



THE FAIRWAYS
SINGLETON



A QUALITY
MCCLOY
GROUP
PROJECT

THE FAIRWAYS

LANDSCAPE GUIDELINES

APRIL 2026

thefairwaysestate.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'. Kikuyu turf is discouraged.

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

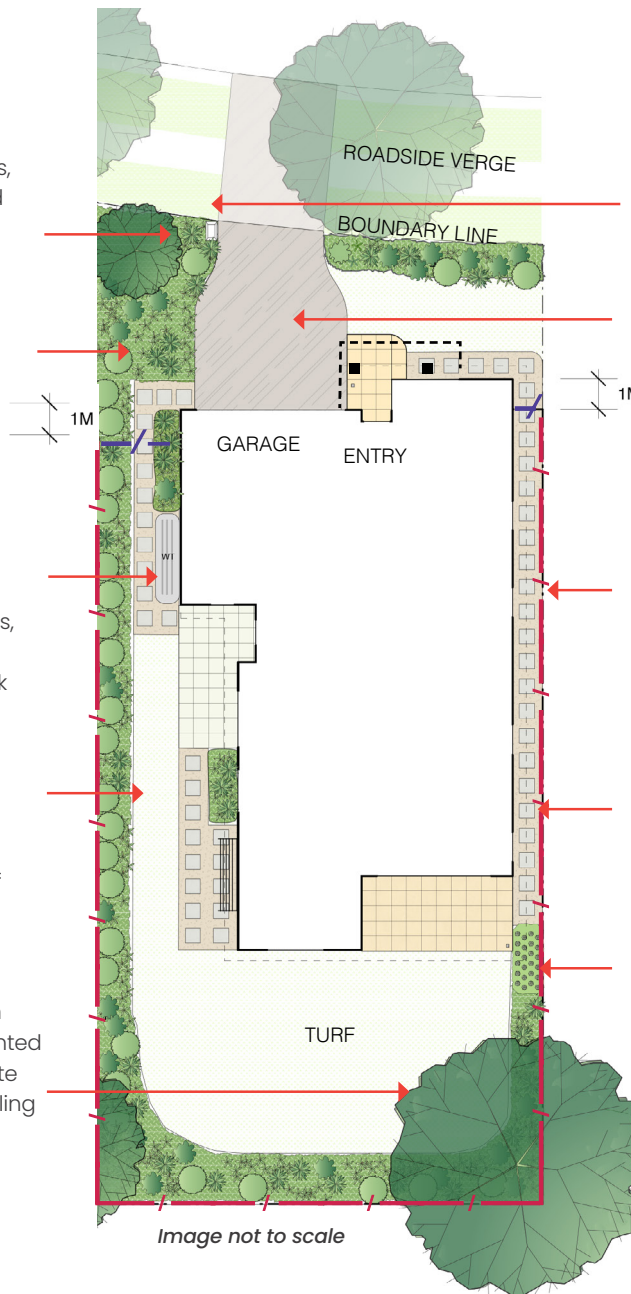
Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

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

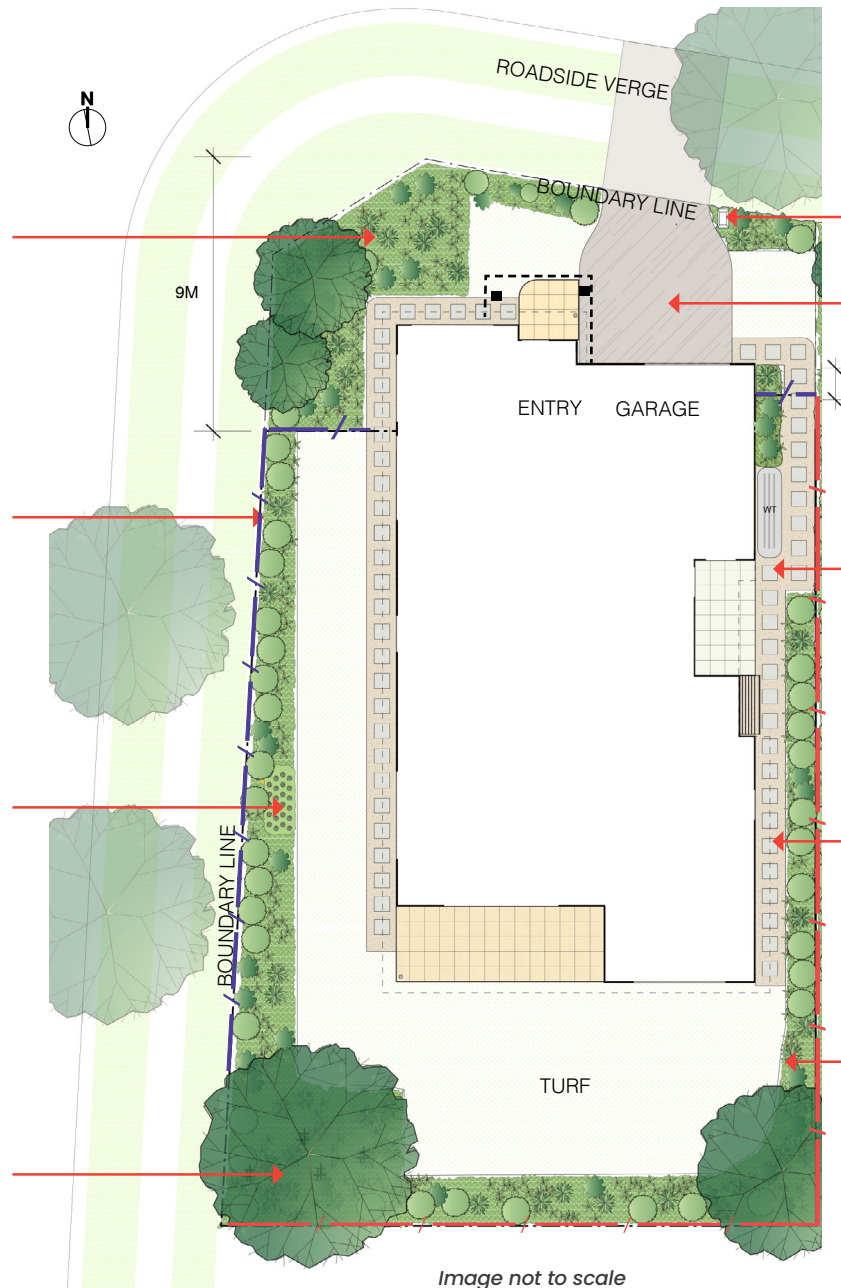
Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be timber or aluminium slat or pool type fencing. Refer to fencing plan on page 5 for further details.

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.



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.

Image not to scale



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.



CONCLUSION

Compliance with these design guidelines will assist you in designing a home that:

- Suits your land, budget and lifestyle;
- Protects your investment by ensuring all homes are built to a similar high standard; and
- Adds value to your home and neighbourhood

If you or your builder requires advice on how to ensure your concept plans conform to these design guidelines, please contact the The Fairways Sales Consultant.



You can rest easy
that your neighbours
will also build a
quality home in
a quality community.





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