

oakville

Design and Landscape  
Guidelines



landen

# Our Vision

Landen is dedicated to upholding the highest standards for homes within our Oakville Estate, through the introduction of simple, builder-friendly Design and Landscape Guidelines. These guidelines have been designed with a dual purpose: to foster a sense of pride among our residents, who can truly relish being a part of a Landen Estate, as well as offering comfort and reassurance knowing that neighbouring homes meet the same standards.

## Façade Selection

In order to elevate the visual appeal of Landen's Oakville Estate, it is a requirement for all homes to incorporate a front porch, portico, verandah, blade walls, or other architectural elements as part of their front facade. This is intended to infuse the overall development with both character and aesthetic interest.

For homes situated on corner lots, careful consideration should be given to enhancing both street-facing sides, focusing on architectural details, choice of materials, and finishes.

## Façade Colours and Materials

Every home within the estate is required to feature a minimum of two different materials, finishes, or colours on the front facade. The primary material for the main body of your home's front facade should be masonry, which can include face brick, render, or painted brickwork. For the secondary material, you have the opportunity to incorporate:

- Lightweight cladding
- A mix of colours and materials
- Distinctive feature materials such as stone, tile, or decorative face brick

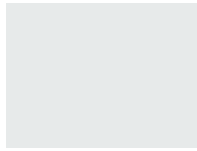
This allows for a creative and attractive front facade design while maintaining a masonry element as the primary component.



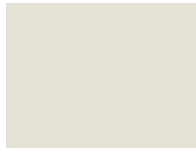
## Roof Colours and Materials

The roof must be constructed from either Colorbond or low profile/flat roof tiles to ensure consistency throughout the estate. Light roof colours are encouraged where possible.

### Recommended Roof Colours



Colorbond  
Dover White



Colorbond  
Surfmist



Colorbond  
Shale Grey



Colorbond  
Dune



Colorbond  
Windspray



Colorbond  
Basalt



Colorbond  
Wallaby



Colorbond  
Gully



Colorbond  
Woodland Grey

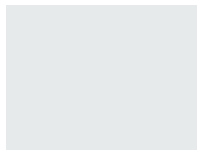


Colorbond  
Monument

## Accent Materials and Colours

Accent materials and colours chosen should balance the selection of main materials while still offering a way to express your home's unique character. The use of primary or vibrant colours on prominent facade elements is not permitted.

### Recommended Main Body and Accent Colours



Lexicon Half  
SW1G2



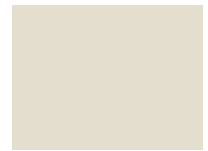
Snow Season  
SN4B3



Lyttelton Half  
NZ9B3



Platinum Class  
SN4B5



China White  
SN3H1



Surfmist  
C1



Mason Bay  
NZ9D2



Beige Interest  
SN3A2



Silo Grain  
SN3A3



Humble Fawn  
SN3G6



Lyttelton Dbl  
NZ9B4



Steel Copy  
SN4BB



Midhirst  
NZ9D5



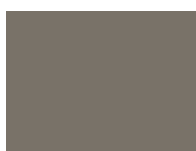
Maraetai Qtr  
NZ10G8



Master Beige  
SN3F9



Master Beige  
SN3F9



Norsewood  
SN4A8



Basalt  
C30



Western Myall  
SN4G7

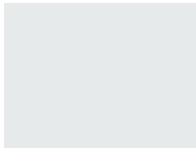


Woodland  
Grey C23

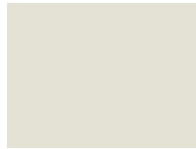
## Garage and Garage Door

To maintain a welcoming and balanced appearance, the garage must be set back at least 1000mm behind the main building line. Additionally, the garage door must adhere to either a panel lift or tilt door style and the garage door colour selected should complement the front façade and overall colour palette of the home.

### Recommended Garage Door, Fascia and Gutter Colours



Dover White



Colorbond Surfmist



Surfmist C1



Colorbond Shale Grey



Colorbond Dune



Colorbond Windspray



Colorbond Wallaby



Colorbond Basalt



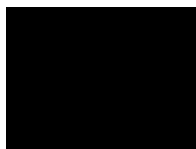
Colorbond Woodland Grey



Colorbond Monument



Colorbond Monument



Colorbond Night Sky



Natural Oak



Colorbond Classic Cedar



Colorbond Coaba

## Face Brick

Face brick must be a smooth finish in a single colour. Blended or mottled pattern bricks with red tones are not permitted.



# Landscaping

## Driveways

Driveways must have a minimum offset of 500mm from the side boundary, and there should be a garden bed between the driveway and the property boundary.

Driveways should be sealed in a colour that is complementary to the front façade of your home up to the property boundary. The driveway crossover i.e., the area between the front boundary and the road, is to be constructed in unsealed plain concrete.

Driveways with unit pavers, stencilled concrete or exposed aggregate are not permitted.

## Letterboxes

Letterboxes should be constructed using masonry, featuring either face brick or render, in order to complement the design of your home.

Freestanding metal or timber letterboxes is not permitted.

## Retaining Walls

Any retaining walls located in the front yard or within areas visible from the street must be constructed using masonry materials that match the colours and finishes used on the front facade of your home.

Timber retaining walls including sleepers or logs are not permitted to the front of your block or in areas that are visible from the street or public areas.

## Softscape Area

As a minimum the following soft landscaping elements to the front of your home is required:

- Minimum 5m<sup>2</sup> of garden bed.
- Two 45L trees are to be planted in the front yard of your property. Plants within garden beds are to be a minimum pot size of 200mm.
- Boundaries should be defined by the planting of screening plants or low hedges along boundaries.
- Trees and plants should primarily be Australian native species.

## Side and Rear Fencing

To ensure a consistent appearance throughout the estate, boundary fencing must be built using Colorbond, in the colour Monument, with a minimum height of 1.8m.

Side gate fencing is required to have a setback of at least one meter from the building line to maintain aesthetic coherence.

## Building Services

To uphold the overall appeal of the estate, ancillary building services such as hot water systems, air conditioning units, garbage bins and rainwater tanks should remain out of sight from the street and be adequately screened.

## Design and Landscape Rebate

If your home and landscaping is completed within 18 months of your settlement date and is in compliance with your approved home plans, you will be entitled to a \$6,500 Design and Landscape rebate.

You can apply for your rebate by contacting [property@landen.com.au](mailto:property@landen.com.au).

