

ANNEXURE D – DESIGN GUIDELINES

BUILDING FORM

The basis for these design guidelines draws inspiration from the country homesteads of the Byford region and the equine and farming heritage whilst recognising the need for housing diversity to create high quality appearance in its built form, landscaping and overall streetscape.

Roof form

- Hip and gable roof pitch shall be a minimum of 24 degrees
- Skillion roof are subject to developer's approval
- metal deck roofs and shingle tiles are encouraged but not required
- black roofs are not permitted (no darker than Colourbond Woodland Grey or equivalent)

Paint colours

- the colour palette should be predominately of an 'earthy' tone. Traditional heritage colours are encouraged. All colour schemes are subject to approval by The Seller.

Overall Built Form

Primary Elevations

To ensure architectural integrity is incorporated into the design of homes, a minimum of 2 of the following character features must be used in the primary elevation -

- A front entry feature to highlight the main entry to the dwelling that may include an extended pillars or blade wall, open pergola, portico, arbor, gate house.
- A protruding wall (such as a blade wall or a wall that extends above the gutter line in a feature material or colour.
- A traditional hip, gable or skillion roof in a metal deck finish such as colourbond in the recommended colours.
- A verandah, balcony or porch located parallel to the street or public reserve.
- A roof feature such as a gable, gambrel, extended height with a recessed feature, dormer windows or a separate roof line or gable to a porch, verandah or balcony.
- Three or more indentations or projection in the floor plan which are mirrored in the roof plan (excludes garages).

Secondary Elevations

- Homes located on a corner or with a side boundary adjacent to a street, park or public access way shall provide a secondary elevation. Secondary elevations shall be an extension of the primary elevation building features (i.e. colours, materials and other building design features such as windows, verandahs etc...). The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park) for at least 3 metres.
- Where open fencing is proposed for the full length of the secondary elevation, front elevation materials and finishes shall be continued for the full length of the secondary elevation or to all areas visible from public view.
- Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back from the corner of the house at least 2 metres or if less than 2 metres painted in a colour to match the adjacent walls.
- Major openings are to be in vertical proportion within the first 3 metres to a habitable room.
- Secondary elevations are not mandatory where a home abuts a laneway to the side boundary.

INITIAL HERE

Buyer X _____ Buyer X _____

INITIAL HERE

Seller X _____