

oakville



landen

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A community steeped in charm and potential.

Welcome to Oakville

Nestled within the charming community of the Hawkesbury and adjacent to the vibrant suburb of Box Hill, Oakville has emerged as a flourishing area, tailored for those seeking a contemporary lifestyle while still embracing a close connection to nature.

Landen's Oakville Estate presents a collection of generous blocks of land ranging in size from 300m² to 680m², providing you with endless possibilities to craft the home you've always envisioned.

Having partnered with a selection of Sydney's leading builders, you have the choice of purchasing a home and land package or securing a block of land and appointing your own preferred builder.

With the perfect blend of convenience, community and connectivity, make Oakville the next place you call home.



Menin Rd Oakville

2 7 6 5



Shopping and Dining

Carmel Village Shopping Centre and Windsor Riverview Shopping Centre are mere minutes away for your daily essentials, with Rouse Hill Town Centre less than 15 minutes away to fulfill all your shopping, dining and leisure needs. There is also a wide range of restaurants, cafes and pubs, all within easy reach.

Education

Within 10 minutes of Oakville is a range of quality public and private schools, along with childcare facilities. Flourish ELC Oakville, Oakville Preschool Learning Centre and Oakville Public School are just some of many options. For those after a tertiary education option, Western Sydney University, Hawkesbury is less than a 20 minute drive away.

Parks and Nature

There is a wonderful selection of beautiful parks and rivers to enjoy in an around the Hawkesbury. Many parks are equipped with barbecue and picnic facilities making them perfect for gatherings with friends and family. Bike tracks and fishing spots are also nearby to explore, with Scheyville National Park just minutes away to enjoy easy walks, birdwatching, cycling and even horse riding.

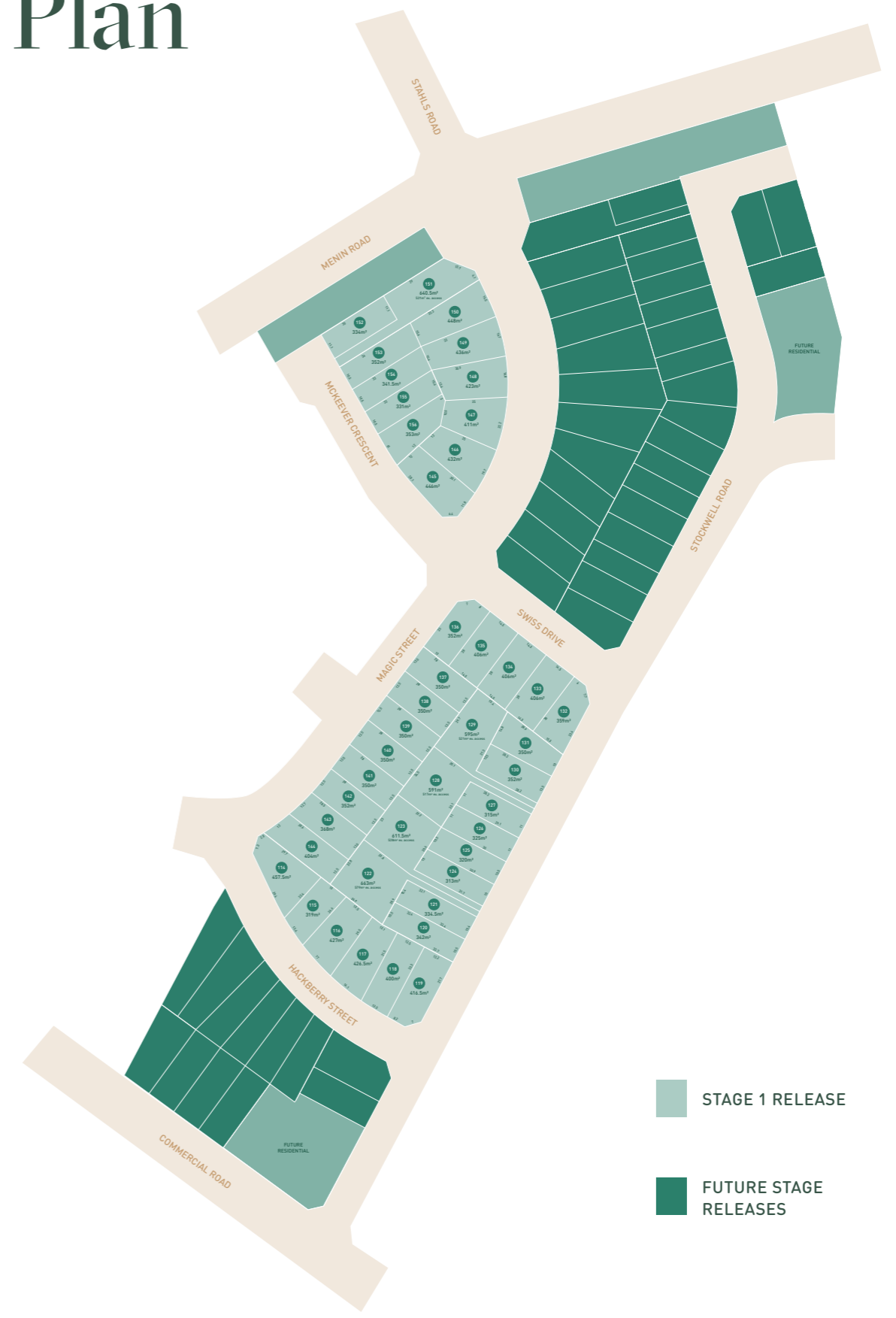
Transport

Enhancing Oakville's accessibility, you can enjoy seamless connectivity to the M2 and M7 motorways via Windsor Road. Mulgrave Train Station and Vineyard Train station are both just a 6 minute drive away with Tallawong Metro Station 15 minutes away, providing public transport options to Parramatta, Chatswood, the City and beyond.

Oakville Masterplan



Subdivision Plan



Design and Landscape Guidelines

Our Vision

Landen is dedicated to upholding the highest standards for homes within our Oakville Estate, through the introduction of simple, builder-friendly Design and Landscape Guidelines. These guidelines have been designed with a dual purpose: to foster a sense of pride among our residents, who can truly relish being a part of a Landen Estate, as well as offering comfort and reassurance knowing that neighbouring homes meet the same standards.

Façade Selection

In order to elevate the visual appeal of Landen's Oakville Estate, it is a requirement for all homes to incorporate a front porch, portico, verandah, blade walls, or other architectural elements as part of their front facade. This is intended to infuse the overall development with both character and aesthetic interest.

For homes situated on corner lots, careful consideration should be given to enhancing both street-facing sides, focusing on architectural details, choice of materials, and finishes.

Façade Colours and Materials

Every home within the estate is required to feature a minimum of two different materials, finishes, or colours on the front facade. The primary material for the main body of your home's front facade should be masonry, which can include face brick, render, or painted brickwork. For the secondary material, you have the opportunity to incorporate:

- Lightweight cladding
- A mix of colours and materials
- Distinctive feature materials such as stone, tile, or decorative face brick

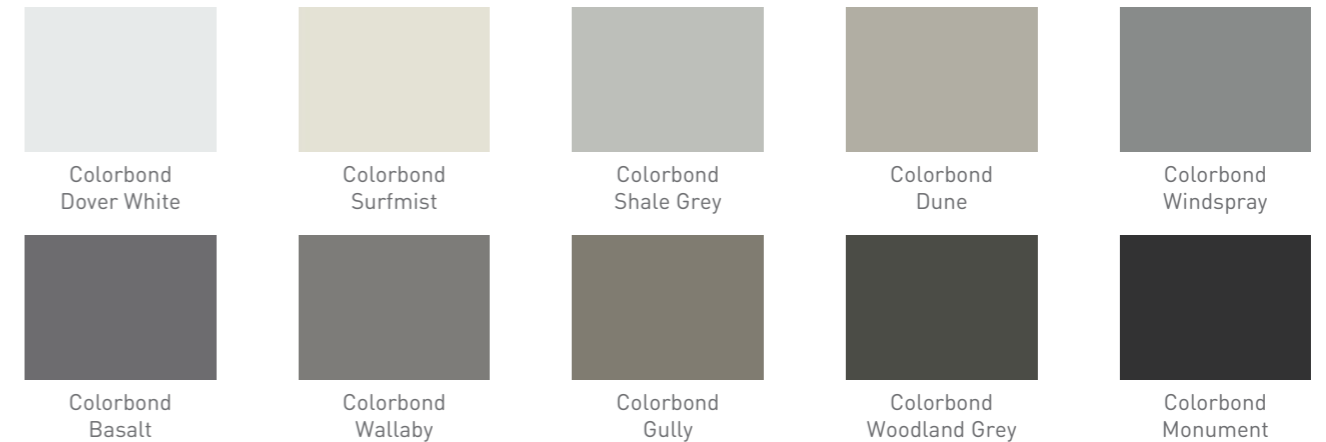
This allows for a creative and attractive front facade design while maintaining a masonry element as the primary component.



Roof Colours and Materials

The roof must be constructed from either Colorbond or low profile/flat roof tiles to ensure consistency throughout the estate. Light roof colours are encouraged where possible.

Recommended Roof Colours



Accent Materials and Colours

Accent materials and colours chosen should balance the selection of main materials while still offering a way to express your home's unique character. The use of primary or vibrant colours on prominent facade elements is not permitted.

Recommended Main Body and Accent Colours



Garage and Garage Door

To maintain a welcoming and balanced appearance, the garage must be set back at least 1000mm behind the main building line. Additionally, the garage door must adhere to either a panel lift or tilt door style and the garage door colour selected should complement the front façade and overall colour palette of the home.

Recommended Garage Door, Fascia and Gutter Colours



Face Brick

Face brick must be a smooth finish in a single colour. Blended or mottled pattern bricks with red tones are not permitted.



Landscaping

Driveways

Driveways must have a minimum offset of 500mm from the side boundary, and there should be a garden bed between the driveway and the property boundary.

Driveways should be sealed in a colour that is complementary to the front façade of your home up to the property boundary. The driveway crossover i.e., the area between the front boundary and the road, is to be constructed in unsealed plain concrete.

Driveways with unit pavers, stencilled concrete or exposed aggregate are not permitted.

Letterboxes

Letterboxes should be constructed using masonry, featuring either face brick or render, in order to complement the design of your home.

Freestanding metal or timber letterboxes is not permitted.

Retaining Walls

Any retaining walls located in the front yard or within areas visible from the street must be constructed using masonry materials that match the colours and finishes used on the front facade of your home.

Timber retaining walls including sleepers or logs are not permitted to the front of your block or in areas that are visible from the street or public areas.

Softscape Area

As a minimum the following soft landscaping elements to the front of your home is required:

- Minimum 5m² of garden bed.
- Two 45L trees are to be planted in the front yard of your property. Plants within garden beds are to be a minimum pot size of 200mm.
- Boundaries should be defined by the planting of screening plants or low hedges along boundaries.
- Trees and plants should primarily be Australian native species.

Side and Rear Fencing

To ensure a consistent appearance throughout the estate, boundary fencing must be built using Colorbond, in the colour Monument, with a minimum height of 1.8m.

Side gate fencing is required to have a setback of at least one meter from the building line to maintain aesthetic coherence.

Building Services

To uphold the overall appeal of the estate, ancillary building services such as hot water systems, air conditioning units, garbage bins and rainwater tanks should remain out of sight from the street and be adequately screened.

Design and Landscape Rebate

If your home and landscaping is completed within 18 months of your settlement date and is in compliance with your approved home plans, you will be entitled to a \$6,500 Design and Landscape rebate.

You can apply for your rebate by contacting property@landen.com.au.

Meet Your Developer

At Landen, we believe property is at the heart of prosperity.

We create value and enrich peoples lives, through buying and investing in property. We exist to help people build, invest and grow - to look toward their future, partner them in their prosperity and transform their tomorrow.

Our specialised experience allows us to advise and partner with our customers, provide unique opportunities to build and live in highly sought-after locations, invest in property related funds, and implement strategies to protect and grow their wealth.

At Landen, we help our customers go further.



The Landen Difference

Home & Land Packages in Premium Locations

We build best-in-class Home & Land Packages with our builder North Homes in the most sought after of locations.

Our select group of individuals with leading industry experience drive to positively change the way things are done.

With us, you get something more and something better.

We build places for our customers to grow with their loved ones and within their communities.

Premium is our standard.

Breakthrough Investment Opportunities

We partner with and oversee select businesses to provide our customers with breakthrough investment opportunities. Our funds provide competitive returns with low cost-of-entry, low volatility, set terms, and fewer charges. We engage with a leading independent trustee to deliver highly compliant funds management.

Your risk is meticulously managed when we work together.

Exceptional Customer Journey

Our team consists of a considered cross-section of financial specialists with in-depth industry knowledge, exceptional track records, and the determination to make positive change. We work together with the utmost of care and diligence to help you to build, invest and grow.

Whether you're a first-time or seasoned investor; buying your first home or your third; setting up a small business or expanding to a larger one – you know where you want to go, and we know how to get you there.

We support you at every step of the journey to achieve more and go further.

Empowering Positive Change

The businesses we own and operate are carefully selected because together, they add more value to our customers. Our products, services and teams align to support our customers in re-imagining and exceeding their goals. We inspire, empower and drive positive change in the way that our businesses and our clients operate.

This ties us together in a way that enriches our society. The will and the way to make positive change.

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