

BUILDING STYLE GUIDE

April 2018



EYNESBURY





WELCOME TO EYNESBURY

WELCOME TO EYNESBURY, VICTORIA'S
FIRST NEW SELF CONTAINED, FULLY
SERVICED TOWNSHIP IN OVER 50 YEARS.

Eynesbury's history dates back over 150 years starting with the use of the property as one of Victoria's earliest pastoral stations. It has outstanding assets, including at its heart, the heritage listed Eynesbury Homestead and its associated staff quarters, stables, formal gardens and lake.

Eynesbury also includes exceptional recreational facilities, including parks, public facilities and services, all centred on a superb golf course and yet it is only 40 kilometres from Melbourne's CBD, and minutes from major commercial centres in Werribee and Melton.



An aerial photograph showing a lush green landscape. In the foreground, there are several large, modern buildings with blue roofs, surrounded by dense green trees. A winding path or road cuts through the trees. In the middle ground, a large, open green field, likely a golf course, is visible, with a small body of water or pond. The background shows a vast, flat landscape under a clear blue sky with some light clouds.

THE VISION

The township of Eynesbury is inspired by the character of the Australian Country Town where a relaxed sense of community and attractive streetscapes characterised by canopy trees and wide nature strips prevail. Homes will be located within easy proximity to community halls, sports facilities, parks and playgrounds, and typically a friendly local shopping strip. The character of the architecture and landscape is all informed by the lessons of these townships.

The theme for homes is an unpretentious architecture, with verandahs and porches opening towards the street, low fences giving privacy without excluding neighbours, and an environment receptive to community activities and outdoor recreation.

ARCHITECTURAL CHARACTER

Homes will reflect the Architectural Character which is based on the relaxed architecture of the Australian Country Town, with the steep pitched roofs, simple building forms, quality windows and façade details, lush landscaping, simple fencing, shady eaves overhangs and generous verandahs and porches.

The inclusion of traditional building materials such as weatherboard and brick walls with corrugated metal or shingle style roofing will further re-inforce the Australian Country Town feel. All homes will sit proud of the street and finished in natural muted grey, sandstone and creams to ensure a cohesive high quality built form is reflected throughout Eynesbury.





STREETSCAPE – LOT TYPES



THERE ARE FOUR MAIN LOT TYPES

- **Standard Allotments:** House allotments with driveway access to garages directly from the street.
- **Town House Allotments:** Narrow allotments suitable for terrace or townhouse construction.
- **Dual Frontage Allotments:** Allotments with a frontage to both a street and a park reserve or golf course.
- **Rear Loaded Allotments:** Allotments with a lane at the rear, requiring garaging to be located at the rear accessed from the lane, leaving the street frontage unencumbered by driveway or crossings.

BUILDING DESIGN

REGARDLESS OF LOT TYPE, THERE ARE TWO STANDARDS OF DESIGN CONTROLS FOR LOTS: CLASSIC AND PREMIUM.



CLASSIC

Classic homes have the following minimum requirements:

- Min 22.5 degree roof pitch
- Min 450mm eaves
- Min 2400mm ceiling height
- Verandah/Porch sized min 25% width of façade x min 1.8m depth
- Entry doors min 2000mm high



PREMIUM

Premium homes have the following minimum requirements:

- Min 27 degree roof pitch
- Min 600mm eaves
- Min 2700mm ceiling height
- Verandah/Porch sized min 40% width of façade x min 1.8m depth
- Entry doors min 2300mm high

ARCHITECTURAL ELEMENTS

WALLS

Homes on corner lots must include similar wall detailing to the side façade. The following wall materials are permitted:

- Weatherboard in profiles as below:



Hardies
Linea Board



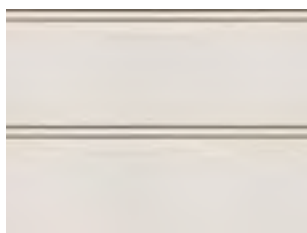
Hardies
PrimeLine Champfer



Hardies
PrimeLine Newport



Weathertex
Federation Smooth



Weathertex
Millwood Smoothined



Weathertex
Braidwood Smooth



Weathertex
Classic Smooth

- Brick in traditional Australian country styles of natural muted tones with struck, flush, weathered or rolled mortar joints. Examples as below:



Pressed Red



Hawthorn Tan Blend
Daniel Robertson



Red Blend Traditional
Daniel Robertson



Ledgestone



Apricot Blend Traditional
Daniel Robertson



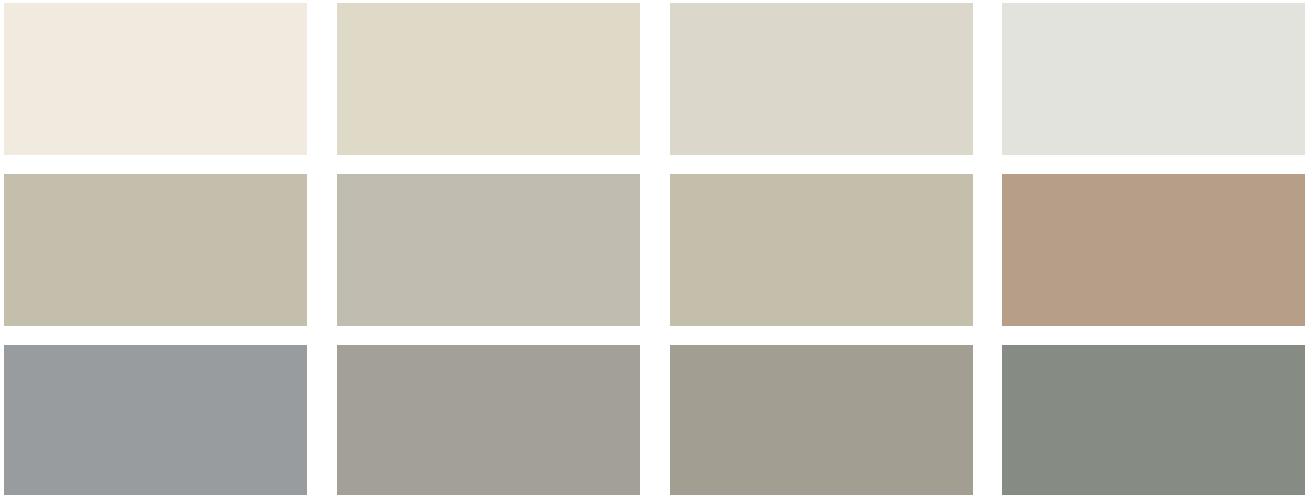
Hawthorn Red
Daniel Robertson



Hawthorn Black
Daniel Robertson

ARCHITECTURAL ELEMENTS

- Render in matt or low sheen finish in natural grey or sandstone like colours such as buff, light beige, sandstone cream. Examples as below:



WINDOWS AND DOORS

Entry doors should have a solid appearance and be simple in character and detail. Windows shall be timber or high quality aluminium with a substantial frame thickness. Windows shall be vertically proportioned or segmented to create a series of vertically proportioned panes.



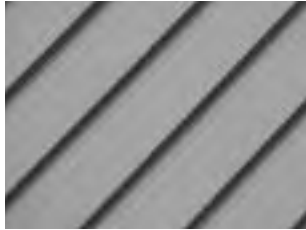
ARCHITECTURAL ELEMENTS

ROOFS

Simple traditional roof forms and gable ends devoid of fussy detail are permitted. Finishes and colours as below:



Colorbond
Custom Orb



Colorbond
Standing Seam



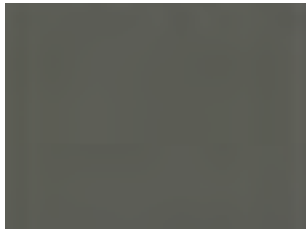
Colorbond
Windspray



Colorbond
Shale Grey



Colorbond
Basalt



Colorbond
Woodland Grey



Colorbond
Ironstone



Zinc



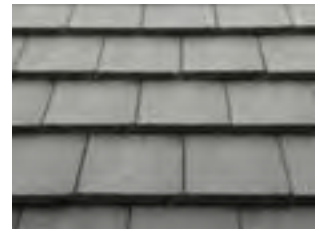
Copper



Asphalt Shingles



Timber Shingles



Shingle Tiles
Charcoal/Black

Monier Traditional and Classic Style Terracotta tiles also permitted.

ARCHITECTURAL ELEMENTS

VERANDAHS, BALCONIES AND PERGOLAS

All homes will incorporate verandahs to the front with a depth between 1.8m and 3m. The form of verandahs should be simple and not fussy in detail. Verandahs and pergolas shall be supported by thick timber posts (112–125mm square) or masonry piers over 300mm square. Verandahs will be raised at least 300mm above natural ground level and with the upstand finished in either boards, lattice or render to separate private sitting areas from the public street.



SHADING DEVICES

Shutters are a good non mechanical way of sun protection and shading. Fabric awnings in plain colours or framed external shutters with substantial frames which match the window and trim colour are encouraged.



SERVICES AND EXTERNAL ACCESSORIES

Service elements and equipment should not be visible from public view.

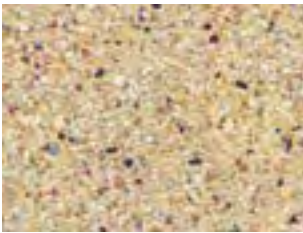
ARCHITECTURAL ELEMENTS

GARAGES, CARPORTS AND DRIVEWAYS

Garages should not dominate the presentation of houses and should match the architectural style, roof pitch, colours and materials of the house. Garages on standard allotments facing the primary street should be set back at least a metre from the front façade and shall have a matching roof pitch to the home, or straight parapet where the roof pitch is low or flat. Triple garages are permitted on laneway lots only. Garage doors are to be constructed of timber with a paint finish as per the examples below.

Single or Tandem carports are also permitted and these should appear as a pergola-like garden feature, complimentary to the fencing and façade detail.

Driveways should be appropriately edged and adequately landscaped to edges and can be constructed from the types of materials shown below:



Washed Aggregate
Concrete



Brick Paving



Precast Concrete



Stone Paving



Gravel



Timber Sleepers,
Gravel Between

ARCHITECTURAL ELEMENTS

FENCING

Front fencing will be typical low fencing of Australian country towns. Fencing types permitted as below:



Picket fencing with square or simple splayed tops



Pickets capped by a top and bottom rail



Woven wire on a timber frame

LANDSCAPING

Eynesbury strives to build upon Eynesbury rural aesthetic and protect and enhance environmental assets such as the adjacent Grey Box Forest and Werribee River through well thought-out landscaping controls.

This will be achieved by ensuring at least 60% of front garden plants are local species indigenous to the area. In addition, plants which damage the existing environment are prohibited. A full list of recommended and prohibited plants is provided in the Design Guidelines.





EYNESBURY

SALES CENTRE

Open 7 Days, 11am – 6pm

479 Eynesbury Road, Eynesbury 3338

Phone 9971 0414

Email sales@eynesbury.com.au

www.eynesbury.com.au

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