



**COOKES  
HILL**  
ARMIDALE



COOKES HILL

**DESIGN  
GUIDELINES**  
2026



A QUALITY  
MCCLOY  
GROUP  
PROJECT

[cookeshill.com.au](http://cookeshill.com.au)



# LANDSCAPE DESIGN GUIDELINES - TYPICAL LANDSCAPE PLAN STANDARD LOT

## FRONT GARDEN

First 1.0m of the front garden to be substantially planted with native trees, shrubs and groundcovers. Select a diverse range of plants with different colours, heights, textures and forms to create a richly layered landscape. No more than 40% of the front garden is to be turf and any turf is to be 'couch' or 'buffalo'.

## FRONT GARDEN BEDS

Dense mass planting and grouping of plants will heighten the effect that individual gardens have on the streetscape. Deciduous Tree to be planted to North/ West of building.

## ANCILLARY STRUCTURES

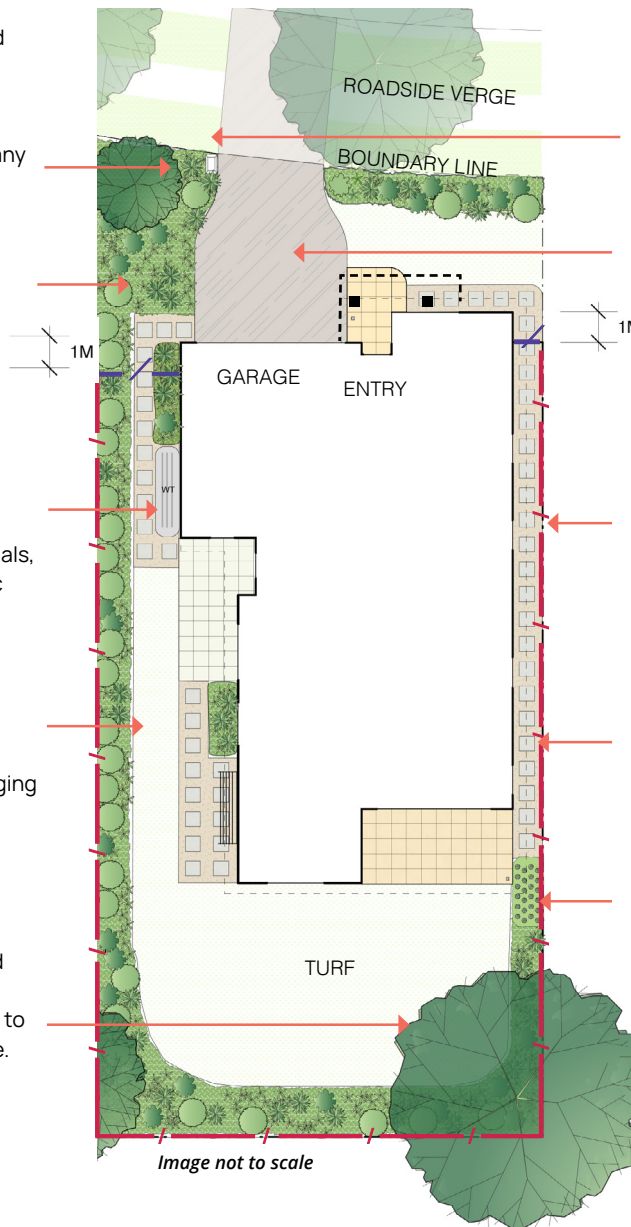
Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

## GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

## TREES

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.



## LETTERBOX

Letterbox to be a maximum of 1.1m high and constructed of materials that complement the house. Single box on a metal post is discouraged.

## DRIVEWAY

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

## FENCES

Side return fences are to be setback minimum of 1.0m from front of dwelling and constructed from timber or aluminium vertical or horizontal slats. Solid panels facing the street such as Colorbond are discouraged. Refer to fencing plan on page 5 for more details.

## BACK GARDEN ACCESS

Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

## KITCHEN GARDEN

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.



# LANDSCAPE DESIGN GUIDELINES - TYPICAL LANDSCAPE PLAN CORNER LOT

## CORNER GARDEN BEDS

Dense mass planting and grouping of native trees, shrubs and groundcovers will heighten the effect that individual gardens have on the streetscape. Provision of 1 or 2 deciduous trees to be planted at North or West corners.

## FENCES

Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be timber or aluminium slat or pool type fencing. Refer to fencing plan on page 5 for further details.

## KITCHEN GARDEN

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

## TREES

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.

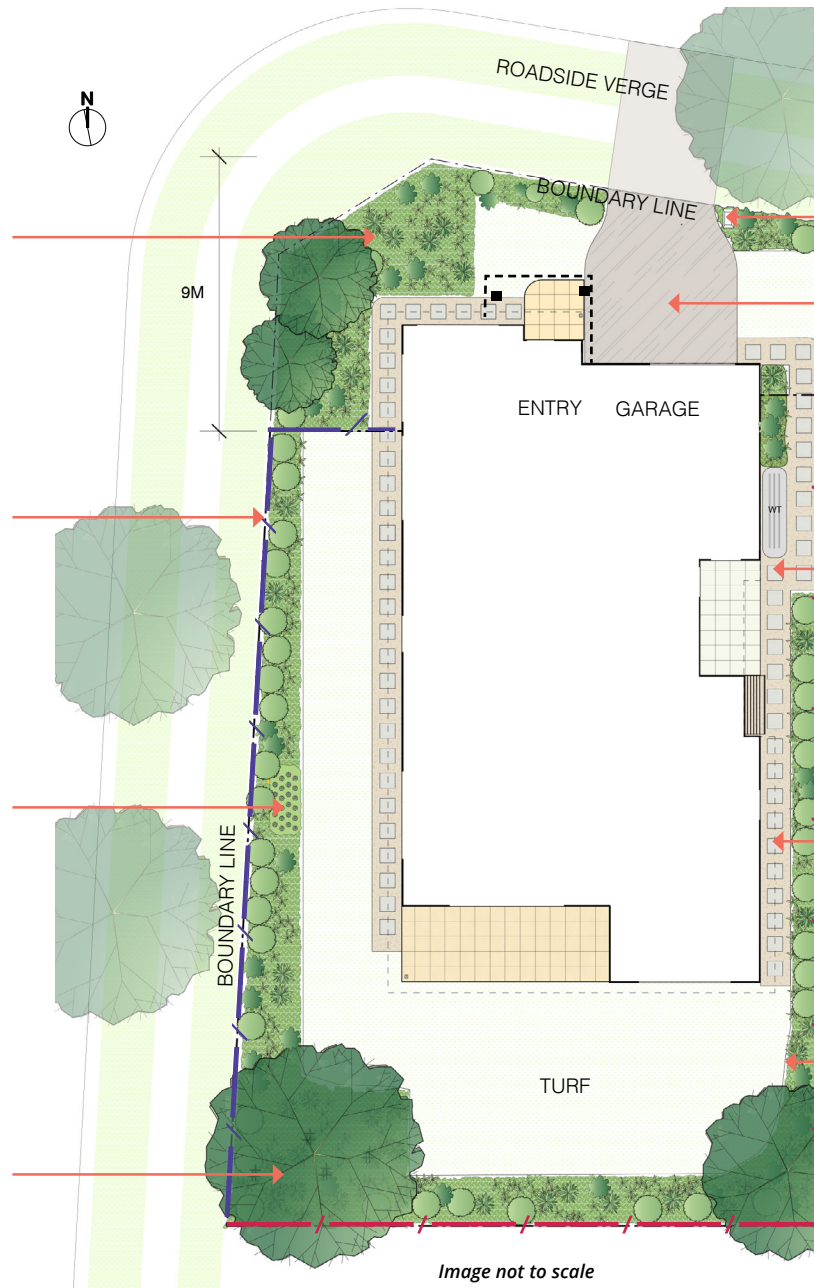


Image not to scale

## LETTERBOX

Letterbox to be a maximum of 1.1m high, constructed of materials that complement the house. Single box on a metal post is discouraged.

## DRIVEWAY

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

## ANCILLARY STRUCTURES

Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

## BACK GARDEN ACCESS

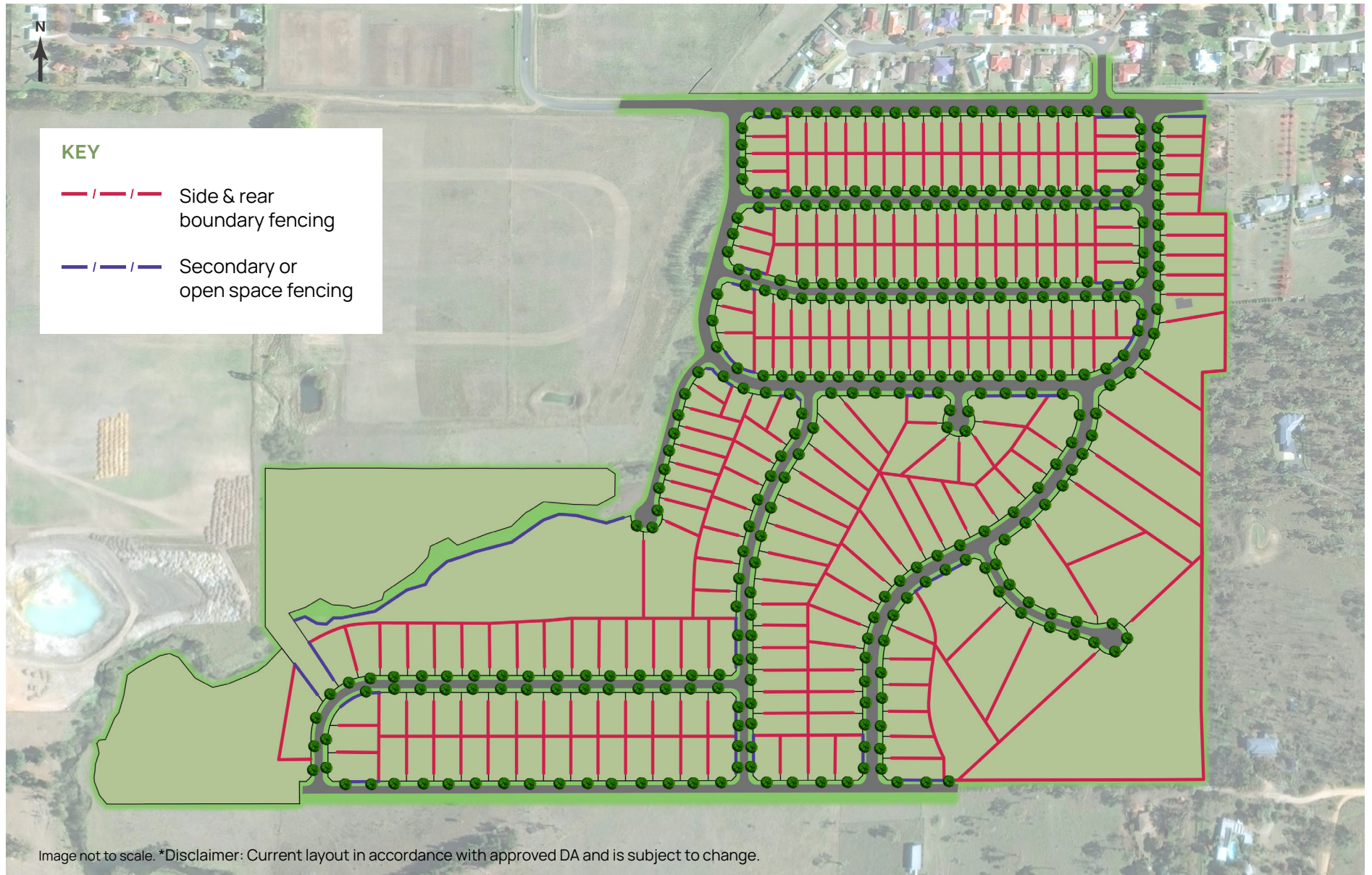
1m wide (min) access down one side of dwelling. Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

## GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.



# LANDSCAPE DESIGN GUIDELINES - FENCING





# LANDSCAPE DESIGN GUIDELINES - FENCING

## F1

### SIDE & REAR BOUNDARY FENCING

Maximum 1.8m high Colorbond fence in 'Woodland Grey' only.

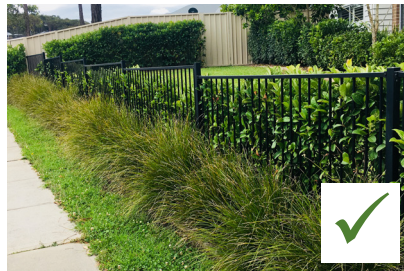


## F2

### SECONDARY OR OPEN SPACE FENCING

#### Option 1

1.2m or 1.5m high open-style aluminium pool fencing with timber posts in black or 'Woodland Grey' only.



#### Option 2

1.5m or 1.8m high vertical or horizontal timber or aluminium slat fence in 'Woodland Grey' only.

**Note:** Hedge planting is encouraged to complement F2 fencing to provide additional privacy.



**SIDE FENCING** – Fences that protrude past the main wall of the front façade are not allowed.



**COLOURS** – Fencing colours other than 'Woodland Grey' are not allowed.





# DWELLING DESIGN GUIDELINES - IMAGES

The housing character of Cookes Hill is inspired by a contemporary, lifestyle in a convenient city fringe location. Whilst encouraging a variety in housing design, the following guidelines promote desirable characteristics of form, scale and siting of your home.



**ARTICULATION** - the façade addressing the street is to provide visual relief by breaking down the façade into smaller sections. No single wall is to exceed 9 metres in length.



**PORTICO** - the façade addressing the street is to contain a covered portico which clearly defines the dwelling entry. The portico is to be a minimum of 25% of the width of the façade.



**GARAGING** - the garage door is not to be a dominant feature of the façade. The garage is to be a maximum of 50% of the width of the façade and is to be set-back a minimum of 1 meter from the main wall of the façade.



**MATERIALS** - a variety of building materials are encouraged with a minimum of 2 and a maximum of 3 different materials on the façade addressing the street. Feature stone elements are also encouraged.



**COLOURS** - the front façade should incorporate a neutral colour palette with 'tone on tone' colours to add variety.



**ROOVES** - gable or hipped rooves are to be a minimum of 22.5 degrees pitch and skillion rooves a minimum of 10 degrees pitch. Roof materials are to be concrete tiles (flat profile preferred) or metal Colorbond Custom Orb. Roof colour is to be of a natural earth tone with a preference for dark 'grey' tones.



**FLAT ROOVES** - single storey flat rooves are discouraged.



**COLOURS** - strong or bright colours are discouraged.



**GARAGES** - sectional or window feature doors are discouraged.



# LANDSCAPE DESIGN GUIDELINES - IMAGES



**DRIVEWAYS** – materials to be exposed aggregate or oxide coloured concrete in dark /neutral tones. Dark grey or charcoal colour preferred.



**RETAINING WALLS** – to be constructed from masonry or natural stone whenever visible from the street. Dark grey or charcoal colour preferred.



**GARDEN BEDS** – dense plantings will help to soften the built form.



**PLANTINGS** – layered plantings using a range of textures, colours and foliage are encouraged. Refer to the planting schedule for further details.



**FENCES** – Solid fences that front the street are not allowed.



**TURF** – Excessive areas of turf or Kikuyu turf are discouraged.



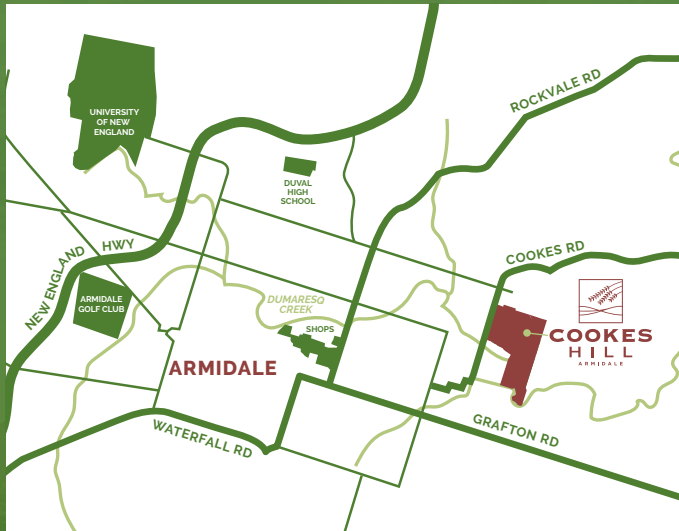
**RETAINING WALLS** – timber retaining walls that are visible from a public place are discouraged.



**MULCH** – brightly coloured mulch or pebbles are discouraged.



**DRIVEWAYS** – red or brown tones, plain concrete and stamped or stenciled concrete are discouraged.



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**belle**  
PROPERTY

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