

Leppington Living

ROSE
GROUNDS

DESIGN GUIDELINES





ARCHITECTURAL STYLE + SITING

Home oriented to maximise solar access to living areas and private open space;

Simple built form;

Building envelope complies with Building Envelope Plan (BEP) setbacks;

FRONT PORCH

Homes must incorporate a front porch minimum 1.0m deep x 1.5m wide. Porch to incorporate front entry.

GARAGE

Garage doors are to be sectional or panel lift doors. Single carports are allowed in combination with single garage.

DRIVEWAY

Driveways to have coloured concrete finish.

FRONT WINDOW

Awning windows only to front and secondary street façades.

FENCING

1.1m high front fence.

1.2m high hedge behind front fence to provide screening.

1.8m lap & capped timber fence to internal side boundaries.

For corner lot homes, a combination of 1.1m high front fence and 1.8m side street fence to be used on secondary street frontage.

MATERIALS AND COLOURS

Materials, textures, colours to comply with Fifth Ave materials and colours scheme.

Ornate decorations or mock historical features are not permitted;

80% maximum front façade can be face brick.

ROSE GROUNDS EXTERIOR MATERIALS + COLOURS

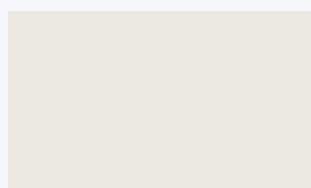
Exterior materials and colours to align with the following scheme



Roof (Metal Deck),
Gutters, Facias,
Downpipes
Garage Door 1 (GD1)
Roof
(Tiles / Colourbond)



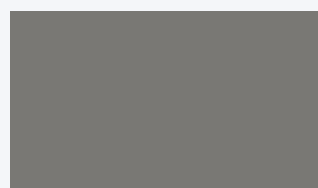
Garage Door 2 (GD2)
Roof (Tiles / Colourbond)



Lightweight (FC1)
Render (RB1)
Front Door (FD1)



Lightweight (FC2)
Render (RB2)
Front Door (FD2)
Awning (AW3)



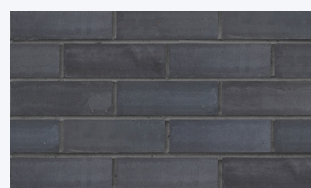
Lightweight (FC3)
Render (RB3)
Awning (AW1)



Lightweight (FC4)
Render (RB4)
Awning (AW2)



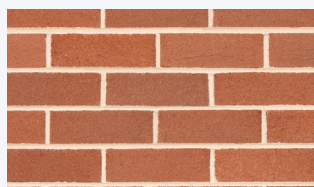
Window Frames,
Balustrade, Balcony
Screen



Face Brick 1 (FB1)



Face Brick 2 (FB2)



Face Brick 3 (FB3)