



# EMERALD FIELDS

OLD BAR 2430

## DESIGN GUIDELINES CHECKLIST

### All homes must be approved and stamped for compliance with the Emerald Fields Design Guidelines.

Purchasers or their Designers/Builders must complete and lodge this Application Checklist with the required plans and colour scheme for the DRP approval prior to the lodgement of any Development Application with Council or Complying Development Application. Further information can be found at: <https://emeraldfields.com.au>

Applications must be lodged with the DRP including the required plans as well as materials and colour schemes attached by email to: [emeraldfields@winten.com.au](mailto:emeraldfields@winten.com.au)

Please note both a Special Condition in the Emerald Fields Land Sale Contract and in the 88B Restrictions on Title require purchasers to comply with the Emerald Fields Design Guidelines.

Also please note the driveway and front yard landscaping must be completed as part of the works.

Front yard landscaping is included  Yes

### Plans, Materials Selections and Colour Scheme to be submitted with this DRP Application Form

In addition to this completed application form you must attach the following to the email:

- Site Plan (1:100)  Attached
- Floor Plans (1:100)  Attached
- Elevations (1:100)  Attached
- Landscape Plan (1:100) including planting (turf, front hedge and tree/s), driveway, paths, pier letterbox, retaining walls, fence details, painting of side gates and corner fences if required.  Attached
- External Materials and Colour Scheme Details selected from the Emerald Fields Colour Schemes.  Attached

### Purchaser and Lot Details

Lot Number	Is this a corner lot? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Street Name		
Purchaser	Name	
	Phone	Email
Builder/designer	Name	
	Phone	Email



## House and Landscape Design

House Design	Compliance	
	Yes	No
The primary or main roof must be a hip roof, some gable, skillion and/or parapet elements are allowed (including to the garage). No 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		
Landscaping, Fences, Paths and Driveways	Yes	No
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)	Yes	No
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

	Compliance	
	Yes	No
<b>Paint and Render Colours</b>		
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.		
<b>Face Brick</b>		
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.		
<b>Roof Tiles</b>		
Roof colours such as charcoal dark colours, bright red terracotta, bright blue, pure black or pure white are not permitted. For metal roofs refer to the Emerald Fields colour schemes.		
<b>Driveways and Paths</b>		
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.		
<b>Retaining Walls</b>		
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.		