

Winterfield.

Building
Design
Guidelines
10 — 15

January
2021



1.0 Introduction

1.1 Vision

Welcome to Winterfield, Ballarat's refreshing new masterplanned community. Winterfield is designed to balance nature and amenity, to ensure health and well-being come first and a busy lifestyle doesn't take away from the peace that comes with owning a place that's truly your own.

A unique estate within the suburb of Winter Valley, Winterfield will weave through and encourage the existing natural environment to establish a verdant green community for generations to come.

1.2 Purpose

The principal aim of these Design Guidelines is to create a coherent vision for the Winterfield community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes at Winterfield are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the development.

1.3 Operation

All proposed building works including houses, garages, outbuildings and fencing shall be designed in accordance with these Guidelines prior to seeking a Planning Permit (if required) and a Building Permit. The design guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals.

1.4 Construction Of Your Home

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of their commencement. Building works are to commence within 12 months of settlement.

1.5 Winterfield Approval Process

1. Purchase Your Land

2. Design Your Dwelling

In accordance with:

- Design Guidelines & covenants
- Rescode
- Local Council requirements
- Victorian Building Code
- All other relevant authority requirements

3. Building Permit

A Building Permit must be obtained from your Building Surveyor or Local Council.

4. Begin Construction

You must comply with Local Council requirements along with the Design Guidelines & Covenants during all phases of construction.

5 Complete Construction

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.

6. Extensions & Outbuildings

Any proposed extensions or outbuildings which were not included within the original may also require relevant authority approval. It is the responsibility of the applicant to ensure the full approval process is followed.

In addition to these building design guidelines, it is the purchasers' responsibility to ensure that construction complies with applicable Building Regulations and any applicable planning and/or authority requirements along with current Victorian energy rating standards.

2.0 Siting & Orientation

2.1 Setbacks

All setbacks must comply with Part 4 of the Building Regulations 2006 and/or Council's Planning Scheme as applicable.

The construction of two dwellings on a lot is not permissible

The following applies to Corner Lots:

- Dwellings on corner lots must be setback to a minimum of 2 metres from the secondary street frontage.
- Where facing the secondary street frontage, the garage must be setback a minimum of 5.0 metres from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.

2.2 Small Lots (Less than 300sqm):

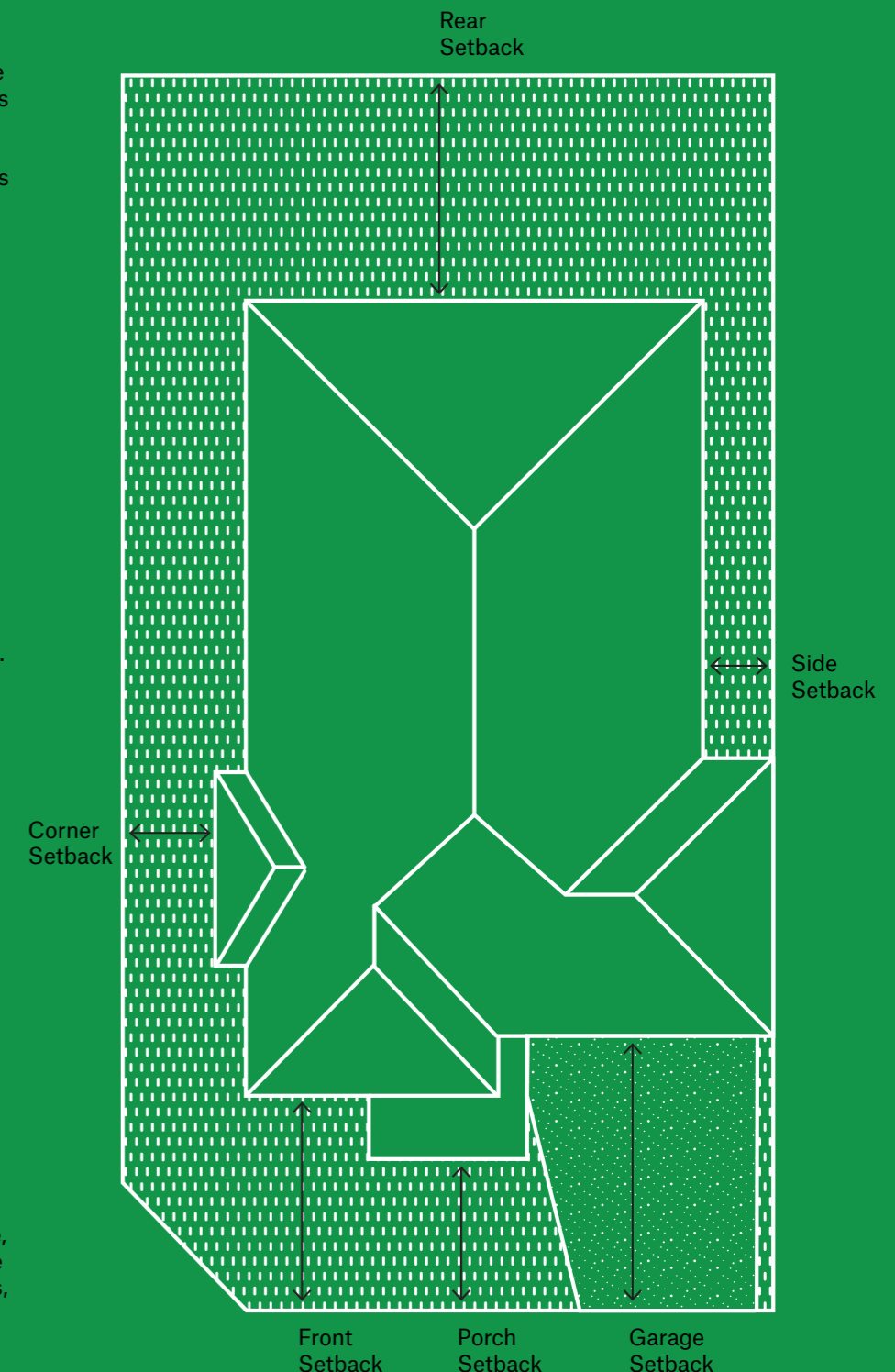
For lots within the Winterfield estate that are less than 300sqm, the Small Lot Housing Code (SLHC) applies.

The SLHC was introduced in 2011 to encourage the development of smaller houses and eliminates the need for a planning permit on lots less than 300sqm where a clear set of house design and siting standards are met.

The house design and siting standards include requirements for setbacks, building height, provision of car spaces and private open space, overlooking, overshadowing, building articulation and fences.

The small lot housing code applies to lots less than 300sqm in the Winterfield Estate, hence where the dwelling design meets the relevant house design and SLHC standards, there is no need for a planning permit.

For more information, please go to:
<https://vpa.vic.gov.au/strategyguidelines/small-lot-housing-code/>



3.0 Built Form

3.1 Architectural Style

A variety of architectural styles are encouraged and permitted. Integration with the wider streetscape shall be considered, specifically in relation to the built form and façade detailing of traditional proposals. Front facades must sufficiently address the street - large areas of blank or unarticulated walls will not be permitted.

Details to be considered include:

- An entry feature such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and colours
- Articulation between the ground and first floor for double storey dwellings.

A dwelling must avoid replicating an identical or overly similar façade of a dwelling within 3 lots in either direction on the same side of the street, or within 3 lots on the opposite side of the street.

Example 3 houses separation



- Red lot denotes a façade that has already been approved.
- You cannot have a similar or identical façade to the Red lot if you are building on a Pink lot

3.0 Built Form (Cont'd)

3.2 Facade Design

Front facades must be designed to sufficiently address the street. Details to be considered include:

- An entry feature such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and finishes
- Pitched roofs at a minimum of 22 degrees

Large areas of blank or unarticulated must be avoided.

Dwellings on corner lots should be designed to address both street frontages by incorporating similar elements to both facades ('corner treatment'). Design elements such as pergolas, windows and materials used on the front facade should continue on that part of the corner elevation visible from the street.

3.3 External Materials & Colours

Roofs shall be constructed from masonry, concrete or terracotta tiles or corrugated Colorbond. Tray deck profiles are permitted for flat roof designs where concealed by a parapet.

External walls should be constructed from:

- Face brickwork
- Rendered lightweight cladding or masonry
- Weatherboards/cement composite materials (such as scyon cladding)
- Timber cladding
- Selective use of stone, tile or corrugated colorbond cladding

All external colours shall be natural, neutral, subdued tones.

External colour examples



3.4 Dwelling Size

Dwellings must comply with the following (excluding any porch, verandah, garage, alfresco or similar):

- Lot sizes 400m² and below > minimum dwelling size of 110m²
- Lot sizes 400m² and above > minimum dwelling size of 130m²

Relocatable dwellings are not permitted.

3.5 Corner Allotments

Dwellings must address both the primary and secondary street frontages and be of a consistent architectural design. Corner dwellings should include a habitable room with a clear view to secondary streetscapes.

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on the part of the secondary frontage that is visible from the public realm (not concealed by boundary fencing).

Large areas of flat or blank walls to street or reserve elevations will not be permitted.

3.6 Roofs

Roof forms must be generally pitched with some flat elements permitted where box guttering is hidden from the street view.

All roofs must include minimum 450mm eaves to the front facade. Corner lot dwellings must also include eaves to the secondary facade. Eaves must return along the adjoining elevation and continue to the first habitable window or for a distance of at least 3.0m, whichever is lesser.

If a dwelling incorporates pitched (gabled/hipped) roofs, the roof pitch must be a minimum of 22 degrees.

If a dwelling incorporates skillion roofs, the roof pitch must be at least 10 degrees.

3.7 Garages

All lots must provide vehicle accommodation in the form of an enclosed garage.

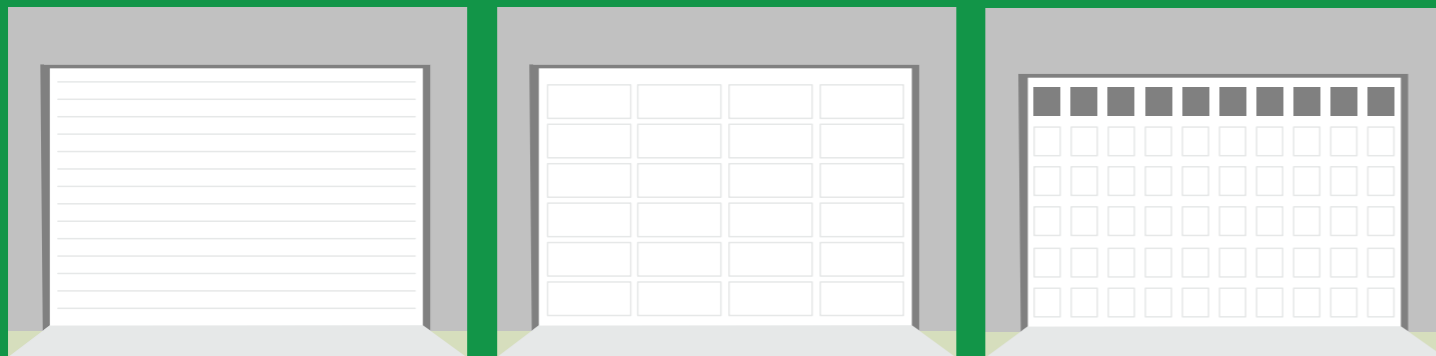
Garages must be setback at least 5.0m from the front boundary.

Double garages must be provided on lots with a frontage of 12m or greater.

Triple garages are strongly discouraged.

A Garage opening shall not occupy more than 40% of the width of the primary frontage. Must be sectional or tilt style and must not be roller style.

Example garage door types



3.8 Access & Driveways

Driveways must be constructed prior to occupancy.

Driveways shall be constructed from coloured concrete as a minimum standard. Pavers or exposed aggregate are encouraged.

Natural concrete is not permitted, nor are impermeable surfaces (eg compacted toppings, crushed rock).

Driveways must taper to generally match the crossover width and must be setback at least 300mm from the closest side boundary to allow for a landscaping strip.

Examples of permitted driveway finishes:



3.0 Built Form (Cont'd)

3.9 Boundary Fencing

Fencing must be constructed prior to occupancy.

Side and Rear Fences

- Side and rear fences must be 1.8 -2.0 metres high and constructed using timber palings, a timber cap and timber posts 125mm x 75mm exposed to both sides of the fence.
- Side fences or gates must return to abut the dwelling/garage and must be setback to allow meter access.
- Fencing to corner boundaries must be setback at least 3.0m behind the dwelling front façade and behind the corner treatment.

Front Fences

- Any front fencing must be constructed to a height of 1.0m, and must be at least 30% transparent (not a solid mass). Posts may extend to a maximum height of 1.2m.
- If front fencing is installed, it must also be constructed along the side boundaries in the front yard, however, this fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height of 1.0m.
- On corner lots, the front fence must continue along the secondary frontage to abut the timber corner fencing.
- Front fencing design, if installed, must generally be in accordance with the example images on the opposite page.

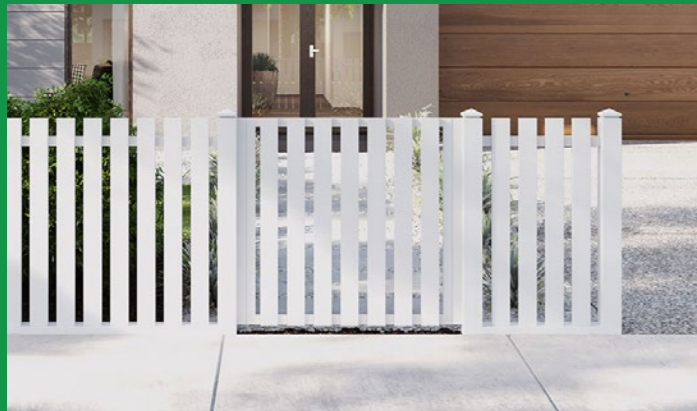
Examples of front fences (if constructing)



A: Heritage Woven Wire



B: Contemporary Pillar



C: Flat Top Picket Fence



D: Cable Railings

3.0 Built Form (Cont'd)

3.10 Ancillary Items

Unightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. This would include items such as:

- External plumbing (excluding gutters & downpipes)
- Evaporative cooling units
- Split system heating/cooling units
- Antennae and aerials
- Satellite dishes
- Clothes lines
- Meterboxes
- Hot water units
- Solar/PV panels

Rain Water Tanks:

No dwelling shall be constructed on each lot described as the burdened land unless:

- it has a rainwater tank that is 2 kilolitre or larger installed; and
- the roof of the dwelling drain to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets, cold water laundry and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

Letter Boxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy.

Advertising Signage is not permitted on residential lots with the following exceptions:

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale as a House and land package only.
- No signage is allowed for the resale of vacant land.

Garbage bins that are to be stored to the front of the property, should be screened from view from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.

4.0 Subdivision

An owner of a Lot must not subdivide the Lot or allow the Lot to be subdivided.



Contact

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