Campbell & Hart

Design Guidelines

NEW HORIZON
PROPERTIES

Building *design*

Your home is part of a shared vision for the Campbell & Hart estate at Campbelltown — a high-quality, welcoming neighbourhood with lasting appeal. These guidelines ensure that while every home has its own personality, the entire street retains a consistent, high-quality look that benefits all residents.

Styles, materials & proportions

The choice of architectural style and materials used on the outside of the house should balance variety with cohesion. Facades should be visually interesting, yet harmonious with the other houses in the street. Contemporary styling, with carefully chosen materials and proportions, will help effectively integrate the house into the street and the doors, windows, and entries into an attractive facade.

1.01 The house must have a contemporary style.

1.02 The front facade must be made of at least two complementary materials. If only two materials are used, any one material must typically cover more than 20% of the wall area and be prominent in the view from the street.

1.03 Front facades must be at least moderately articulated, such as by horizontal and vertical steps, verandahs, balconies, pergolas, or other design features such as bay windows. This articulation provides depth, interest, and a more welcoming street presence.

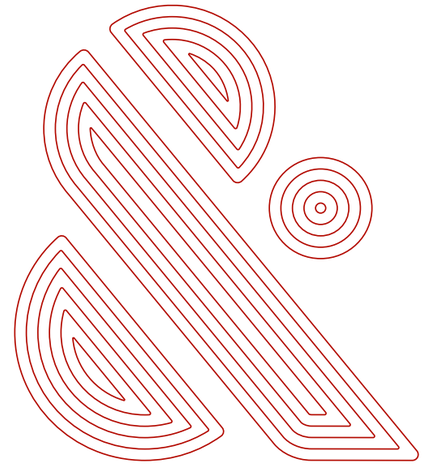
1.04 The front facade must not be identical or very similar to a façade on a lot adjacent to or directly opposite your lot, on the same street. This includes buildings constructed, under construction, or in applications already received by the DRP. This ensures variety and avoids unattractive repetition along the street.

1.05 On dwellings with two storeys, the ceiling of the ground floor must be at least 2.6m above the finished floor level of the ground floor.

Porches & entries

A well-designed entry is both practical and welcoming, offering shelter and a sense of arrival that signals quality and care in the design.

1.06 A structure integral to the house, such as a porch or verandah, must provide weather protection to the area immediately in front of the front door. It must be a minimum of 1.2m deep, and have roof cover and weather protection that signals a sense of arrival and care in design.

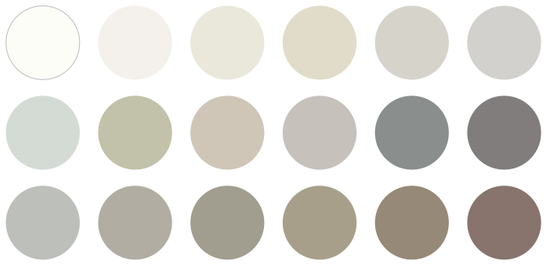


Colours

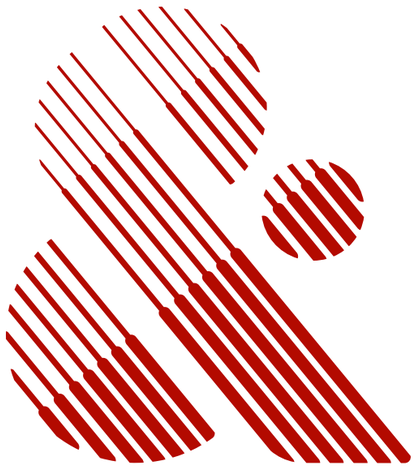
A consistent, and considered colour palette helps create a calm, cohesive streetscape, while tasteful highlights allow individual expression.

1.07 The colours used on the front façade and roof must be from the palette of Core Colours shown here, or other similar colours. Use Accent Colours on the front façade's articulation and feature elements. Choose a light roof colour, with a solar absorbency of 0.67 or below, to help your home stay cooler in summer and to reduce the urban heat island effect.

CORE COLOURS



ACCENT COLOURS



Roof eaves

Eaves not only protect your home from weather but also improve shading and enhance the home's proportions, contributing to an attractive, enduring street character.

1.08 Roof eaves of at least 450mm deep must be provided around the entire house and should be in proportion to the facade. Eaves are not required where an approved zero lot line boundary benefits the lot, where parapets exist or on garages. Eaves of 600mm may be appropriate on some dwellings, depending on facade style and size of the home.

Windows

Windows are a key feature of your home's design, providing character while ensuring a consistent, quality appearance across the estate.

1.09 Where windows face a street or park, the window frame must be at least 50mm wide to provide definition and depth to the window design, ensuring it complements the home's overall architectural quality.

Ancillary elements

1.10 Ancillary elements, such as air conditioning units, aerials, tanks and meter boxes, must not be prominent from streets or public reserves. Generally, ancillary elements must not be placed on the front façade or the front half of the roof. Exceptions may be made for photovoltaic panels.

Side facades facing streets

Houses on corner lots play an important role in shaping the overall appearance of the neighbourhood - they have both a front and a side facing the public realm. The sides that face the public realm need the same quality as the front facades to ensure attractive, consistent, and engaging streetscapes throughout the neighbourhood.

1.11 Side facades facing the public realm (i.e. on a corner lot or fronting open space) must be well articulated and treated with the same design quality, materials, and elements as the front façade. The incorporation of entry features, porticos, balconies, window boxes, or similar architectural elements must be provided for a minimum of 20% of the length of the elevation.

112 Services such as air-conditioning units, water tanks, and solar hot water systems must not be visible from an adjoining street. These items must be located away from the street or screened where necessary.

Fences & *retaining walls*

Fencing defines your property. Privacy fences help create good neighbours. Retaining walls in front yards can be significant features, and deserve to be attractive. Where level changes are higher than waist height, stepped walls softened with plants are much nicer than a single high wall.

Fences

Fencing defines your property. Privacy fences help create good neighbours.

2.01 Side and rear privacy fences must be 1.8m high, and made of factory-coated metal sheeting, such as Colorbond, in 'Basalt' or equivalent colour.

Return / wing fence

Return fences and gates help transition from front to side fencing, while maintaining the quality and consistency of the frontage.

2.02 The return fence and gate must be made from the same material, colour, and finish as either a front fence, if you have one, or the privacy fence. It must be set back from the front boundary of the lot by 7m.

Corner lots

Houses on corner lots have two street frontages, making them highly visible to people in the streets viewing them from multiple angles. Treating both public sides with the same level of design care ensures a house contributes beautifully to the wider streetscape, enhancing the look and feel of the entire neighbourhood and the value of your home.

2.03 On a corner lot, the front fence must wrap around the corner. It must continue beside the secondary street for a minimum of one room or 4m past the front building line, whichever is the lesser. A privacy fence can run from there to the rear of the lot. This ensures the transition between front and side fencing on corner lots is smooth and well-integrated.

Letterbox

Letterboxes are a key detail that ties into the overall fence and streetscape design for a consistent, high-quality appearance.

2.04 A letterbox must be installed in the lot close to the front boundary. Letterboxes must be a contemporary style. A box on a single pole is prohibited.

Retaining walls

Retaining walls in front yards can be significant features, and deserve to be attractive. Where level changes are higher than waist height, stepped walls softened with plants are much nicer than a single high wall.

2.05 If within public view, a retaining wall must be constructed of masonry, in-situ concrete or stone. Masonry may be rendered, painted, bagged, or face brickwork or stonework. Timber, concrete sleepers and unrendered concrete blockwork are prohibited.

2.06 Any one retaining wall must be no more than 1m in height. Where a level change exceeds 1m, provide two or more retaining walls with the face-to-face distance of at least 500mm, and the gap filled with a planted garden bed at least 300mm wide.

Driveways & *landscaping*

Driveways and gardens are the finishing touches that define your home's presentation. These guidelines support high-quality, green, and attractive front yards that contribute to a welcoming streetscape for everyone.

Driveway

3.01 The driveway must have a matte finish and be made from one of the following materials: stone; brick; in-situ concrete with an exposed aggregate finish; in-situ concrete with colourtop and sealer; or concrete pavers, and be laid over in-situ-concrete base for longevity. Stencil-patterned concrete is not permitted.

3.02 The driveway material and colour should complement the dwelling and be of a neutral tone to ensure it is recessive in the landscape, avoiding visual dominance and maintaining a cohesive look along the street.

Landscaping

3.03 A landscape plan of the front yard must be submitted as part of the application, showing: the species of plants to be used; where they are to be planted; the total number of each species; and the size of each plant, either as pot size or trunk diameter. This plan ensures the front yard is thoughtfully designed, suits local conditions, and aligns with the vision for a green, high-quality neighbourhood.

3.04 A garden bed at least 300mm wide must be created between the driveway and the nearest side boundary, and it must be mulched and planted.

3.05 At least 20% of the area of the front yard must be garden beds, with a mulch of bark, other organic material, or stones, at least 25mm deep.

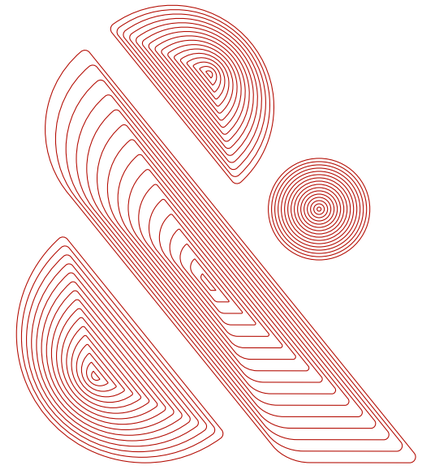
3.06 A boundary between a garden bed and a lawn should be edged with a long-lasting material, either metal, ceramic or plastic.

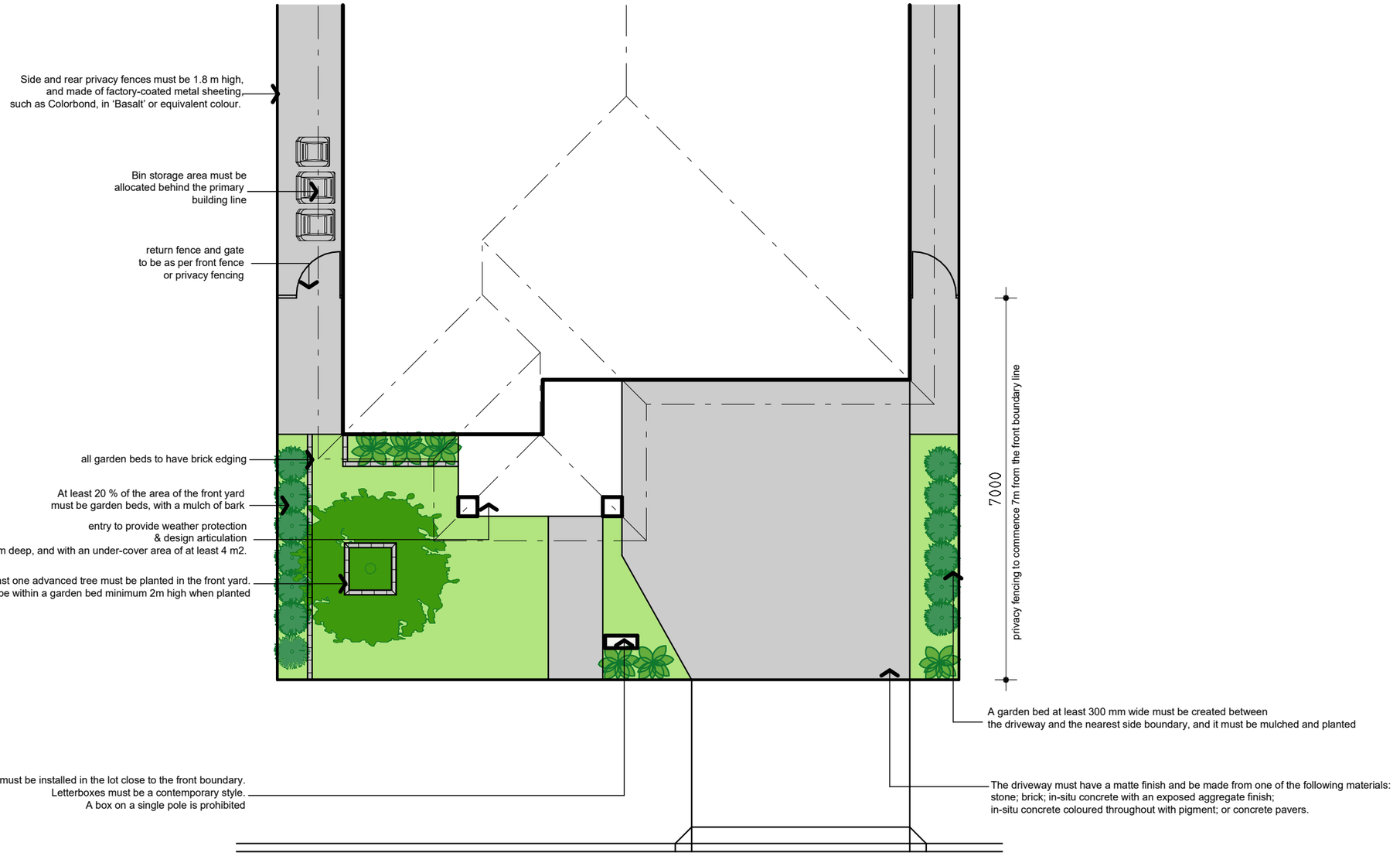
3.07 Garden beds in front yards must include a variety of shrubs and low planting to create depth, shade, and an inviting green streetscape that benefits the whole community.

3.08 At least one advanced tree must be planted in the front yard. It must be within a garden bed, not within a lawn. The tree must be at least 2m high when planted and have a mature height of at least 4m.

3.09 At least one deciduous tree or shrub with a mature height of at least 2m must be planted in the rear yard. Larger trees in the backyard that can be seen from the street add significant landscape quality, providing a green backdrop that enhances the overall streetscape. Deciduous species promote winter solar access.

3.10 If an applicant submits applications for more than four lots, the front yard design and the plant species selection should vary. The DRP reserves the right to require a different design or plant selection.




Side and rear privacy fences must be 1.8 m high, and made of factory-coated metal sheeting such as Colorbond, in 'Basalt' or equivalent colour.
Bin storage area must be allocated behind the primary building line
return fence and gate to be as per front fence or privacy fencing
all garden beds to have brick edging
At least 20 % of the area of the front yard must be garden beds, with a mulch of bark
entry to provide weather protection & design articulation 1.5 m deep, and with an under-cover area of at least 4 m2.
At least one advanced tree must be planted in the front yard. It must be within a garden bed minimum 2m high when planted
7000
privacy fencing to commence 7m from the front boundary line
A garden bed at least 300 mm wide must be created between the driveway and the nearest side boundary, and it must be mulched and planted
A letterbox must be installed in the lot close to the front boundary. Letterboxes must be a contemporary style. A box on a single pole is prohibited
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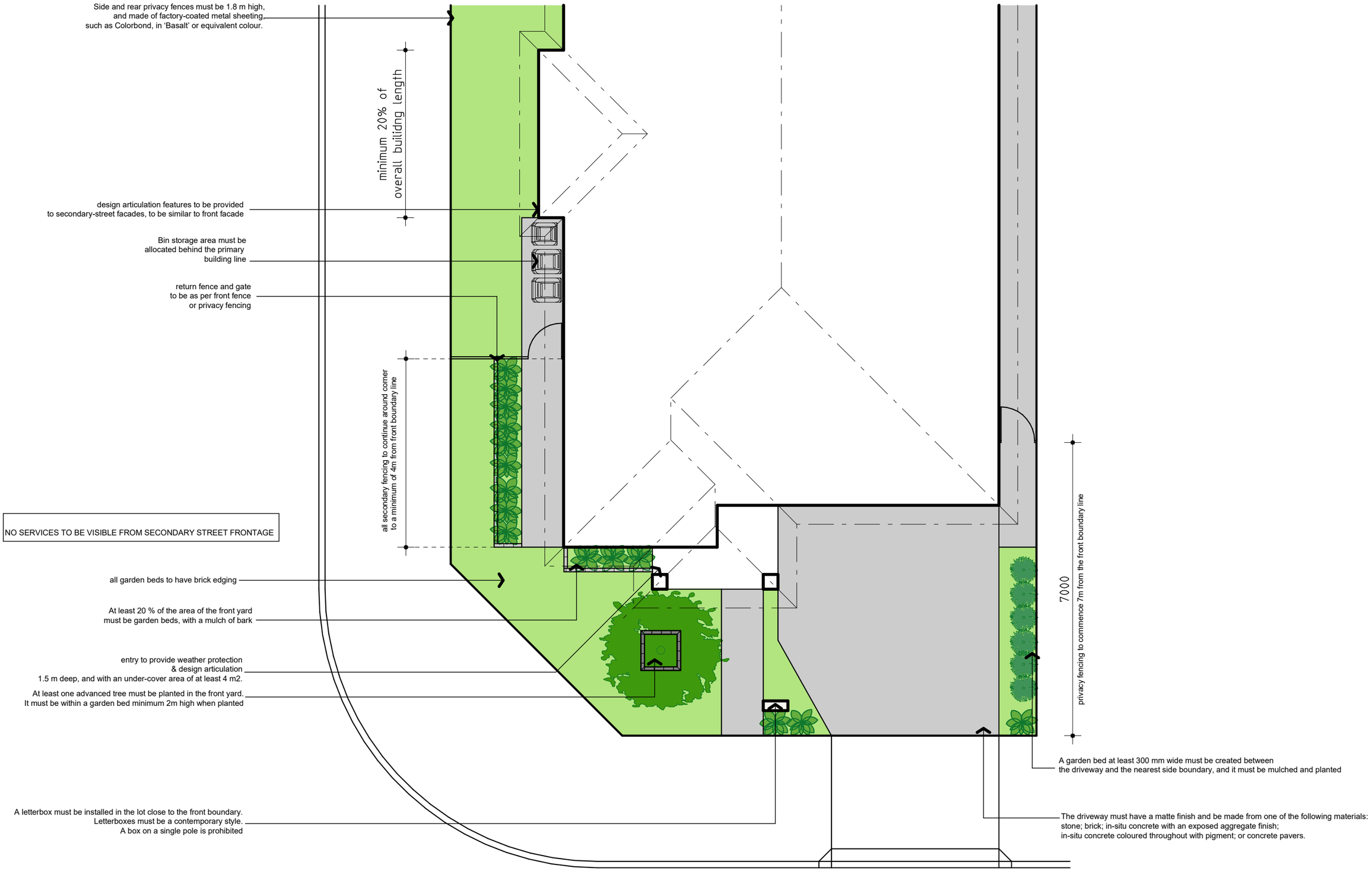
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minimum 20% of overall building length
design articulation features to be provided to secondary-street facades, to be similar to front facade
Bin storage area must be allocated behind the primary building line
return fence and gate to be as per front fence or privacy fencing
all secondary fencing to continue around corner to a minimum of 4m from front boundary line
NO SERVICES TO BE VISIBLE FROM SECONDARY STREET FRONTAGE
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