

DESIGN APPROVAL PROCESS

A Design Review Panel (DRP) assesses all applications to build at Eynesbury against the controls set out in this document.

The Design Review Panel will use and interpret the Design Guidelines to:

- Promote the objective of a township with a traditional Australian rural town character
- Deliver certainty about the required design and urban character outcomes
- Monitor and control the development of streetscapes
- To promote 'variety within consistency' in housing product: a consistency of detail, proportion and character, and a variety in façade composition and feature materials

No fee will be charged for the initial assessment. If an additional assessment is required (pergolas, sheds, swimming pools etc.) or a resubmission amendment is still not compliant with the design controls, the DRP reserves the right to charge the purchaser/applicant \$140 plus GST for any additional works required due to any non-compliance. The fee is subject to change at the DRP's discretion.

It will be the responsibility of the purchaser/designer to ensure the design meets the standards. If subsequent assessments are required, the final/conditional approval will not be issued until either the purchaser or the applicant pays the fees. It will be the responsibility of the purchaser to delegate who is responsible for the payment, and not the DRP.

ASSESSMENT CRITERIA

Submissions will be assessed for compliance against the Eynesbury Design Guidelines. Exemptions from aspects of the controls may be made from time to time at the discretion of the DRP, but only where the proposal meets the overall spirit of these guidelines.

Approved plans will be stamped 'Approved' and returned for submission to the Building Surveyor. The Building Surveyor must ensure that the contract drawings comply with the stamped documents.

DESIGN APPROVAL VERSUS BUILDING APPROVAL

The Design Guidelines have been endorsed as part of the Section 173 agreement for the township, but this does not exempt the applicant from compliance with the associated building and statutory regulations. It is the builder's responsibility to ensure compliance with these regulations.



BUILDERS TOP TIPS

Resimax is here to help and have compiled a list identifying key design elements requiring your consideration at Eynesbury when compared to a more standard housing product.

Please note this is not an all-inclusive list of the design guidelines and there is an obligation on the landowner to meet the Design guidelines in their entirety.

The full design guidelines can be found at eynesbury.com.au/eynesbury-builders-portal

LOT SELECTION AND ATTRIBUTE PLANS (BUILD ENVELOPE AND LOT REQUIREMENTS)

Refer to lot selection plan and attributes plan on Eynesbury portal for all setbacks and allotment types.

EXTERNAL DWELLING FEATURES

- 25% verandah width of dwelling, minimum 1.8m deep from main building line (pg 21)
- Timber posts encouraged to façades, minimum 110mm x 110mm (pg 39)
- Weatherboards/cladding to be laid horizontal (pg 34)
- Half column/half timber piers not permitted (pg 42)
- Corners/reserves to be similar to façade (pg 34)
- Fascia must be plain or beaded, gutter profile to be either quad, ½ round ogee with downpipes rectangular, round or chain (pg 38)
- Balusters are vertical in style, minimum 1000mm above verandah, wooden balusters painted in light contrasting colour (generally to match windows & trims), balustrade opening to verandah to be no wider than 1800mm for access from path, spacers between balusters must not exceed 125mm (pg 41)

DWELLING OPENINGS (WINDOW AND DOOR REQUIREMENTS)

- No standard sliding doors to controlled zones – doors to be bi-part, bi-fold, stacker or French (pg 35)
- No sliding windows in controlled zones, frames to be substantial (pg 35)
- Vertical style windows in controlled zones, no horizontal/highlight windows (pg 35)

LEVELS

- The finished floor area on the verandah must be a minimum 300mm above ground level (pg 21)

GENERAL REQUIREMENTS

- Connection to Opticomm and recycled water to be noted on plans (pg 10 & 11)
- Landscape plan to include all plants species including grass – refer prohibited plant list and fencing (pg 47)
- Letterboxes to be concealed/integrated with front fence, confirm on plans (pg 43)
- Front fencing must be constructed as follows: 1200mm high posts, 1050mm high transparent pickets or balusters, 4mm diameter wire golf course fencing or 3.2mm diameter woven wire, all with 150mm plinth. Painted or unpainted (pg 29 & 30)
- If no front fence provide details of the balustrade to the porch, portico or verandah and the hedge along the boundary (pg 30)