

Bridgefield.

Design Guidelines Summary.



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Developed by



Goldfields

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Design Guidelines Summary

This Design Guidelines summary is designed to ensure a cohesive and enjoyable Bridgefield community. The guidelines will assist in providing you with peace of mind that your investment will continue to mature and guard against any inappropriate development that may detract from the overall aesthetic of the community. A full copy is available for download at: [Bridgefieldliving.com.au/resources/full-design-guidelines.pdf](https://bridgefieldliving.com.au/resources/full-design-guidelines.pdf)

Architectural Style

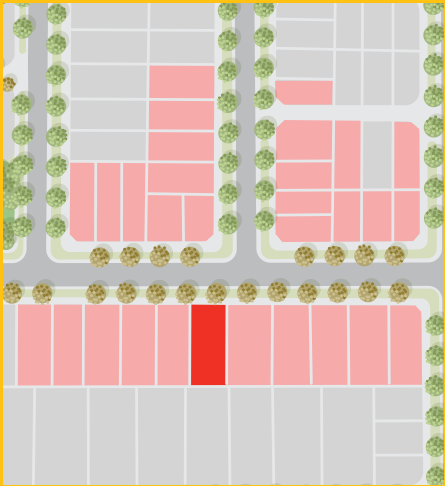
Front facades must sufficiently address the street – large areas of blank or unarticulated walls will not be permitted.

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 colours
- Articulation between the ground and first floor for double storey dwellings.

Two dwellings of the same or overly similar front facade shall not be built within view of each other or in close proximity to each other as determined by the DAP (applicable to allotments within 5 lots).

Example 5 houses separation



- Red lot denotes a facade that has already been approved by the DAP.
- You cannot have a similar or identical façade to the Red lot if you are building on a Pink lot

Materials and Colours

External walls must be constructed from at least 25% brick or rendered finish.

The front facade must contain at least 2 of the following contrasting materials:

- Face brick
- Render
- Stone
- Weatherboards or other composite cladding material
- Tiles
- Other materials may be permitted at the discretion of the DAP

Corner Allotments

The home design must address both the primary and secondary street frontages and be of a consistent architectural design.

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on the part of the secondary frontage that is visible from the public realm.

Roofs

All roofs must include a minimum 450mm eaves to the front facade, with a minimum 1m return along side elevations (excluding parapets and walls on boundaries).

Dwellings on corner lots must include eaves to both street elevations, with a minimum 1m return along the rear elevation.

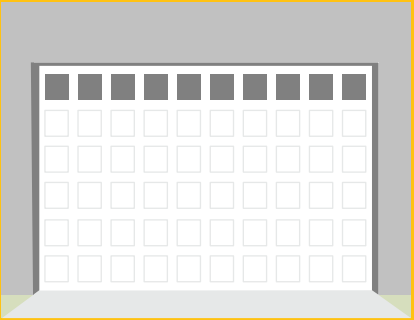
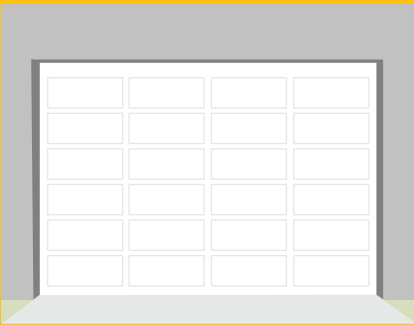
Integrated housing developments will be exempt from eave requirements.

A variety of roof forms is encouraged. The final decision regarding roof design will be at the discretion of the DAP.

Garages

Double garages must be provided on lots with a frontage of 12.5m or greater.

Lots with a frontage of less than 12.5m must provide an enclosed garage for at least one vehicle.



Example garage door types

Garages must be constructed within the Building Envelope. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries and whether permitted in the Building Envelope. Deep excavations on the boundary will not be permitted – this would cause detriment to adjoining properties.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for ‘drive-through’ access to the rear yard.

The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house.

The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and

integrated façade. Roller doors are not permitted to the street frontage.

Access and Driveways

Driveways must be constructed of brick or concrete pavers, coloured concrete, saw-cut coloured concrete, or exposed aggregate. Natural concrete is not permitted. All driveways must be completed prior to the occupation of the home

Fences

Boundary fencing must be constructed from capped timber palings with a plinth and exposed posts (125mmx75mm). Fencing must be constructed to a height of 1.8m - 2.0m. Fencing along side boundaries must not extend past the front facade.

Fencing to the side street of a corner lot must stop at least 2m behind the front facade and behind the corner feature.

Fencing must return from side boundaries at 90 degrees to abut the dwelling. Where applicable, this ‘wing fencing’ must be set back to allow access to meter boxes. Gates may be included where required.

All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style, such as merbau slats.

The boundary fencing described above must be constructed prior to occupation of the home.

Fencing must also be constructed along the front boundary. All front fencing must be constructed to a height of 1.0m, and must be at least 30% transparent (not a

solid mass). Posts may extend to a maximum height of 1.2m.

Front fencing design must generally be in accordance with the example images below. Alternatives will be assessed on their merits by the DAP.

You must obtain a front fence approval from the DAP prior to undertaking works.

Please note that the front fencing information above refers only to fencing along the front boundary.

Fencing must also be constructed along the side boundaries in the front yard, however, this fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height of 1.0m.

This fencing must abut the fencing along the front boundary, continuing along the side boundary to connect to the 1.8m-2.0m high side boundary fencing with a raked (diagonal) transition.

Front fencing and the 1.0m high timber fencing must be constructed within 3 months from the date of the Certificate of Occupancy.

Water Saving Initiatives

All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like at the cost of the lot owner.

Letterboxes

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy.

Sheds

Sheds should be restricted in size and must be in harmony with the other buildings.

Sheds are to have a maximum wall height of 2.4m, maximum ridge height of 3 metres and a maximum floor area of 9 square metres. It is the responsibility of the Purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements.

All sheds are to be erected with a muted, earthy tone colorbond material.

NBN

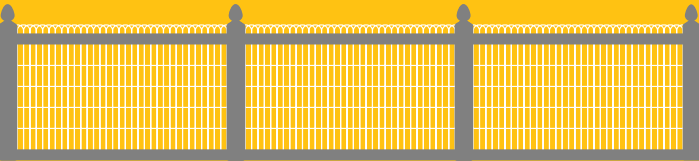
All homes in Bridgefield will have access to the NBN. Homes must be wired in accordance with NBN requirements in order to enjoy the benefits of high speed broadband.

Submission Process

1. Download the full Design Guidelines, including your submission form from: [Bridgefieldliving.com.au/resources/full-design-guidelines.pdf](https://bridgefieldliving.com.au/resources/full-design-guidelines.pdf)
2. Fill out the submission form and attach requested documentation
3. Submit to: bridgefield@sheltonfinnis.com.au Or mail to: 339 Ferrars Street Albert Park VIC 3206
4. Bridgefield DAP will contact you to discuss further actions.

Note: If submitted via the post, plans must be A3. If submitted via email, all documents must be in .pdf format

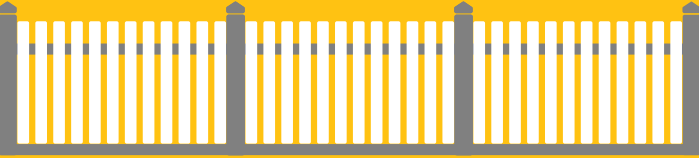
Allowed front boundary fencing examples



A: Heritage Woven Wire



B: Contemporary Pillar Fencing



C: Flat Top Picket Fence



D: Cable Railings