



EMERALD FIELDS

OLD BAR 2430

DESIGN GUIDELINES



The Emerald Fields Design Guidelines have been produced to help create a well-designed, high quality streetscape at Emerald Fields and to protect your investment in your new home. The Emerald Fields Design Guidelines form part of the Contract of Sale for your block of land (lot) and are also included in the restrictions on title known as the 88B.

The Emerald Fields Design Guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval by MidCoast Council under its Development Control Plan (DCP) or by a Private Certifier (PCA) under the NSW Housing Code (CDC) will still be required.

The Emerald Fields Design Review Panel (DRP) will review all proposed home designs within Emerald Fields for compliance. Purchasers or their selected Builders or Designers must submit their house designs along with their landscape plans for review and approval by the Emerald Fields DRP prior to lodgement with MidCoast Council or a Private Certifier for approval.

Approval of all improvements on the land, including dwellings, landscaping, garages and sheds is the absolute discretion of Design Review Panel. To the extent of any inconsistency between these Emerald Fields Design and Landscape Guidelines and Mid Coast Councils Development Control Plan (DCP), the DCP prevails.

If you have any queries, please feel free to ask the Emerald Fields sales agent or emailing the Design Review Panel at Emeraldfields@winten.com.au



BUILDING AT EMERALD FIELDS

Step 1 – Inform Your Builder About the Design Guidelines

Provide your builder with a copy of the Emerald Fields Design Guidelines, also available for download from the Emerald Fields website. Make sure your builder understands that it is a condition of your Sale of Land Contract and Restrictions on Title (88B) that you must comply with the Emerald Fields Design Guidelines.

Step 2 – Seek Emerald Fields Design Review Panel Approval

Prior to the lodgement of your plans for approval with Mid Coast Council (or an accredited Private Certifier), you or your builder or designer (on your behalf) must ensure that your house is approved by the Emerald Fields DRP. Complete the Emerald Fields Design Guideline Application Checklist (available from www.Emeraldfields.com.au) and submit along with your building plans, colour scheme and landscape plan for approval. You, your builder or designer can lodge the plans with the DRP via email at Emeraldfields@winten.com.au.

Step 3 – Emerald Fields Design Review Panel (DRP) Grants Approval

Following review of your application the DRP will approve your building plans, landscaping plans and colour scheme. If there is any non-compliance to the Design and Landscaping Guidelines you will be asked to resubmit your application. The DRP will stamp your plans and return them to you (or your builder or designer).

Step 4 – Completion of Works

Your building and landscape works must be completed in accordance with the DRP approved plans, you may have to rectified any damage that might have occurred in the construction process. The DRP will complete an inspection of the completed homesite to confirm you have constructed your dwelling as per the DRP approved plans



YOUR PLANS

Your plans being submitted to the Emerald Fields DRP for approval must include House Plans, Landscape Plan, and Materials and Colour Scheme.

House Plans

House plans must include:

- Site plan with levels.
- Street elevations, showing all materials.
- Floor plans

Landscape Plan

A landscape plan or the landscaping works may be shown on the Site Plan.

The landscape plan should include the following elements in the front yard, and side yard of secondary street frontages on corner lots:

- Location of proposed hedge plants including species, quantity, size and pot sizes
- Turf, front hedge, garden and edges
- Trees – 1 x tree to front street and 1 x tree to side street on corner lots
- Retaining walls – including location, height and materials
- Driveway location and finish – off-white concrete to public road reserve where there is a Council Footpath and coloured concrete on private lot
- Paths and hard paving areas, size and finish
- Fencing including Secondary street fencing to corner lots
- Letterbox pier location and finish.

Materials and Colour Scheme

Must comply with the Emerald Fields Colour Schemes and include:

- Brick type – include a picture/photo
- Roof type and colour
- Colour of the private driveway concrete (public street crossover to be off-white concrete)
- Colours of windows, garage doors, handrails, downpipes, fascia and gutter
- All paint colours.



DESIGN GUIDELINES

Dwelling Design

- The primary or main roof must be a hip roof, some gable, skillion and/or parapet elements are allowed (including to the garage). No skillion or flat roofs are to be visible from the street, only permitted at the rear of the ground floor. A minimum of 22.5 degrees for the main roof must be achieved
- Front facades must include articulation and a mix of materials and colours
- Colours and materials must be selected from the Emerald Fields Colour Schemes
- No mottle or speckled bricks
- No sliding windows to primary or front or secondary street facades (awning or double-hung permitted)
- A front entry feature is required, set forward of the main dwelling. A Raised Patio element or an Entry Veranda Element will be accepted
- Detached garages, carports, sheds, and other outbuildings must not have a significant visual impact from the street view. Design features, materials and colours must be consistent with the primary dwelling.

Single Storey Façade Design Requirements

A - Raised Entry Patio Element



Design Requirements

The Element must be:

- A minimum 3 m wide
- Have a raised roof and soffit by minimum 300 mm
- Articulated forward of main façade by minimum 450 mm
- Columns must be masonry
- Can have a hip or gable roof

B - Entry Veranda Element



Design Requirements

The Element must be:

- A minimum 4 m wide
- Articulated forward of main façade by minimum 450 mm
- Can have a hip or gable roof
- Can be masonry columns or timber posts
- Can be at the same level as the eave soffit



Landscaping, Fences, Path and Driveways

- Driveway and crossover from the street to the property boundary must be off white concrete if there is a Council footpath in front of the lot. Private driveway and paths within the property boundary can be coloured concrete (colour must be selected from the Emerald Fields Colour Schemes)
- A masonry letterbox pier in face brick or painted in a colour that complements the house
- No front fences are allowed, a planted hedge in a garden bed is required to the front boundary
- Any retaining walls visible from the street or public place must be masonry
- Side and rear fences must be 1800mm Woodland Grey Colorbond fencing and not extend forward of a point 1m back from the front of the dwelling or the neighbouring dwelling
- Side gates can be slatted aluminium woodland however must be Woodland Grey in colour.

Corner Lots (Controls for Secondary Street Frontage)

- Secondary street facades for corner lots must include articulation and a mix of materials and colours
- No sliding windows to primary or secondary street facades (awning or double hung permitted)
- No front fences are allowed, the front planted hedge in a garden bed is required to return along the front section of the secondary street boundary
- Front side yard landscaping to the secondary street must include a minimum of one additional small tree (2 trees in total) and hedge plants (300mm pots) on the secondary boundary and turf
- Any retaining walls visible from the secondary street or a public place must be masonry
- The rear section of fence on the secondary street enclosing the rear or side yard must be 1800mm high Woodland Grey Colorbond fencing between masonry piers of face brick or bagged and painted in a colour that complements the house. The maximum length of this fence is half the length of the lot boundary.



COLOUR SCHEMES

Paint and Render Colours

Paint and render colours should suit your brick and roof materials and be in line with or based on the two Rendered and Paint Colour Schemes below. Each of the colour schemes 'Sea Breeze, and 'Autumn Leaves', include a number of trim accent and background colours. Choose one of each for your house. Background and accent colours are to be used for large expanses of the house such as wall materials, cladding or painted masonry. Strong/ bright colours are restricted to highlights and trim such as columns and beams, windows and door frames, the front door, gutters and downpipes, handrails, and pergolas.

Face Brick

Face brick which generally forms the main wall material is to be flat-faced, square-edged and not deeply textured. The brick colour is to be uniform throughout the brick and provide a consistent wall colour. Pale or white coloured bricks are not permitted. Mid to darker tone bricks are preferred.

Roof Tiles

Roof tile colours such as greys to charcoal are suitable. Bright red terracotta, bright blue, pure black, pure white or light coloured are not permitted. For metal roofs refer to the Emerald Fields colour schemes.

Driveways and Paths

Driveways and paths in the front yard (private land) must be either a broom finished coloured concrete or a painted concrete. Driveways and paths in the public road reserve (verge areas) must be plain, off-white concrete with a broom finish where there is a footpath in front of the property. Colour concrete in the Council verge can be used where there is no footpath in front of the property, an application with the mid coast council needs to be made.

Retaining Walls

Retaining walls in the front or side yard areas that are visible from the street must be masonry and must be either painted masonry to match the house or masonry blocks in charcoal or natural earth colours and tones.



SEA BREEZE

Roof / Gutter Colours



Colorbond
Woodland Grey



Colorbond
Basalt



Colorbond
Shale Grey



Colorbond
Windspray



Colorbond
Wallaby

Fascia / Windows / Garage Door Colours



Colorbond
Surfmist



Colorbond
Basalt



Colorbond
Shale Grey

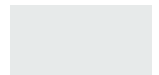


Colorbond
Windspray



Colorbond
Woodland Grey

Building Colours



Lexicon Half
SW1G2



Manorburn
NZ9A1



Lyttelton
Double
NZ9B4



Maraetai
Quarter
NZ10G8



Kingston
NZ9C6



Madigan
SNFF2

Accent



Surfmist
C1



Colorbond
Basalt



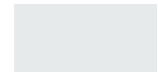
Colorbond
Coaba



Colorbond
Classic Cedar



Natural Oak



Lexicon Half
SW1G2

AUTUMN LEAVES

Roof / Gutter Colours



Colorbond
Basalt



Colorbond
Dune



Colorbond
Wallaby



Colorbond
Woodland Grey



Colorbond
Gully

Fascia / Windows / Garage Door Colours



Colorbond
Surfmist



Colorbond
Dune



Colorbond
Wallaby



Colorbond
Woodland Grey



Colorbond
Gully

Building Colours



Mason Bay
NZ9D2



Midhirst
NZ9D5



Humble Fawn
SN3G6



Master Beige
SN3F9



Norsewood
SN4A8



China White
SN3H1

Accent



Surfmist
C1



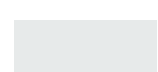
Colorbond
Woodland Grey



Colorbond
Coaba



Colorbond
Classic Cedar



Lexicon Half
Strength

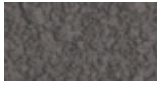


Colorbond
Wallaby

Please note: while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter strength of each tint are also allowed.



CONCRETE DRIVEWAY COLOURS



Bluestone



Chestnut



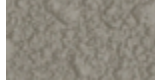
Gunmetal



Light Mocha



French Grey
Humble Fawn
SN3G6

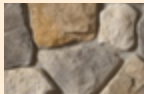


Silver Sands

OPTIONAL FINISHES



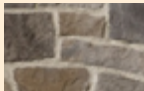
LedgeStone
Platinum, Mojave,
Southwest Blend



Dressed Field Stone
Aspen, Bucks
Country,
Chardonnay,
Echo Ridge



Southern ledgeStone
Aspen, Bucks country,
Echo Ridge



Palisades Ancient
Villa LedgeStone



Country LedgeStone
Bucks Country, Chardonnay,
Echo Ridge, White Oak
Wolf Creek

Please note: while specific materials and colours are specified, equivalent colours within the range are allowed.



FIND THE HIDDEN GEM IN AMONGST NATURE



emeraldfields.com.au