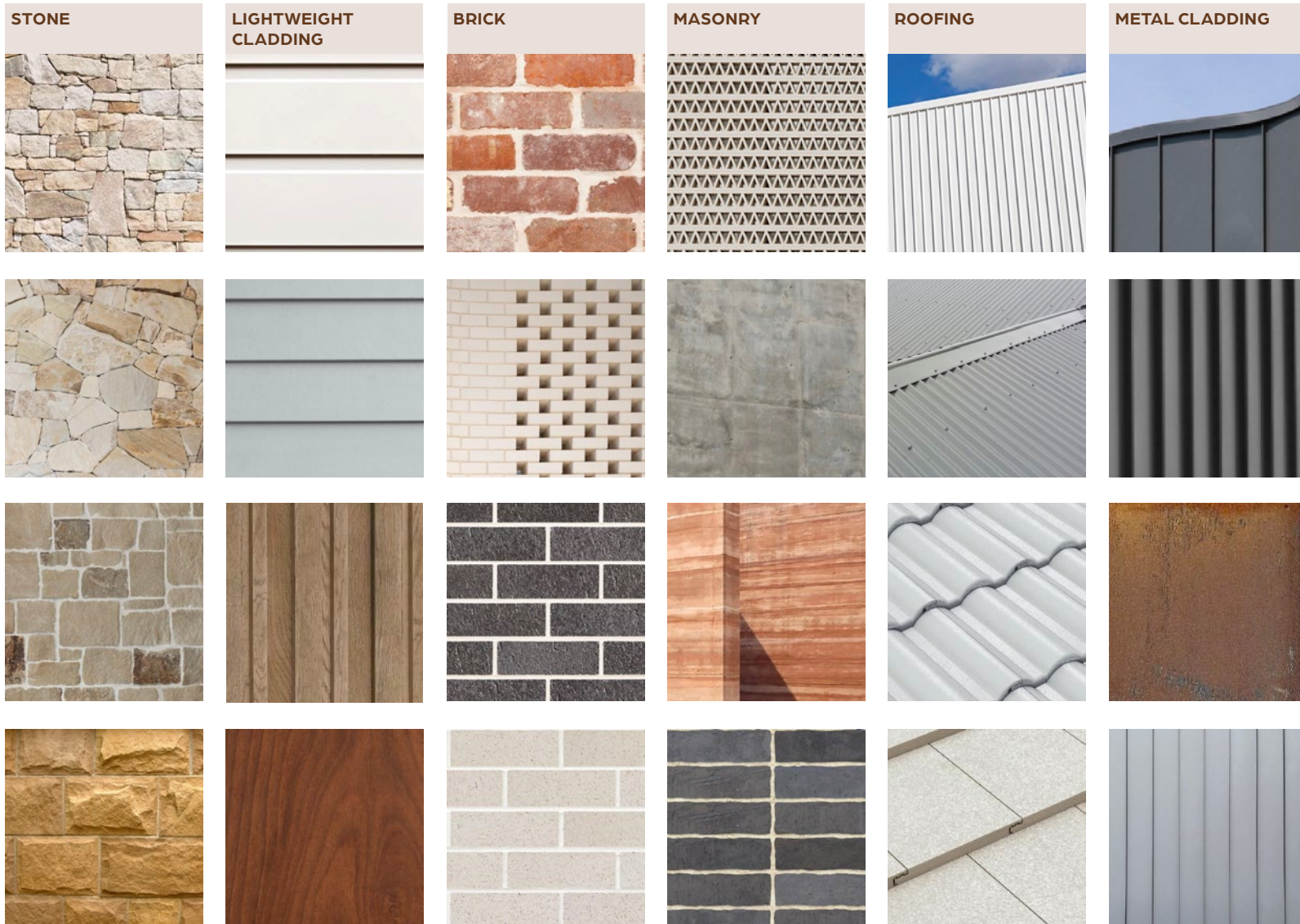
Source: Modern Nest

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.

ONLINE

A digital copy of the Design Guide is available at:
jacarandaglossodia.com.au

For assistance at any stage of the approval process, you can contact the Design Review Panel at:
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



Source: Fig Landscapes

APPROVALS PROCESS



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.

02

SUBMIT YOUR PLANS TO DESIGN REVIEW PANEL

Submit all required plans and completed application form via email to 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.

03

SERVICE AUTHORITIES APPROVALS

Obtain service authority approvals (such as Altogether Group and Sydney Water). Owners are to make and rely on their own enquiries.

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.

*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.	☐
1.2	The dwelling entry is visible from the street and clearly defined in built form.	☐
1.3	For corner lots, façades facing the secondary street are articulated to avoid long walls.	☐
1.4	Application of historic detailing such as finials, decorative balustrades and fretwork is discouraged.	☐
1.5	Articulation must extend forward of the minimum front building line setback by up to 2m (articulation zone) for feature elements to enhance façade articulation and design. Acceptable building elements within the articulation zone include: - Entry feature or portico - Awnings or other features over windows - Eaves and sun shading structures - Window box treatment - Bay windows or similar features - Balconies, verandahs, pergolas, or the like.	☐
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.	☐
2.2	Roof slopes less than 10 degrees must have minimum 450mm eaves.	☐
2.3	Parapets are to garages only.	☐
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.	☐
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.	☐
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.	☐
4.0 Windows & Doors		
4.1	Windows facing street frontages are clear glazed.	☐
4.2	Sliding doors do not face street frontages.	☐
4.3	The entry door must face the street and incorporate clear or plain translucent glazing.	☐

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.	☐
5.2	Material combinations reflect a distinctive Australian, contemporary rural appearance and character.	☐
5.3	Materials and finishes are selected from a neutral colour palette.	☐
5.4	Built elements inclusive of garages, ancillary structures and retaining walls are consistent with the material palette of the main building.	☐
5.5	For corner lots, wall material variation and colours extend to the side fence return on the secondary street frontage.	☐
5.6	The use of natural materials is encouraged. Artificial timber materials and stacked stone panel boards are generally not permitted.	☐
5.7	Where stone tile cladding is used, visible metal tile trims are not permitted.	☐
6.0 Colour Palette		
6.1	External colours are muted earth and bush vegetation tones reflective of the existing natural rural character.	☐
6.2	Colour schemes include a variety of hues. Monochromatic schemes (use of a single colour) are not permitted.	☐
6.3	Roof colour has a solar absorptance value of 0.70 or less.	☐
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.	☐
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.	☐
8.2	Ancillary buildings are single storey only. Second levels within a roof space are acceptable.	☐
8.3	Ancillary buildings are subordinate in scale and footprint to the primary dwelling, and are located wholly behind the main residence.	☐
8.4	Ancillary buildings are in a single wall material and single wall colour to be subservient in character to the primary dwelling.	☐
LANDSCAPE		
9.0 Landscape General		
9.1	Landscape designs include any proposed lighting and sculptural elements.	☐
9.2	All hard and soft landscaping elements are included on the landscape plan. Hard landscaping refers to hardstand surfaces such as areas of concrete, retaining walls, decks, water features, paving, and pergolas.	☐
9.3	Hard landscape materials are complementary to the character of Jacaranda.	☐

10.0 Driveways		
10.1	Driveways of porous/permeable materials and finishes, such as gravel, permeable paving or permeable bitumen are encouraged. Plain and exposed aggregate concrete driveways will be assessed on merit.	☐
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.	☐
10.3	The existing footpath is to be retained with the driveway poured around it.	☐
11.0 Retaining Walls		
11.1	All retaining visible from the street is masonry and complements the material palette of the dwelling.	☐
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).	☐
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.	☐
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 Jacaranda Fences, Gates & Letterbox Designs Reference Sheet , with hedge planting behind. The hedge planting contains a minimum of three plants per metre.	☐
12.2	For Creekside Precinct, front fences are 1.2m high and in a style of: (a) hedge planting; or (b) masonry piers with hedge planting infill; or, (c) a combination of masonry base (1/3) and hedging above (2/3); or (d) timber flat-top picket. 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.	☐
12.3	For Lakeside Precinct, front fences are 1.2m high and in a style of: (a) hedge planting; or (b) masonry piers with hedge planting infill. 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.	☐
12.4	For Bushfront Precinct, front fences are 1.2m high and in a style of: (a) timber post and rail constructed to the detail shown in the Jacaranda Fences, Gates & Letterbox Designs Reference Sheet , with hedge planting behind; or (b) masonry piers with hedge planting infill. 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.	☐
12.5	Letterboxes are integrated into the fence design, as shown in the Jacaranda Fences, Gates & Letterbox Designs Reference Sheet .	☐
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.	☐
13.2	Where front fencing returns along the side boundaries within the front yard, it has a maximum height of 1.2m and extends to 2m behind the front building line. Fence returns match the front boundary fence in all respects, and are located entirely within the property boundary.	☐
13.3	Pedestrian and driveway gates complement the style of the fence, and are no higher than the height of the adjacent fence.	☐
13.4	Side and rear boundary fencing must be natural lapped and capped timber, unless subject to bushfire provisions.	☐

CHECKLIST CONTINUED

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.	☐
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.	☐
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.	☐
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.	☐
14.4	Artificial turf is not permitted within public view.	☐
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.	☐
15.2	The feature articulation element on the secondary frontage encroaches in the side setback no more than 2m.	☐
15.3	Wall material variation and colours extend to the side fence return on the secondary street frontage.	☐
15.4	Landscape features and planting continue around the corner.	☐
15.5	The façade facing the secondary street frontage is articulated to avoid long walls and provides a variety of materials.	☐
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.	☐
15.7	On corner lots, front fencing includes front side fencing as per the indicative landscaping envelope.	☐
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.	☐
16.0 Planning for Bushfire Protection		
16.1	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. (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. (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 Jacaranda Fences, Gates & Letterbox Designs Reference Sheet and in a colour consistent with the overall landscape design.	☐
SITING & SETBACKS		
17.0 Land Zone R2		
17.1	Maximum site coverage of 40%. Site coverage means the proportion of a site area covered by buildings, inclusive of outbuildings, detached garages and pool houses. However, the following are not included for the purpose of calculating site coverage— (a) any basement, (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, (c) any eaves, (d) unenclosed balconies, decks, pergolas and the like.	☐

17.2	Minimum 40% of the lot area is soft landscaped. This includes permeable surfaces that permit water to filtrate, such as gravel driveways.	☐
17.3	(a) Of the landscaped area calculated in 17.2, above, 25% is forward of the front building line. (b) Of the landscaped area calculated in 17.2, above, 50% is behind the front building line. (c) Soft landscaping treatments visible from the public domain are to complement and reinforce the distinctive character of each precinct.	☐
17.4	Principal Private Open Space (PPOS) minimum 6m x 4m (24m ²).	☐
17.5	Articulation line minimum 6m from the front boundary.	☐
17.6	Front building line minimum 8m from the front boundary.	☐
17.7	For lots with a width greater than or equal to 25m measured at any point of the building envelope, the minimum side setback is 3m.	☐
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.	☐
17.9	Minimum rear setback 5m.	☐
17.10	Garage setback minimum 1m from the front building line.	☐
18.0 Land Zone R5		
18.1	Maximum site coverage of 45%. Site coverage means the proportion of a site area covered by buildings, inclusive of outbuildings, detached garages and pool houses . However, the following are not included for the purpose of calculating site coverage— (a) any basement, (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, (c) any eaves, (d) unenclosed balconies, decks, pergolas and the like.	☐
18.2	Minimum 40% of the lot area is soft landscaped. This includes permeable surfaces that permit water to filtrate, such as gravel driveways.	☐
18.3	(a) Of the landscaped area calculated in 18.2, above, 45% is forward of the front building line. (b) Of the landscaped area calculated in 18.2, above, 50% is behind the front building line. (c) Soft landscaping treatments visible from the public domain are to complement and reinforce the distinctive character of each precinct.	☐
18.4	Principal Private Open Space (PPOS) minimum 6m x 5m (30m ²).	☐
18.5	Articulation line minimum 8m from the front boundary.	☐
18.6	Front building line minimum 10m from the front boundary.	☐
18.7	For lots with a width greater than or equal to 25m measured at any point of the building envelope, minimum side setback 3m.	☐
18.8	For lots with a width less than 25m measured at any point of the building envelope, minimum side setback 2.5m.	☐
18.9	Minimum rear setback 10m.	☐
18.10	Garage setback minimum 1m from the front building line.	☐



jacarandaglossodia.com.au • 1800 444 060

Disclaimer: The plans, images, examples, and information contained in this brochure are for illustrative purposes only and were prepared prior to all development and statutory approvals being obtained. They may change and are intended as a guide only. They should not be relied upon as to their ultimate accuracy. Celestino Developments Pty Limited, EJC Glossodia Pty Limited and their related bodies corporate will not be responsible for any loss or damage that may be incurred as a result of any reliance upon this material, except to the extent that liability cannot be lawfully excluded. Timing of delivery of the project is subject to matters outside of the developer's control and may be delayed. Delivery of the project may be ongoing when your purchase is settled. Current as of March 2026.