

Design Guidelines



BLOOMFIELD
ESTATE

NILMA 3821

These Design Guidelines have been prepared by Landcore as the developer of the Bloomfield Estate in order to shape the form and enhance the character of the estate. They are intended to support your journey through the home selection, design, approval and construction process. Our aim is to achieve a consistently high quality of design for both homes and landscaping across all stages of the development. Thereby contributing to the quality of your local environment and preserving the value of your investment.

These Design Guidelines may be amended from time to time to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. The Design Guidelines apply to each lot and they apply for all future residents and their builders. As a landowner at Bloomfield you are responsible for your home's compliance with the Design Guidelines. If you require any clarification regarding the content of this document, please seek guidance from your builder and/or architect in the first instance.

Submission Requirements And Development Approval Process

The siting and design of your home is required to be approved by the Design Assessment Panel (DAP). The DAP is a body nominated by Landcore to assess dwelling designs against these Design Guidelines to ensure compliance and maintain the quality of the estate. Prior to obtaining building permits, all plans and other relevant drawings and specifications are to be submitted to the DAP for approval.

In order to obtain design approval, you must complete your application online, by simply visiting <http://bloomfieldestate.com.au/application-form> and uploading the required documentation.

- The required documents include:
 - a. A copy of the site plan
 - b. Floorplans
 - c. Roof plans and elevations, including all ancillary items
 - d. Clearly annotated schedule of colours (with sample images)
 - e. Clearly explained list of materials to be used (with images)
- Once the DAP has assessed your submission, the DAP will notify you of its decision.
- If the DAP requires you to make amendments, you are to discuss these with your builder and/or architect and submit your new or amended designs to the DAP.
- Upon receiving your design approval from DAP, apply to the council or a private building surveyor for your building permit.
- When you have received your building permit, notify your builder that it is time to start construction of your new home.

Please Note: The final decision of all aspects of the Design Guidelines is at the discretion of the DAP. The DAP also reserves the right to request further information should they deem it necessary.

The Guidelines

Each dwelling should be designed to take advantage of the site orientation. Solar angles, views, relationship to the street, open space, landscaping and adjoining dwelling types are important considerations in creating a responsive design solution.

Use Of Land

- Your dwelling’s primary frontage must face or address the street or an open space.
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be the same design character.
- Building setbacks are nominated at 7.0m to ensure consistent front setbacks for streetscape appeal and 1.5m (minimum) setbacks for the sides of your home.

Home Design

- No relocatable homes permitted. Homes must be permanent dwellings.
- Construction of homes should be commenced within 24 months of land settlement and completed within 2 years of works commencing.
- All dwellings to have a minimum of 28 squares (260m²) including the garage.
- Dwellings with an identical façade must not be constructed within three lots of each other.
- Eaves or verandas are encouraged to all primary frontages.
- Double car accommodation must be provided on all lots.

Driveways to the dwelling must be constructed in concrete either coloured, plain or aggregate. or Bitumen. Access to additional shedding or other improvements may be crushed rock or asphalt.

Sheds and Outbuildings

- Sheds must be to the rear or side of the home.
- Sheds and Outbuilding are permitted but must be constructed of new and non-reflective materials (preference towards Colourbond) and not exceed a floor area of 160m².
- Sheds and Outbuildings should be designed and sited in addition to the following guidelines:
 - o Locate the outbuilding to minimise visual impact;
 - o Scale to ensure the dwelling is the dominant visual structure;
 - o Outbuildings must be constructed in materials and colours that are consistent and complimentary to the dwelling and surrounding landscape.
 - o Height restrictions to be governed by the building regulations.
 - o Siting of the shed will be approved by the Design Assessment Panel.

Retaining Walls

- Retaining walls and structures between your home and a street or public space must be 1 metre in height or less and be constructed of either:
 - o Natural or hewn stone;
 - o Rendered masonry.

Fencing

- Front fences where installed will be one of the following:
 - o Timber picket fence;
 - o Wooden post and rail fence, or;

- o Brick fences to compliment the home facade and should not exceed a height of 1.0m or as approved by the DAP.
- o On a corner lot, the fence should return a minimum of 2.0m past the home front facade or as approved by the DAP.
- Boundary fencing to be 1.8m timber capped fence (plinth not included in height).

Landscaping

- Letterboxes must be constructed to complement the style of the home.
- Driveways and landscaping to be completed within 6 months of occupancy.

Developer’s Planning Permit Conditions

- No vehicle access, driveways or gates allowed from lots adjacent to No.1 Road (condition 12 of Planning Permit).
- Lots abutting a reserve must be fenced (condition 13 and 14 of Planning Permit).
- No vehicle access, driveways or gates allowed from lots adjacent to Bloomfield Road (condition 79 of Planning Permit).
- All lots required to have a building envelope or building exclusion zone must achieve this outcome (conditions 1 and 75 of Planning Permit).

Note:

Purchasers must ensure that their plans, drawings and specifications must comply with the Planning and Building Controls and all other requirements of the Contract of Sale.





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