

MONTARA

Life in bloom

Design *Guidelines*

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Making homes happen

Landcom

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Disclaimer: Information in this document is current at the time of publication. Requirements and project information may change over time, and independent enquiries should be made to confirm current requirements.

Glossary of *Terms*

Building Approval	The process for securing development consent for your home through a Development Application (DA) with Council or a Complying Development Certificate (CDC) with a Private Certifier.
Consent Authority	The authority responsible for approving your Development Application (Liverpool City Council) or Complying Development Certificate (private certifier / Principal Certifying Authority).
Contract of Sale	The sales contract for your land at Montara that includes specific conditions, including compliance with these Design Guidelines.
Design Approval	Approval from Landcom confirming that your home design meets the Montara Design Guidelines.
Design Guidelines	This document — the Montara Design Guidelines — as referenced in your Contract of Sale.
Development Control Plan (DCP)	The Edmondson Park Development Control Plan 2008.
Design Review Panel (DRP)	The Montara Design Review Panel, appointed by Landcom to assess proposed developments and approve plans in accordance with these Guidelines.
Private Open Space (POS)	Outdoor area adjacent to a building — including land, terrace, balcony or deck — set aside for private outdoor activities connected to your home.
Principal Private Open Space (PPOS)	The main useable outdoor space, accessed directly from a living area. At the front of a home, this may be a garden court, veranda or balcony.
Articulation	The way architectural elements — walls, windows, roofs — are expressed and arranged to create visual interest, scale and proportion.

Montara *Vision*

Montara is a neighbourhood within Edmondson Park, offering larger residential lots within an established and growing South West Sydney community.

Designed for those taking their next step, Montara offers larger lots, quality homes and the kind of neighbourhood pride that endures. Set within one of South West Sydney's most connected and established communities, residents enjoy easy access to train, parks, schools and the everyday conveniences that make life comfortable and connected.

Through considered design and a shared commitment to quality, Montara will grow into a neighbourhood that people are genuinely proud to call home — now and for years to come.

Artist Impression



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Purpose of these *Guidelines*

Good design is an investment — in your home, your street and the community around you.

These Design Guidelines have been prepared to support the delivery of a high-quality, cohesive neighbourhood at Montara.

They provide clear, practical direction to help you create a home that contributes to the character of the neighbourhood while reflecting your own vision and lifestyle.

THESE GUIDELINES WILL HELP YOU:

- Choose a design that suits your land and the way you live.
- Create a home that is attractive, functional and built to last.
- Protect and enhance the long-term value of your property.
- Contribute to a neighbourhood that everyone can be proud of.

These Guidelines form part of the conditions of your Contract of Sale and apply alongside the Edmondson Park Development Control Plan 2008 and any applicable Complying Development Code.

Compliance with these Guidelines does not replace approval from the relevant consent authority. Compliance with these Design Guidelines is a requirement of your Contract of Sale.

The Montara Design Review Panel (DRP) will review all home designs for compliance with these Guidelines. Where a design departs from the Guidelines, the DRP will assess this on the merit of the overall outcome.

Section 03

The Approval *Process*

Share these Guidelines with your builder or designer early — they are a key reference document for the design of your home.

Design Review Panel approval is a requirement of your Contract of Sale and must be obtained before lodging a Development Application or Complying Development Certificate application.

If you'd like to discuss your plans before submitting, contact the Montara Design Review Coordinator at **Montara@landcom.nsw.gov.au.**

Four steps to your new *home*

Step 1

Purchase your lot and start designing.

Select your preferred builder and ensure they have a copy of these Guidelines from the start of the design process.

Step 2

Submit plans for Design Review Panel approval.

Submit your house plans, garden layout, schedule of external materials and colours, and your BASIX assessment to the Design Review Panel. Ensure your plans meet all requirements set out in these Guidelines.

Step 3

Lodge your Development Application

Once you have Design Review Panel approval, lodge your Development Application with Liverpool City Council or a Complying Development Application with Council or a private certifier.

Step 4

Receive your Construction Certificate and build

Once Liverpool City Council or a private certifier has issued your Construction Certificate, construction can begin.



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Section 04

Siting Your *Home*

How your home sits on its lot shapes everything — from sunlight and ventilation to how it feels from the street.

Careful site planning creates homes that are more comfortable, more connected to their gardens and better neighbours.

Always refer to your Plan of Subdivision and Section 88B Instrument for the specific controls that apply to your lot.

YOU SHOULD ENSURE:

1. Your house is designed to suit your land and fits well on the site.
2. Your home and garden present well to the street and enhance the neighbourhood.
3. Your home is comfortable to live in, with good daylight and natural ventilation.
4. Your Principal Private Open Space (PPOS) is a generous size (at least 4m wide in all directions), useable and opens directly from a living area.
5. Alfresco areas are incorporated to provide outdoor living space and maximise solar access.
6. Garage and driveway should be located in the best position to maximise street address and solar access to your home and yard. This may be on the secondary frontage of corner lots.

Your lot may be subject to restrictions, easements, covenants or other obligations that affect how it can be developed and used. Refer to your 88B Instrument and Lot Disclosure Plan to confirm any requirements that apply to your lot, including any ongoing maintenance obligations or restrictions on future building works.



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Section 05

Facade *Design*

Your facade is your home's introduction to the neighbourhood — a reflection of the care and quality that defines Montara.

Well-designed homes create a streetscape that feels welcoming and considered, with each home contributing its own identity while complementing those around it.

5.1 FRONT FACADE

- Facades are to be high quality and contemporary in character and well-articulated, using wall stepping, roof expression and architectural elements for good street presentation. A variety of materials and finishes are to be used to create facade interest - refer to Section 06 for external materials and colours.
- Facade finishes should wrap around front corners to properly express depth to the facade, not just the front walls.
- Good sized habitable room windows must present to the street frontage at ground level.
- All street-facing windows must be clear glazed.
- No extended blank wall should be visible from any street frontage.

5.2 ENTRYWAYS

- The entry should be clearly visible from the street, well sheltered and welcoming.
- Provide a sheltered entry porch at least 1.5m deep.
- The front door should be set back from the main building line and be contemporary in design.
- A separate pedestrian entry path to front porch which connects to the public pathway is encouraged.

5.3 BALCONIES

- Upper level rooms are encouraged to have balconies to take advantage of aspect and views. Upper storey facades without a balcony should have generously sized windows.
- Balustrades should be frameless glass, solid panels or vertical balusters which complement the facade style.

5.4 CORNER LOTS

- Secondary frontages must be consistent with the primary facade in design quality and articulation.
- Window expression, architectural features, porches and balconies should wrap around the corner to address both streets.
- Good sized habitable room windows must look out to both street frontages.

5.5 HOUSE DESIGN SEPARATION

- Your home's facade and roof may not be the same as homes within two lots either side or directly opposite across the street. This helps create a visually diverse streetscape and gives each home its own identity. The Design Review Panel assesses this on a first come, first served basis.



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Section 05

Facade *Design*

5.6 ROOF FORM

- Roof design should be clean and well-considered. Traditional hip roofs and overly complex forms are discouraged.
- Gabled roofs: maximum pitch of 25 degrees. Skillion roofs: minimum pitch of 15 degrees for the major roof element.
- Dark roof colours are not permitted.
- Roof material should have a solar absorptance rating of ≤0.7 (lower is recommended).
- Solar panels are encouraged and where possible, should be positioned so they are not prominently visible from the street.
- Eaves of approximately 600mm are encouraged to provide shading and weather protection.



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Section 06

External Materials & *Colours*

A coordinated use of materials and colours gives Montara its quality character — refined, grounded and built to last. The right combination creates homes that feel considered and enduring, not trend driven.

6.1 MATERIALS

- Your home's exterior should include a core wall material and at least one feature material (glass and minor features are not included).
- Use high-quality, authentic and durable materials on the facade to ensure a lasting finish.
- Imitation materials are not permitted where an authentic version is available — for example, ModWood or PVC in place of timber. Panel systems such as brick slips or prefabricated stone cladding may be considered for material efficiency.
- Heavier masonry materials (brick or stone) are preferred at ground floor level to express solidity, with lighter weight materials above.
- External fixtures and services should be painted to match the base wall colour.
- Window frames and external louvres should complement the wall materials and main body colour.
- Roof materials should be Colorbond steel or concrete tiles, selected for their Solar Reflectance Index (SRI) value.
- Choose materials from renewable, recycled, local or sustainable sources wherever possible — including low carbon concrete and aluminium produced with renewable energy.

6.2 COLOURS

External colours and materials should be complementary, muted in tone and integrated with the overall streetscape character. Bright, highly reflective or fluorescent colours are not permitted.



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Section 07

Landscape

A well-designed garden is one of the greatest contributions you can make to your street. Generous planting, trees and well-considered garden areas create a neighbourhood that feels established and alive — softening the built environment and giving residents genuine enjoyment outdoors.

7.1 FRONT LANDSCAPING

You should ensure:

- Your front garden is thoughtfully planned as part of your overall home design. At least 50% of your front garden is to be 'soft' landscaped area.
- All areas visible from the street are landscaped prior to occupation.
- Any retaining walls visible from the street are stone, rendered masonry or brick, to a maximum height of 0.6m.
- Artificial turf is not permitted.
- A continuous densely planted garden bed or hedge at least 0.5m depth runs along the front boundary behind front fence (including secondary frontage of corner lots) to create a clear, attractive edge between the verge and your property.
- Your driveway is offset a minimum of 0.5m from the side boundary to allow for planting beside it.
- A minimum 1m wide footpath connecting the public pathway to your front door is encouraged.
- At least one advanced tree (minimum 60L) is provided in the front yard, separate from boundary planting.



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Section 07

Landscape

7.2 PLANTING

- Planting in front gardens should predominantly use native species to create a natural looking garden with a variety of textures.
- Vegetation should incorporate a variety of types and sizes to provide diversity and visual interest within your front garden.
- A minimum of two advanced trees (min 60L) are to be provided — one in the front garden and one in the back garden.
- Native deciduous trees are recommended to provide good shade in summer (reducing heat gain) while allowing sunny yards in winter (improving heat gain). Sufficient tree canopy also helps reduce urban heat island effect within your neighbourhood while shading windows and roofs.
- Low or no-mow grasses and ground covers are encouraged as strips between driveways and side fencing — they maintain vehicle and pedestrian sight lines and are low maintenance
- All shrubs are to be planted in garden beds with permanent structural edging – flimsy PVC strips are not acceptable.
- Mulch garden beds with suitable material to reduce evaporation, prevent soil crusting and suppress weeds. Stone and pebbles are not encouraged as they may overheat the soil and the neighbourhood.





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Section 08

Fencing and *Letterbox*

Consistent, quality fencing creates a cohesive streetscape and reflects the standard of the homes behind it.

An integrated letterbox and clear street number complete the picture — making each home easy to find and inviting to approach.

8.1 FRONT FENCING

- Front fencing is required along the front boundary, with a maximum height of 1m.
- No vehicle gate is permitted in front of the garage or driveway.
- All front fencing should combine masonry piers and vertical palisade infill (minimum 50% open). Timber picket and Colorbond panel fencing are not permitted.
- Vertical bars may be angled up to 45 degrees for added privacy and visual interest.
- Where infill panels are set into a masonry wall, the base should be no more than 0.5m high.
- Masonry piers should mark lot corners and entry points (front path, driveway).
- A letterbox pier is required beside the pedestrian entry gate, approximately 0.6m wide x 0.3m deep × 1.2m tall.

8.2 MATERIALS

- Vertical slats or palisades to be powder-coated steel or aluminium in Colorbond ‘Monument’.
- Piers to match masonry elements of the facade. Painted or rendered masonry is acceptable, with paint colour matching the house.
- Colorbond panel fencing is not permitted.

8.3 SECONDARY FRONTAGE FENCING — CORNER LOTS

- Front fencing of the same style must continue around the secondary frontage for a minimum of 50% of the lot depth.
- Beyond the 50% point, secondary frontage fencing may be up to 1.8m high, matching the front fence style and colour, but infill panels may be closely spaced for privacy.
- Colorbond panel fencing is not permitted on any frontage visible to the street, including side gates/ cutoff fence and secondary frontage of corner lots.
- Where a fence is constructed on a retaining wall, fence height should be reduced accordingly to limit overall height whilst still maintaining privacy.

8.4 SIDE AND REAR BOUNDARY FENCING

- Side gates and cutoff fencing (between house and side boundaries) to be minimum 1m behind the nearest front wall of house, no high fence to extend forward of this point.
- Front fencing may extend and return along the side boundary up to the side gate, alternatively define the side boundary with planting. Side and rear boundary fencing can be up to 1.8m high for the remainder behind side gate.
- Side and rear boundary fencing not visible from the street should be Colorbond ‘Basalt’, maximum 1.8m high. Recommended profile: ‘Miniscreen’.

8.5 LETTERBOX AND STREET NUMBERING

- Letterboxes are to be integrated within a masonry pier (approximately 0.6m wide x 0.3m deep x 1.2m tall).
- Letterbox should be a high quality design which complements the fence colour.
- Street number should be high quality (not printed stick-on) and clearly displayed above or below the letterbox.



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Section 09

Driveways, Garages and *Fixtures*

Keeping services discreet and driveways well-considered lets landscaping and architecture do the talking.

Thoughtful integration of these elements protects the quality and coherence of the street over time.





9.1 DRIVEWAYS AND PAVING

- Driveway locations are predetermined by Landcom and must align with the approved driveway crossing location for your lot. Driveway crossings (from boundary to kerb) must be plain uncoloured concrete, maximum 3m wide (except for garages on secondary frontages).
- Driveways within your lot should be shaped to allow planting up to crossing width, then splay out to provide practical vehicle access to garage.
- Only one driveway is permitted per lot.
- Driveways must be completed before occupation of the dwelling.
- Driveway materials must be concrete or pavers. Stencilled or heavily textured finishes are not permitted.
- Driveway colours must be plain concrete or a light colour.

9.2 GARAGE AND GARAGE DOOR

- The garage should be designed as an integrated part of the home, using materials and finishes that complement the main dwelling.
- Any detached garage design and roof must be consistent with the main building.
- Garage doors to be simple and contemporary, with no windows or openings.
- Open carports are not permitted.

9.3 FIXTURES

- Air conditioners, hot water systems, clothes lines, bins, meters, satellite dishes, rainwater tanks, spa pumps and solar pool heating must not be visible from the street.
- Plumbing waste and vent pipes must be concealed and not located on the front facade.

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Section 10

Sustainable *Design*

Montara is a gas-free development.

A home that is well-designed for climate, energy and water is not only better for the environment — it's more comfortable to live in and cheaper to run, every day.

INSTALL AT LEAST TWO OF THE FOLLOWING:

- Solar panels (minimum 6.6kW system)
- Heat-pump hot water system
- Induction cooktop (glass, not ceramic)
- Battery storage

RECOMMENDED APPLIANCE STANDARDS:

- Fridge, washer, dryer, dishwasher and air conditioner: minimum 4-star energy rating
- WELS dishwasher and taps: 5-star rating
- WELS toilet: 4-star rating, dual flush
- WELS shower: 3-star rating, maximum 7.5L/minute flow rate
- Electric/induction cooktop

YOU SHOULD ENSURE:

- Energy and water-efficient fittings, LED lighting and appliances are used throughout.
- Work with your builder to achieve a minimum BASIX 'Energy' score of 90 and 'Water' score of 60 — required for Design Review Panel approval.
- Building materials achieve a 'Low' BASIX Material rating and are sourced sustainably where possible.
- Materials meet best practice Solar Reflective Index (SRI) minimums.
- Main living areas and Private Open Space face north for good solar access.
- North-facing windows are shaded from summer sun while allowing winter sun in. Where fixed overhead shading is impractical, consider angled screens, trees or high-performance ('low-e') glass. Avoid tinted or toned glass.
- North facing windows of habitable rooms must be shaded directly overhead by eaves or other structure.
- West-facing openings should incorporate shade screens, louvres, high performance glazing systems or landscaping for sun protection and visual interest.
- All back garden doors are protected by a generous overhang or roofed pergola.
- Good cross flow ventilation is achieved through windows on two or more wall orientations.
- Ceiling fans are required in all bedrooms and at least one living room.
- A dedicated AC circuit or 3-phase conduit to the garage is considered for future EV charging.



Section 11

Acoustic *Requirements*

Thoughtful acoustic design contributes to a more comfortable and enjoyable living environment.

Acoustic measures are required across Montara to help reduce the impact of surrounding noise sources and support the long-term liveability of each home.

You should ensure:

- Acoustic requirements are incorporated into the design of your home.
- Acoustic treatments applicable to your lot are included as part of the dwelling design and construction.
- Glazing, ventilation systems and building materials are selected to achieve the required acoustic performance standards.
- Any required acoustic documentation or certification is provided as part of the development approval process.

Note: Acoustic treatments vary between lots. Refer to your Contract of Sale and the applicable acoustic assessment for the requirements that apply to your lot.

Section 12

Bushfire

Your home may be located on bushfire-prone land. If so, you must comply with the NSW Rural Fire Service publication 'Planning for Bush Fire Protection' (PBP) and Australian Standard 3959 'Construction of Buildings in Bushfire-Prone Areas' (AS3959).

Check Liverpool City Council's requirements to understand your Asset Protection Zone (APZ) and applicable Bushfire Attack Level (BAL) rating. These construction standards must be applied in the design of your home. Construction requirements may vary between lots and must be incorporated into your home design where applicable.

Note: Greater setbacks may apply where required by bushfire regulations. Refer to your Contract of Sale. For further information, visit www.rfs.nsw.gov.au

Section 13

Guidelines *Checklist*

Use this checklist to confirm your design meets the Montara Design Guidelines before submitting to the Design Review Panel.

Siting and Planning

- ☐ House fits well on the lot and meets statutory setbacks
- ☐ Garage set back behind main front wall
- ☐ PPOS is min 4m wide and accessible from a living area
- ☐ Alfresco area incorporated to extend PPOS
- ☐ Corner lot: Garage and driveway located on the secondary street frontage where possible

Facade Design

- ☐ Contemporary, high-quality facade design with variety of materials/finishes
- ☐ Clear glazed street-facing windows
- ☐ Habitable room windows looking out to all street frontages
- ☐ No extended blank wall visible from street
- ☐ Entry visible, set back from front wall, sheltered porch min 1.5m deep
- ☐ Roof form: suitable pitch, no dark colours
- ☐ No replicated house design within two lots either side and across street
- ☐ Corner lot: secondary facade well articulated and consistent with primary facade

External Materials & Colours

- ☐ Core wall material and at least one feature material – masonry lower level, lightweight upper level
- ☐ Masonry at ground level, lightweight above (two-storey)
- ☐ Non-dark roof colour, SA ≤ 0.7
- ☐ External services painted to match base wall
- ☐ No imitation materials generally

Landscape

- ☐ Front garden landscape design included
- ☐ 50% minimum soft landscaped area in front yard
- ☐ Continuous garden bed or hedge along front boundary
- ☐ Minimum one advanced tree (60L) in front yard
- ☐ Minimum one advanced tree (60L) in back yard
- ☐ Additional planting beside driveway and path
- ☐ Entry path from public pathway to front porch
- ☐ All shrubs in mulched and edged garden beds
- ☐ No artificial turf

Fencing and Letterbox

- ☐ Front fencing: masonry piers and open palisade/slat infill, max 1m high
- ☐ No vehicle gate in front of garage/driveway
- ☐ Front fence infill to be Monument colour
- ☐ Letterbox integrated into masonry pier
- ☐ Street number high quality and clearly displayed
- ☐ Side gates/cutoff min 1m behind nearest front wall, no Colorbond panel
- ☐ Side and rear boundaries behind gate: Colorbond Basalt colour, max 1.8m
- ☐ Corner lot: front fence continues min 50% secondary frontage
- ☐ Corner lot: 1.8m high secondary frontage fence max 50% lot length, closed spaced infill Monument colour

Driveways, Garages and Fixtures

- ☐ One driveway per lot, plain concrete crossing max 3m wide
- ☐ Driveway to be completed before occupation
- ☐ Garage door simple design, no windows
- ☐ No open carports
- ☐ All services concealed from street view
- ☐ No pipework, equipment or services on front facade

Sustainability

- ☐ BASIX Energy score min 90, Water score min 60
- ☐ Minimum two of the listed sustainability inclusions provided
- ☐ North-facing main living areas and yard
- ☐ North-facing windows shaded from summer sun
- ☐ Back garden doors protected by generous overhang
- ☐ Ceiling fans in all bedrooms and at least one living room
- ☐ Good cross-flow ventilation
- ☐ Low BASIX building material rating
- ☐ EV charging conduit considered in garage

DRP Submission Documents

- ☐ Fully dimensioned architectural plans (site, floor, elevations, section)
- ☐ Landscape plan (all external works)
- ☐ Schedule of external materials and colours with sample images
- ☐ BASIX Certificate (min Energy 90, Water 60)
- ☐ Acoustic requirements reviewed and incorporated into dwelling design
- ☐ Plans prepared in accordance with Liverpool City Council DCP and CDC requirements



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