

# DESIGN GUIDELINES

(Extract only)

## 2.4 Architectural Design Code



EYNESBURY

Disclaimer: This is an extract and should be read in conjunction with the complete 2007 Design Guidelines Revision N, which form part of the sales contract.

## 2 . 4     A R C H I T E C T U R A L   D E S I G N   C O D E

### 2.4.1    O V E R V I E W

The Architectural Design Code complements the controls on height, setbacks, fencing etc. set out in the controls for the different lot types and the overlays.

The Architectural Design Code controls the detail of the buildings, including materials, detailing and composition and proportion. The code promotes a design vernacular derived from the design language of the traditional Australian Country Town.

Traditional towns typically show a high degree of consensus with reference to height, finish, colour, detail, basic building form and setbacks. The Eynesbury Code requires that similar levels uniformity be achieved, to achieve a consistent and attractive townscape.

### 2.4.2    A P P L I C A T I O N   O F   T H E   A R C H I T E C T U R A L D E S I G N   C O D E

The requirements of the Architectural Design Code apply only to those parts of the building visible from the street and publicly accessible areas. Parts of the house not visible from the public domain are not subject to these controls. Refer to Figure 25 Application of Architectural Design Code.

Materials other than those specified may be used with the approval of the DRP (Design Review Panel). Variances to this code may be granted by the DRP in cases of architectural merit, site conditions or other extenuating circumstances.

### 2.4.3    A R C H I T E C T U R A L   S T A N D A R D S   T A B L E

These tables set out controls for all elements of the building, organized as follows:

#### **Basic Building Shell**

- Walls
- Windows and doors
- Floors
- Roofs

#### **Accessory Elements**

- Verandah, Pergolas and Shading Devices

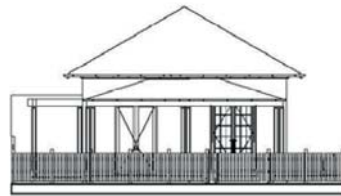
#### **Outbuildings and buildings for Vehicle Storage and Circulation**

- Garages, Carports and Driveways

#### **Landscape Structures, Fences**



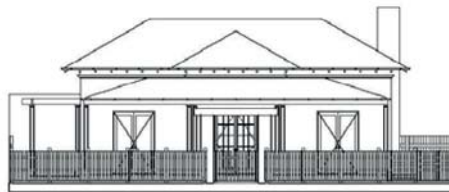
Single Fronted Double Storey



Single Fronted Single Storey



Double Fronted Double Storey



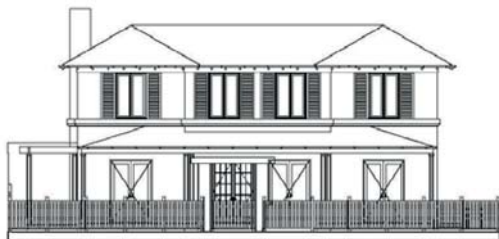
Double Fronted Single Storey



Asymmetrical Double Fronted Double Storey



Single fronted, return verandah, Double Storey



Pavilion form, Symmetrical



Attic Villa form

**Figure 28 Façade Composition Options**

## 2.4.4 BASIC BUILDING SHELL

### HOUSE PROPORTIONS, PLAN FORM AND ARTICULATION

#### PLAN FORM AND SITING

Building plans should be generally rectilinear. Houses should be generally sited parallel to the site boundaries, except where allotments are tapered in which case the house façade should be generally parallel to a line drawn between the ends of the street boundary of the allotment..

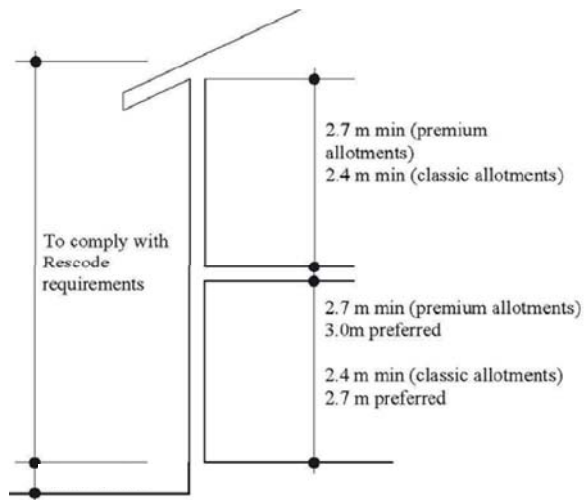
#### FAÇADE COMPOSITION

Façade composition must be derived from the types of composition in Figure 28 Façade Composition Options.

Wall heights shall conform with the minimums set out in Figure 29 Wall and Ceiling Heights.

#### FAÇADE MATERIALS AND DETAIL

Façade Materials and detail shall comply with the detailed requirements set out below.



**Figure 29 Wall and Ceiling Heights**



Good quality Weatherboard



Render



Traditional style brickwork



Render

**Figure 30 Wall Types**

## WALLS

Item	Materials and Colours	Configuration	Comments
<b>Wall materials</b>			
	<ul style="list-style-type: none"> <li>• Weatherboard</li> <li>• Fibre Cement Weatherboards:</li> <li>• Hardies 'Primeline' weatherboards</li> <li>• CSR Weathertex</li> <li>• Hardies 'Linea'</li> </ul> <p>Hardies 'Hardiplank' is not permitted.</p> <p><b>Bricks</b> are to be selected from the approved Materials list.</p> <p>All mortar joints to be struck flush or weathered. Raked joints are not permitted. Mortar should preferably be a traditional mix with white sand and lime to give a generally light colouring. Use of bonds other than stretcher bond to achieve different textural effects is encouraged.</p> <p>Tumbled bricks and bricks with textured or patterned faces are not permitted</p>	<p>Walls in wood or hardboard shall have all openings trimmed with wood or hardboard trims of between 100 mm and 125 mm width.</p> <p>Wall articulation in the form of stringcourses and bands are encouraged, but should be consistent with general wall and trim colours, and the overall effect of the wall articulation should be simple and reinforce the building form.</p>	<p>Good quality timber claddings are characteristic of the vernacular of older Australian houses.</p> <p>Attention to brickwork selection and laying has a significant effect on the look of solidity and texture in new homes.</p>
<b>Render Finishes</b>			
	<p>Renders may be applied as smooth render, various splash coat effects, ruled ashlar effect and rough cast render. Paint to rendered surfaces must be matt or low sheen, cement based paints such as Boncote and Limewash are encouraged.</p> <p>Renders should be in a neutral grey and natural or sandstone like colours(buff, light beige, sandstone cream).</p>		<p>Traditional renders can reinforce the visual character of the residential environment.</p>
<b>Wall heights</b>			
		Refer to controls for specific allotment types.	

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Item	Materials and Colours	Configuration	Comments
<b>Wall Articulation</b>			
		<p>Walls should be simply and consistently treated and detailed.</p> <p>Arched openings to walls and verandahs are not permitted.</p> <p>Front and side facades of buildings on corner lots must be similarly detailed and use similar materials.</p> <p>Heavy materials (eg. masonry) should be used below lighter materials (eg. weatherboard), not above.</p> <p>Materials should not change within a storey at corners or within 1500 mm of a corner.</p>	<p>Arched openings are difficult to construct in a satisfactory manner, requiring a substantial wall thickness and attention to detail. Arched openings may be considered by the DRP where this care can be demonstrated.</p> <p>Refer to Figure 62 Typical House after Amendment to comply with Code. The purpose of this control is to avoid situations where the brickwork appears as a thin, stuck on skin in front of lightweight cladding.</p>

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## WINDOWS AND DOORS

Item	Materials and Colours	Configuration	Comments
<b>Windows and Doors</b>			
<p>This control applies only to windows and doors visible to the street and located within the controlled zone, ie. windows and doors to street façade and at least one window back from street frontage on the side facades.</p>	<p>Windows are to be timber, high quality aluminium achieving the minimum section size requirements, and high quality UPVC meeting the minimum section size requirements.</p>	<p>Windows must have:</p> <ul style="list-style-type: none"> <li>• Frames to sides and head to express not 32 mm width to the face</li> <li>• All glazing, whether openable or fixed, is to be mounted in a sash insert, frame members not less than 50 mm face width dimension. Glazing must not be installed directly into the frame.</li> <li>• Sills not less than ex. 135 x 50 timbers, or to express no less than 32 mm face dimension.</li> </ul> <p>Windows to be:</p> <ul style="list-style-type: none"> <li>• Double hung</li> <li>• Casement</li> <li>• Box bay windows</li> <li>• French doors</li> <li>• Face of wall casement</li> <li>• Awning</li> </ul> <p>Sliding windows are not permitted within the controlled zone of the house.</p> <p>Frames to be proportioned such that the longest lengths extend vertically, with a ratio of horizontal to vertical of between 1:2 and 1:1.6</p> <p>Horizontal oriented windows are to be articulated with mullions and sashes such that these articulating elements have a vertical proportion, as defined above.</p>	<p>Windows with light, visually flimsy framing present a cheap visual appearance to the street. Use of appropriate member sizes and sash inserts improves visual solidity.</p> <p>Windows should present a vertical proportion to the street</p>



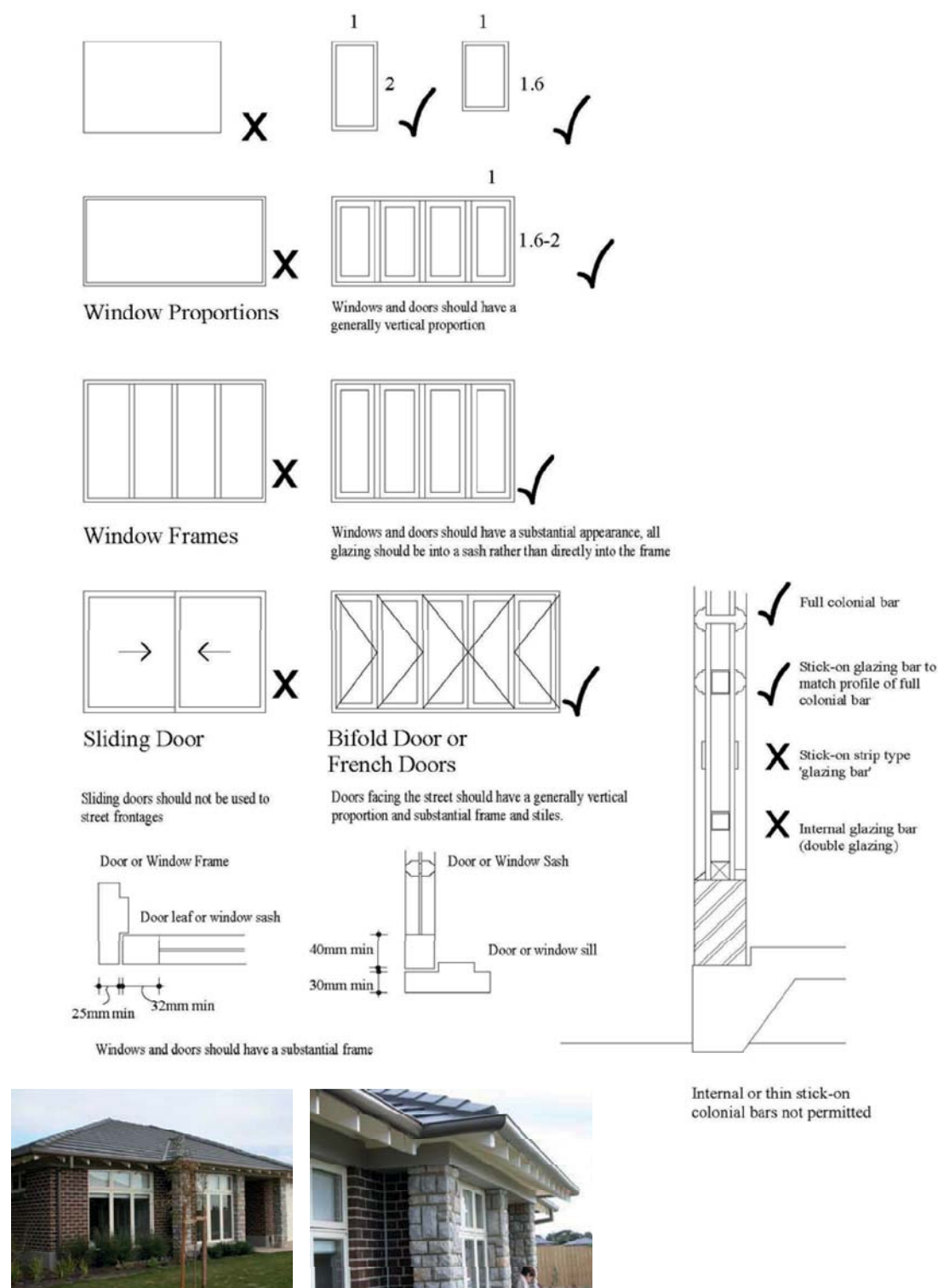
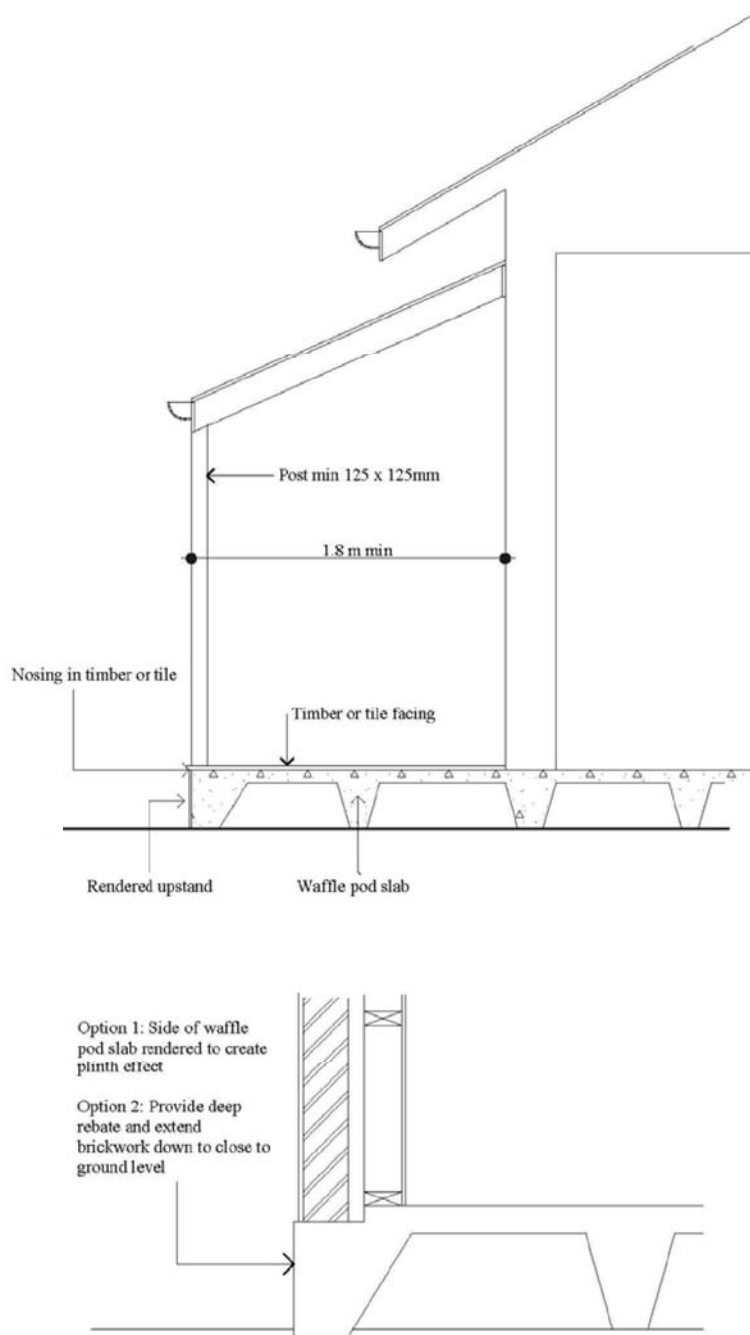


Photo: Budget aluminium window frames may be used provided that the proportion of the opening meets these guidelines, and sashes are provided to both openable and fixed sashes.

**Figure 31 Window and Door Details**

	<p>Doors shall be finished in solid paints. Stained and varnished timber doors are not permitted.</p> <p>All windows installed in boarded walls must have trims painted to match the window colour.</p>	<p>All are to be painted with solid paint finishes, not stained or clear finished (including anodizing).</p> <p>Windows should not comprise more than 35% of the surface area of the front walls, not including the roof faces.</p> <p>Windows in weatherboard walls must have trims at least 90 mm wide.</p> <p>Glazing bars and colonial bars shall match the profile and depth of the main sash frame and beading. Glazing bars that are thin 'stuck on' strips or captured between double glazing are not permitted.</p>	<p>Stained finishes to window joinery is not characteristic of traditional building design</p> <p>Excessive use of glass results in building forms disruptive to the urban coherence of the urban environment.</p> <p>Windows openings should be properly trimmed and finished.</p>
<b>Trims</b>			
	<p>Wall trims (corner staves, architraves) roof trims (fascias, eaves linings and exposed rafters) and window trims to be of timber or fc sheet, coloured to match general trim colour</p>	<p>Minimum dimensions: 12 mm thick, 90 mm wide to corner staves and architraves. Barge boards not less than 200 mm wide, 25 mm thick.</p>	<p>Openings to be defined, use of a uniform colouring to trims allows use of a variety of wall colours while still providing an visual coherence.</p>

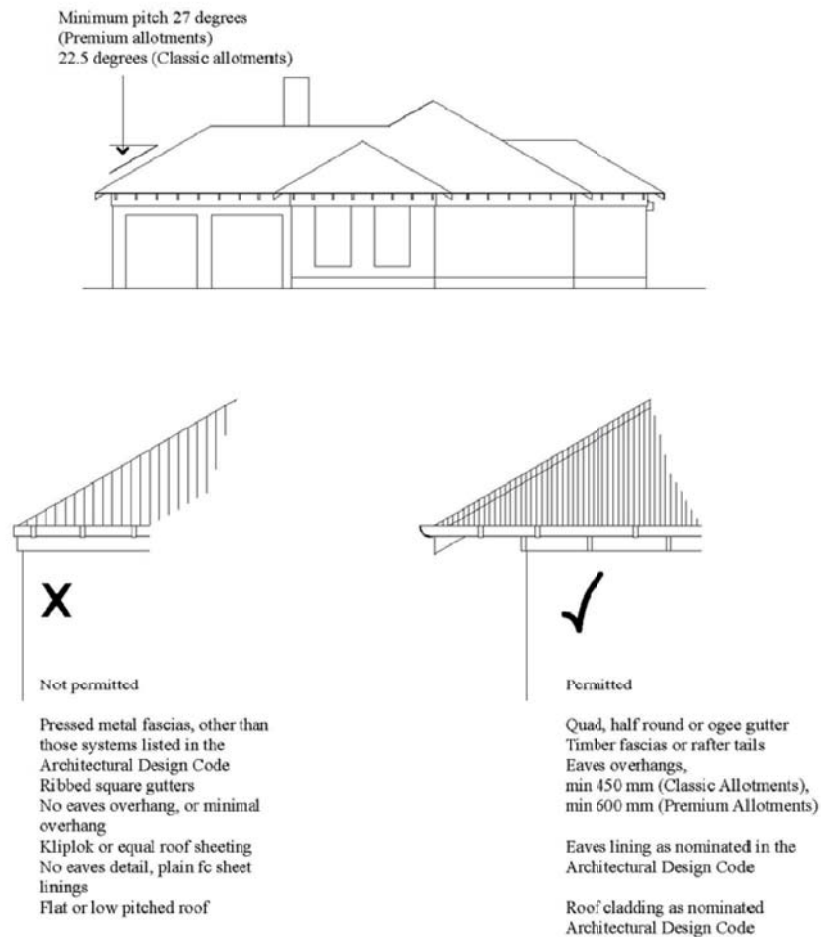


**Figure 32 Floor Level Details**

Item	Materials and Colours	Configuration	Comments
<b>Ground Floor</b>			
<b>Entry Doors</b>			
	Timber, solid paint finish to door leaf and frame.	Doors to be of timber, with recessed panels, painted in solid paint. Entry doors to be not less than 2.4 metres high (Premium allotments), 2.1 metres high for Classic allotments. Entry doors should be not more than 1.8 m wide and 2.7 metres high. Flush panel doors, panelled doors with non-rectangular panels and fussy mouldings are not permitted.  Sidelights and fanlights shall have sash inserts generally conforming to the minimum frame dimensions set in the Windows section of these controls. Side lights are fanlights shall be glazed with clear or plain etched glass. More elaborate treatments with bevelled glass or leadlight may be acceptable where the effect is simple.	Entry doors should have a solid and substantial appearance.  Doors should have an appropriate scale and detail  Front doors should be simple in character and detail

## FLOOR LEVELS

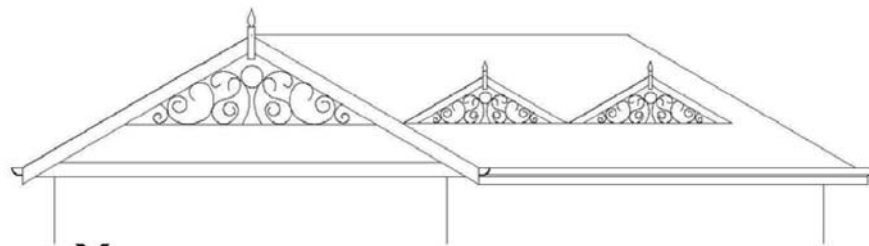
		The ground floor of a dwelling is to be the higher of 300mm above the lowest point along the front elevation of the dwelling or 150mm above the lowest point along the front boundary. For corner lots, the reference point shall be the lowest point of either the front or side boundary.	Verandahs and ground floor levels should be raised on a plinth to create an appropriate relationship and a degree of separation between these areas and the street. This is readily achieved at Eynesbury using the waffle pod construction (slab on ground). <b>Refer to figure opposite.</b>
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**Figure 33 Roof Forms and Details**

## ROOF FORMS AND ROOF ACCESSORIES

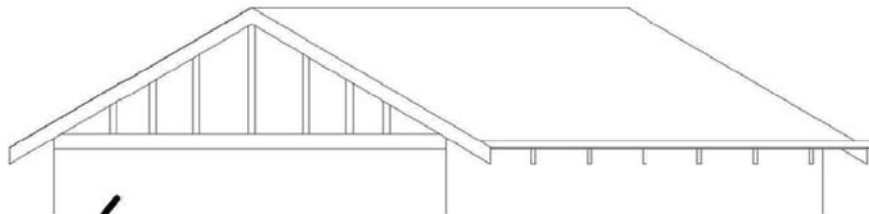
Item	Materials and Colours	Configuration	Comments
<b>Roof</b>			
	<p>Roofs to be of</p> <ul style="list-style-type: none"> <li>corrugated galvanized iron</li> <li>corrugated colorbond iron (slate grey, light grey)</li> <li>Roll cap roofing (zinc, copper, colorbond in colours nominated above)</li> <li>Asphalt shingles</li> </ul> <p>Natural slate (uniform grey tonings)</p> <p><b>Tiles</b></p> <ul style="list-style-type: none"> <li>Selected flat concrete tiles.</li> <li>Selected Marseilles pattern terra cotta tiles.</li> <li>Selected flat (Strata type) terra cotta tiles.</li> <li>Selected curved profile concrete tiles (Classic grading only)</li> </ul>	<p>Roofs shall have a simple, symmetrically pitched hip or gable form. Steeper pitches are possible, attic villa styles are encouraged. Hip and gable roof forms, and composites of these are permitted. Mansard, dual pitch, skillion, flat and curved roofs are not permitted without dispensation from the town architect.</p> <p>Dormers should only be provided if serving a habitable space.</p> <p>Skylights, solar panels vent stacks, and other roof protrusions should not be placed on a roof facing a street or where they are visible from nearby streets. Skylights shall be flat in profile.</p>	<p>Traditional Australian Country Towns have building stock dating from the nineteenth and early twentieth century, and typically have buildings with roof pitches not less than 30 degrees. Such roof pitches allow the roof form to be in visual balance with the lower walls of the building. While this pitch is preferred these controls allow pitches minimum pitches of 22.5 degrees (classic allotments) and 27 degrees (premium allotments)</p> <p>Roof heights must be adequate to allow full wall heights and steeper traditional roof pitches and forms</p> <p>Roof colours to be uniform in silvers and neutral greys.</p>
<b>Eaves</b>			
	<p>Eaves shall be constructed in timber and/or approved fibre cement linings . Only approved metal fascia systems are permitted.</p> <p>Eaves should be painted in an off white colour, as per trims.</p> <p>No eaves are required for a roof above a verandah.</p> <p>A minimum 200 mm overhang is required to the barge board above gables to the front facade.</p>	<p>Eaves overhangs are mandatory, except to garages where a parapet is provided, or roof edges over garage walls on boundaries.</p> <p><b>Premium allotments:</b> Eaves overhangs must be at least 600 mm.</p> <p><b>Classic allotments:</b> Eaves overhangs must be at least 450 mm. Eaves must have either:</p>	<p>Eaves detail is an important element in the design of housing in traditional Australian urban environments, adding a level of texture and detail to the buildings.</p>



**X**

Not permitted

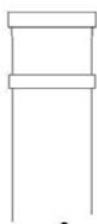
Excessively complex and ornamental roof articulation  
Fussy fretworks and details  
Metal gable ends



✓

Permitted

Simple roof outline  
Simple gable end details

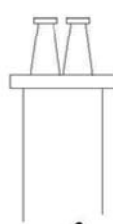


✓

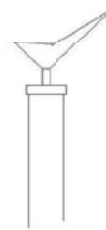
Chimneys



✓



✓



**X**

**Figure 34**Roof Forms and Chimney Details

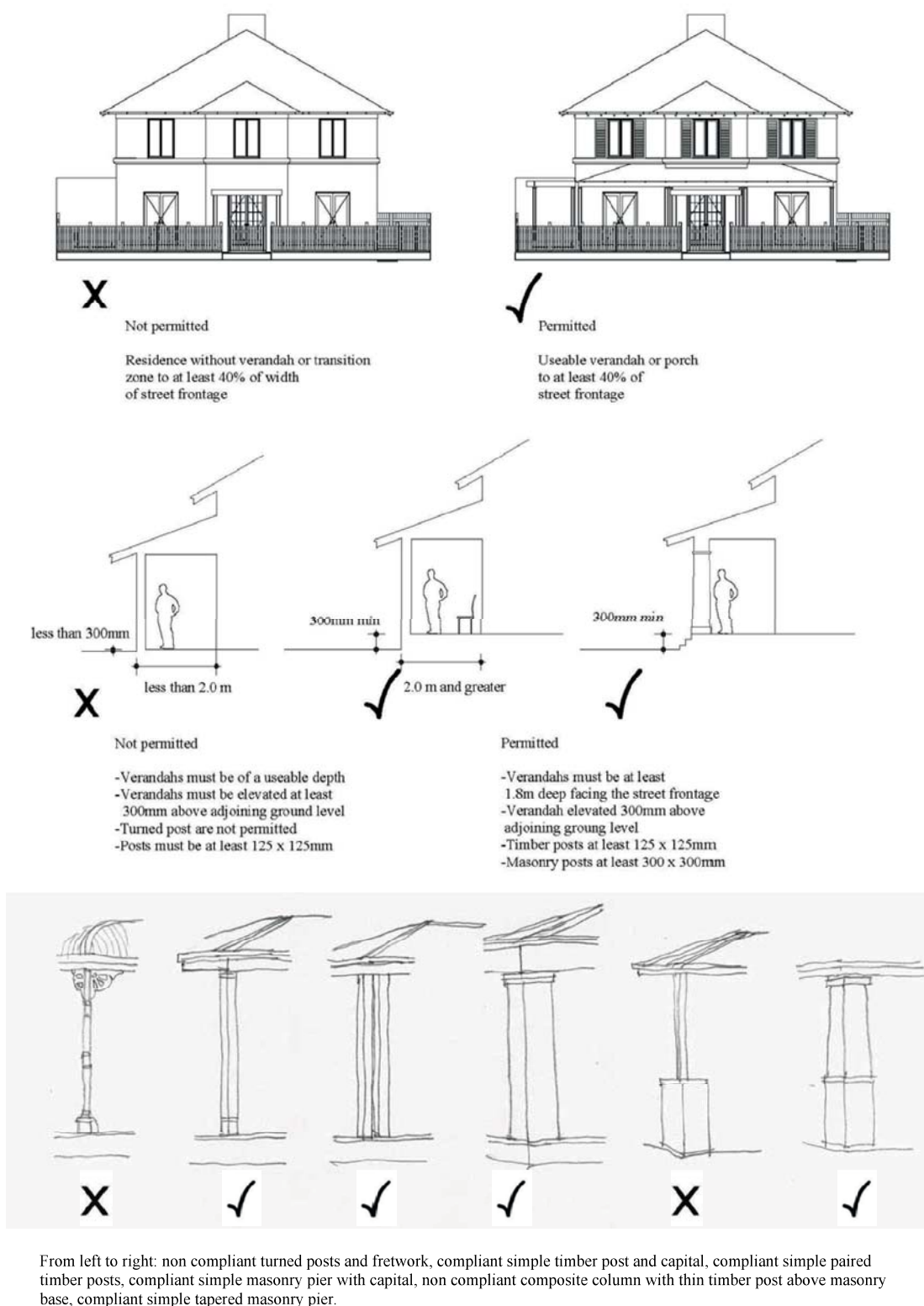
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Item	Materials and Colours	Configuration	Comments
		<ul style="list-style-type: none"> <li>Expressed rafter ends with lining boards, or Hardigroove or plygroove lining panels as above.</li> <li>Lining boards, Hardigroove or plygroove panels to boxed eave</li> <li>Grooved or beaded lining boards lined to underside of jack rafters.</li> <li>V-joint ply (to simulate v-groove lining boards)</li> <li>V-groove or beaded lining boards.</li> <li>Slatted eaves linings</li> <li>Hardigroove fibre cement linings</li> <li>Flush fibre cement linings</li> </ul>	
<b>Fascias, Barge Boards and Gable Ends</b>			
	Timber fascias are preferred. Approved metal fascias systems may be permitted. Gable end details such as finials are not permitted.	Fascias may be plain or beaded.	Square profile gutters, and gutters with ribbed profiles are not permitted.
<b>Gutters</b>			
	Gutters must be painted to match either the roof colour or the trim colours	<p>Gutter profiles must be of the following profiles</p> <ul style="list-style-type: none"> <li>quad</li> <li>½ round</li> <li>ogee</li> </ul> <p>Downpipes are to be rectangular or round in profile.</p>	Square profile gutters, and gutters with ribbed profiles are not permitted.
<b>Chimneys</b>			
Use of chimneys is encouraged, however there are to be no exposed metal flues.  <b>Refer to diagram opposite</b>	To match wall materials	Rectangular masonry or masonry effect shafts. Cowls as required for decorative gas log fires are permitted provided that the maximum projection of the cowl above the chimney shaft is not more than 300 mm.	Vane type cowls with projecting wings are not permitted

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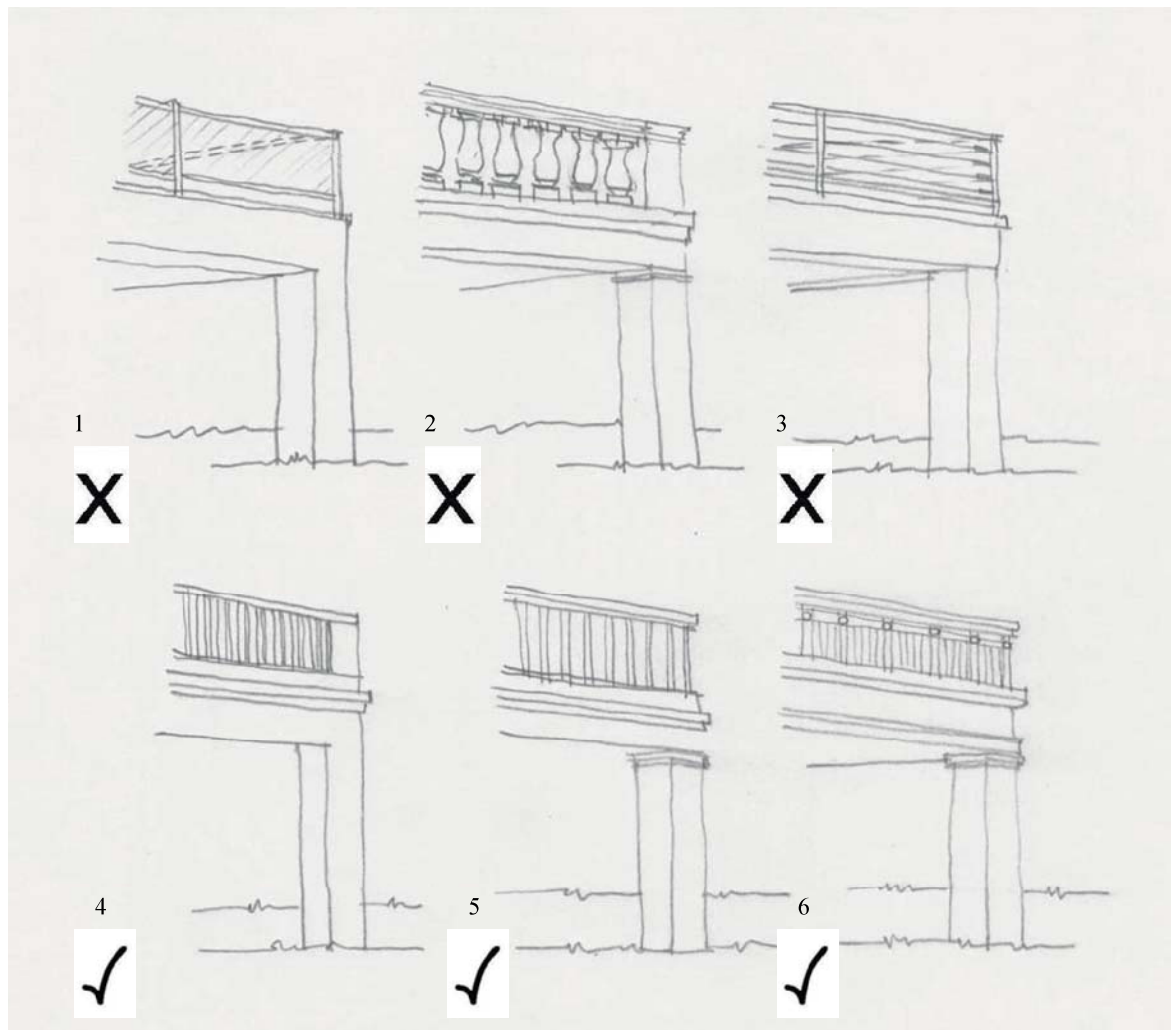


**Figure 35 Accessory Elements: Porches, Verandahs, Porticoes, Pergolas**

## 2.4.5 ACCESSORY ELEMENTS

### VERANDAHS, PORTICOES AND SHADING DEVICES

Item	Configuration	Materials and Colours	Comments
<b>Verandahs</b>			
Size of Verandahs: Width	<p>Verandahs or loggias are required. These should cover 40% of the width of the building facing the street in the case of premium allotments, and 25 % of the width of the building facing the street in the case of classic allotments.</p> <p>Alternatively a pergola of equal width may be substituted, provided that there is a usable paved terrace under.</p> <p>Verandahs may return to the side of dwellings, and protect side entry points.</p>	<p>Verandahs and pergolas are to be constructed of timber with trims and details painted in a single colour, in lighter tonings. Fussy or elaborate picking out of detail is not permitted.</p> <p>Masonry piers are permitted provided that the piers are not less than 300 mm square.</p>	Verandahs and porches of a habitable dimension are a fundamental part of the character of housing in traditional country towns. They provide a protected transition zone between the street and the building interior.
Size of Verandahs: Depth	Verandahs must have a minimum depth of 1.8 metres, maximum depth of 3.0 metres but may be extended further into the main volume of the building form to allow creation of screened outdoor rooms, sleepouts etc.		Verandah and porch structures should be constructed in such a way as to ensure that they are large enough to furnish and occupy.
Verandah roof forms	Verandahs may have a simple pitched roof, or concave curved roof. Bullnosed verandahs, complex fretworks and lacework are not permitted.		The form of verandahs should be simple and not fussy in detail.
Construction of Verandahs and Porticoes: Columns and Beams	<p>Posts: Timber Verandahs to have timber posts not less than 125 mm square, fascias not less than 180 mm deep. Posts may have stop chamfers, base and capital details, but not turned detail.</p> <p>Columns: Masonry Masonry piers must be not less than 300 mm square in plan.</p> <p>Verandah beams: Beams over masonry columns should align with the outside face of the piers or columns.</p>		Verandahs should be constructed of substantial members to achieve a strong reading to the street.



**Figure 36 Examples of Verandah and Balustrade Designs**

Balustrade Designs

1. Non compliant glass balustrade
2. Non compliant moulded concrete or render balustrade
3. Non compliant steel and wire balustrade
4. Compliant balustrade with masonry corner piers and timber balusters
5. Compliant simple timber balustrade
6. Compliant simple wrought iron balustrade

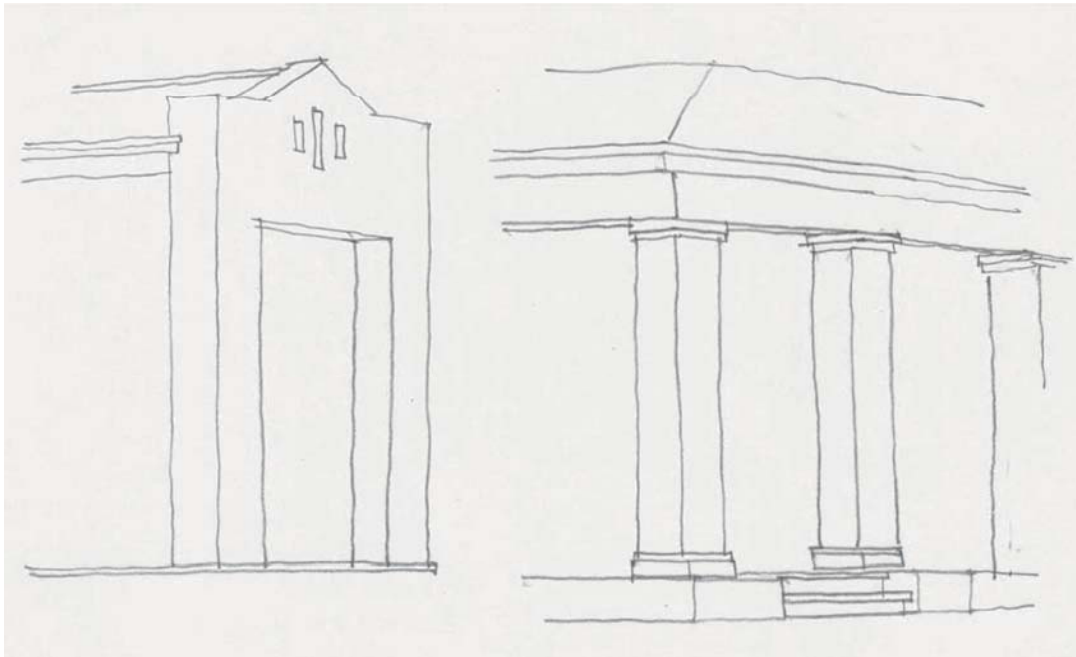
Also permitted:

- Simple solid rendered balustrade
- Combination of simple wrought iron with masonry corner piers and deep handrail

Also not permitted

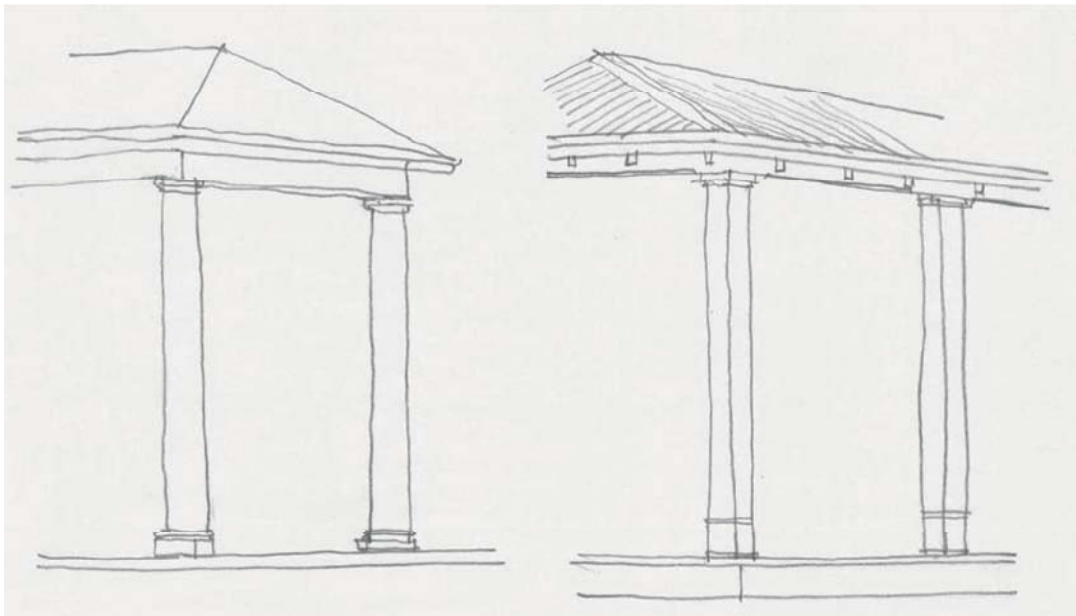
- Ornate wrought iron, or any cast iron or aluminium panels
- 'Pool fence' style tubular metal balustrades

Item	Configuration	Materials and Colours	Comments
<b>Verandahs</b>			
Verandahs: height of floor	The floor of the verandah should be not less than 300 mm above the lowest point along the front elevation. The upstand of the verandah should be faced with boards, lattice, or rendered.		
<b>Balustrades</b>			
	<p>Balusters must be generally vertical. The design of the balusters should be guided by the sample diagrams.</p> <p>Balusters should be at not more than 120 mm centres.</p> <p>The following balustrades will not be permitted.</p> <ul style="list-style-type: none"> <li>• Precast cement ornamental balusters</li> <li>• Glass balustrades</li> <li>• Aluminium or iron ornamental lace</li> <li>• Complex timber fretworks</li> </ul> <p>Wrought iron with simple vertical members not less than 20 mm square (hollow or solid sections) are permitted.</p>	<p>Wooden balustrades shall be painted a light contrasting colour to generally match windows and trims.</p> <p>Iron balustrades shall be painted black or dark grey.</p>	
<b>Pergolas</b>			
	Posts to be not less than 125 mm square, beams not less than 180 mm x 32 mm timber. Piers may be of masonry to match wall finishes, rendered or face brick, size not less than 300 mm square.		<p>Pergolas may be used in place of verandahs, particularly to north facing homes where a verandah may prevent the achievement of the required energy ratings.</p> <p>Pergolas should appear as a substantial and integrated part of the visual character of the home.</p>
<b>Porticos and Colonnades</b>	Double storey columns are not permitted. However two tiers of columns may be used provided that they are backed by two tiers of balcony or verandah. Classical style pediments are not permitted.	Columns may have simple mouldings to top and base. Refer to guide illustrations.	



**X** Non-compliant portico with flat planar design,  
no eaves overhangs, porch flush with ground

**✓** Compliant portico with eaves overhang,  
simple profiled square columns, elevated  
entry porch



**X** Non-compliant slender masonry columns,

**✓** Compliant slender timber columns with simple  
capital and base detail

**Figure 37 Examples of Portico Designs**

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Item	Configuration	Materials and Colours	Comments
	<p>Circular columns are not permitted</p> <p>Masonry columns must be square or rectangular in plan and have a minimum width of 370 mm and a width to height ratio of 1:8.</p>		
<b>Window Awnings</b>			
		Fabric window awnings may be installed, colours may be plain or striped in bands not less than 50 mm wide on a white or off white background	
<b>Shutters</b>			
Use of shutters is encouraged, representing a traditional method of sun control and shading.	Shutters must measure half the width of the windows they adjoin, or must be capable of fully covering the window they adjoin. Blades must be not less than 45 mm in width. Frames must be not less than 38 mm thick, base rails not less than 90 mm wide, side rails and head rails not less than 50 mm.	Shutters may be manufactured in Timber, PVC or metal. Colours should match window and trim colour.	Shutters, if used, should not have a flimsy 'louvre door' appearance and should at least appear to be capable of operation.
<b>Mailboxes</b>			
	Mailboxes are to be integrated/concealed within the front fence and provided with street number identification not more than 75 mm high in metal.		



**Figure 38 Accessory Elements: Shutters & Awnings**

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Figure 39 Verandahs as Living Spaces

<b>General External Accessories</b>
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The following items should not be visible from the street.
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- |  |
|--|
| <ul style="list-style-type: none"><li>• Clothes lines</li><li>• Airconditioning equipment</li><li>• Electrical or gas meters</li><li>• Garbage cans and bin enclosures</li><li>• Bird baths and statuary</li><li>• Synthetic flora and fauna</li><li>• In-window airconditioners</li><li>• Above ground swimming pools</li></ul> |
|--|

The following items may be visible from the street, but consideration should be given to sensitive siting of these structures:
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- |  |
|--|
| <ul style="list-style-type: none"><li>• Solar panels</li><li>• Recreation and play equipment</li></ul> |
|--|

<b>External Lighting</b>
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External lighting shall be incandescent.
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Lights shall be concealed and shielded, and/or compatible with the style of the building to which they are attached.
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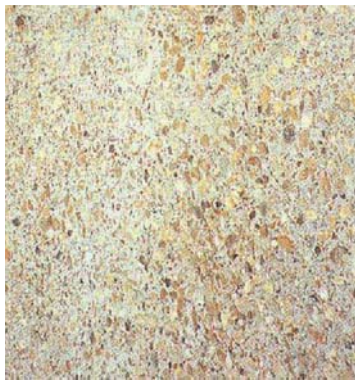




Rear Access Garage



Accessory Units over garages to laneway



Washed Aggregate Concrete



Brick Paving



Precast Concrete



Stone Paving



Gravel



Timber Sleepers, Gravel between

**Figure 40 Garage, Carport and Driveway Details**

## 2.4.6 OUTBUILDINGS AND BUILDINGS FOR VEHICLE STORAGE AND CIRCULATION

### GARAGES, CARPORTS & DRIVEWAYS

Many of the allotments at Eynesbury feature rear access lanes, freeing the street frontages from the imposition of garages and the associated crossings and driveways. However for those allotments that have street frontage access to garages, the following design rules apply:

- The maximum width of the garage facing the street should be 6.5 metres
- The garage should comprise not more than 40% of the total width of the house facing the street
- The garage should be set back not less than 1 metre from the primary façade of the house
- The garage should generally match the materials and finishes of the house.
- The roof line of the garage should be as far as possible separated from the roof line of the house
- The garage roof pitch is to match the pitch of the roof to the house, or where a flat roof is provided, a simple (straight) parapet should be provided to conceal the roof as viewed from the street frontage.
- Garage eaves overhangs are to match the overhang of the house except that for detached garages the overhang should be not less than 450 mm. Garages with flat roofs need not have an eaves overhang, but must have a parapet treatment concealing the roof as viewed from the street.
- Triple garages are allowed only facing onto rear lanes

Garages located on lanes or side boundaries should comply with the following controls:

- The garage must be constructed in the same material and palette as the house design
- The garage may have a pitched roof matching the detail and finish of the house, or a flat roof concealed by a parapet (controlled zone only).
- If a parapet wall treatment is desired above the garage door, the parapet wall must wrap around the sides of the garage extending back not less than 1 metre with a well resolved transition to the pitched roof behind.
- The gutter must not be constructed on top of the wall on the boundary.
- On large lots the garage may be detached and accessed by a drive down the side of the house. If located towards the rear of the lot, fencing and gates must be provided.

Item	Configuration	Materials and Colours	Comments
<b>Garage Doors</b>			
	Garages are to appear as structures separate to the dwelling, and should not visually dominate the dwellings.  The garage should comprise not more than half of the width of the overall frontage of the house.  Garages shall match the general character, proportion and detail of the dwelling facades style. Long, horizontally proportioned garage	Garage doors are to be constructed of timber with a paint finish, or metal as below.  Panel lift doors may be constructed in metal but must have a smooth finish. Faux wood grain and pressed metal	Garages in traditional urban environments are generally either placed to the rear of the site and accessed by a long driveway, or accessed from a lane at the rear of the property. The objective of this control is to ensure that garages do not dominate the presentation of houses at

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Item	Configuration	Materials and Colours	Comments
	doors are not permitted.	panels are not permitted.  Roller doors are not permitted.	Eynesbury, and that they integrate with the visual character of the precinct.



X



X



X

Non-Compliant Roller Shutter Doors



✓



✓



✓



✓

Compliant Panel Lift and Panelled Tilt Door Styles. Panel Lift doors with plain narrow plank styles are also permitted.

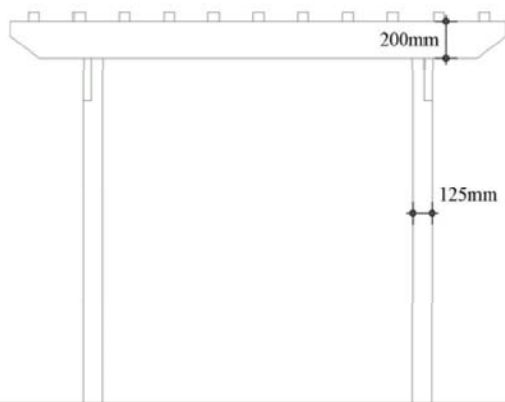
**Figure 41** Garage Door Details

Item	Configuration	Materials and Colours	Comments
		Garage doors are to be constructed of timber with a paint finish.	Garages in traditional urban environments are generally either placed to the rear of the site and accessed by a long driveway, or accessed from a lane at the rear of the property. The objective of this control is to ensure that garages do not dominate the presentation of houses at Eynesbury, and that they integrate with the visual character of the precinct.
<b>Accessory Units</b>			Accessory units (ie. student bedrooms or self-contained flats) located on the rear lanes positioned over the garages, are encouraged. Accessory units must comply with the siting guidelines and be designed to match the building facades, in colour and detail.
<b>Carports</b>			
	Carports are only permitted on front access lots and must be designed to appear as a pergola-like garden feature, complimentary to the fencing and façade detail. Carports should only accommodate one car, or two in tandem configuration. Larger forms of these structures are not permitted.		The Eynesbury Style discourages double carports unless in a tandem configuration, since a double carport would have a horizontal proportion and would dominate the frontage of those lots without rear access.
<b>Driveways</b>			
'In' and 'out' driveways	In and out driveways are generally discouraged on all allotments, however the DRP may consider proposals for larger allotments.		
Surface and Boundary treatment of Driveways	Driveways should be appropriately edged and adequately landscaped to edges.	Acceptable surface treatments include: <ul style="list-style-type: none"> <li>Washed aggregate concrete in stone and grey tonings, with or without brick or precast</li> </ul>	

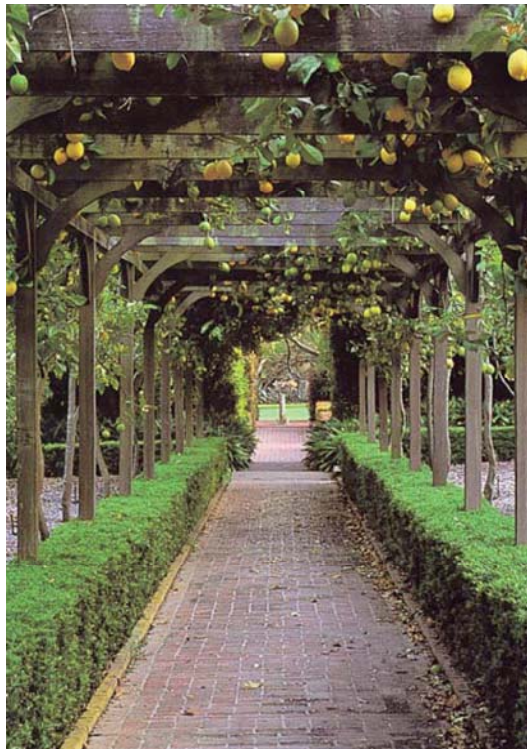


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Item	Configuration	Materials and Colours	Comments
		borders <ul style="list-style-type: none"> <li>• Precast pavers in sandstone or light grey tonings</li> <li>• Gravel</li> <li>• Granitic Sand</li> <li>• Brick pavers (selected from the materials list)</li> <li>• Plain trowelled concrete (Classic gradings only).</li> </ul>	



**Figure 42 Pergolas**





# EYNESBURY

## SALES CENTRE

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479 Eynesbury Road, Eynesbury 3338

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Email [sales@eynesbury.com.au](mailto:sales@eynesbury.com.au)

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