

Winterfield.

Building
Design
Guidelines



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.

SETBACKS

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

FAÇADE 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.

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.

Garages must not dominate the façade and must have a sectional or panel lift door to the street frontage.

DWELLING SIZE

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

Lot size:	Minimum dwelling size:
400m ² and below	110m ²
Above 400m ²	130m ²

Relocatable dwellings are not permitted.

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.

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.

BOUNDARY FENCING

Fencing must be constructed prior to occupancy.

Fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height of 1.8m - 2.0m and must not extend past the front facade. Fencing to corner boundaries must be setback at least 3.0m behind the dwelling front façade and behind the corner treatment.

Side boundary fencing must return to abut the dwelling/garage. These return fences must be constructed to match the boundary fencing (or in an alternative timber style such as timber slats) and must be setback as required to allow electrical and gas meter access.

ANCILLARY ITEMS

Unsightly 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



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