Kingsfield

TOMORROW'S HOME

Design guidelines.

Moremac. Inspiring Places™

What does *tomorrow* look like for you?

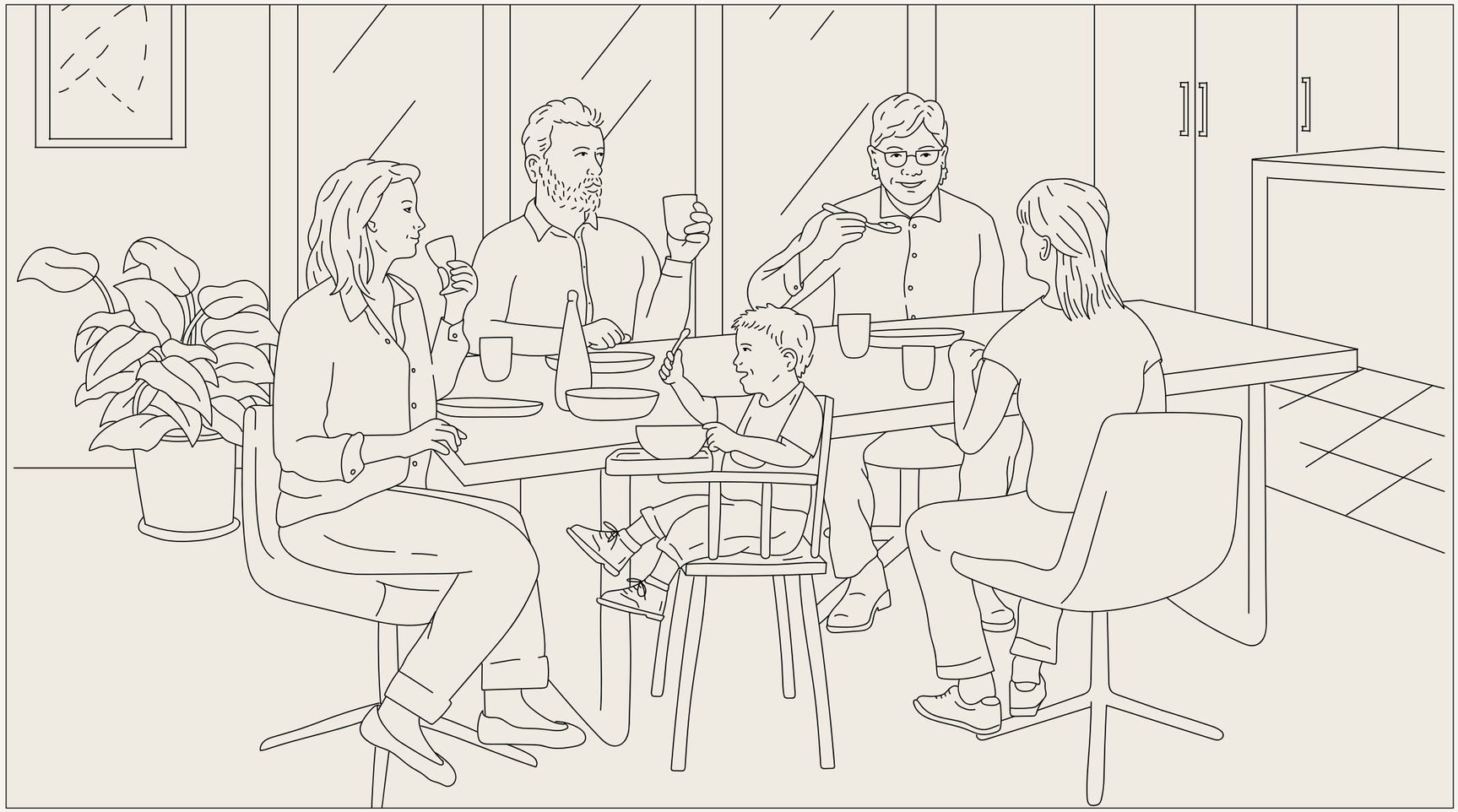
Artist Impression

CONTENTS

Overview and Project Objectives	4
Design Assessment and Approval	7
1. Architectural Character	8
2. Siting and Setbacks	9
3. Roof Design	10
4. Corner Lots	11
5. Garages and Carports	12
6. Outbuildings and Screening	13
7. Colour Scheme and Materials	14
8. Building Materials	15
9. Landscaping and Fencing	16
10. Creating a better tomorrow (Recommendations)	18
11. Waste Management	19

Please note that compliance with the Kingsfield Design Guidelines is additional to your requirements under local and state government statutory requirements, the Victorian Building Regulations and the National Construction Code of Australia. In case of any inconsistency between the Guidelines and any legislative or planning scheme requirements, the legislative and planning requirements will take precedence over the Design Guidelines.

In consideration of dwelling designs, the Design Assessment Panel (DAP) may exercise its discretion to waive or vary a requirement where they deem it to be allowable, or beneficial to the development. The Guidelines are subject to change by the Developer at any time without notice following planning approval by Hume City Council. All decisions regarding the Guidelines are at the discretion of the DAP.



Overview and project objectives.

Kingsfield is a new community in Sunbury of nearly 2,200 homes and offers a lifestyle unlike any other. Kingsfield provides a sophisticated and modern setting, with housing located in tree lined streets. A complete community with shops, schools, ovals and local parks set amongst the natural environment of Emu Creek.

To achieve the very best outcome for the Kingsfield community, it is important to adopt design principles that deliver quality open space and housing.

These principles are reflected in the Kingsfield Design Guidelines and all housing at Kingsfield will be required to adopt the criteria set out in them.

The Kingsfield Design Guidelines are included within the Plan of Subdivision and contract of sale, and outline ongoing restrictions with respect to use of the lot. Please ensure you are familiar with your obligations. These Guidelines complement the vision and the quality of landscape that will differentiate Kingsfield from anything else available in Sunbury. To ensure the quality of housing is delivered and to maximise the appeal of Kingsfield the following key elements are set out in the Kingsfield Design Guidelines:

- Design Assessment Panel (DAP) approval.
- Architectural attributes.
- Colours and materials.
- Landscape and fencing.



Design assessment and approval.

To ensure that all housing respects the vision, the character of Kingsfield and contributes to the quality of the streetscape, all housing designs are required to be assessed by the Design Assessment Panel (DAP) against these Design Guidelines.

Once the design and drawings have been completed for each dwelling, a full set of documentation with a completed Design Approval Checklist (contained in the Contract of Sale) must be forwarded for DAP Approval. The DAP will use its best endeavours to review and respond within 10 working days of receiving a full set of documentation.

The set of documents needs to be forwarded by email to:

Design Assessment Panel
email: sbaker@louischiodo.com.au

AS A MINIMUM THE FOLLOWING WILL BE REQUIRED:

1. Site Plan (drawn to 1:200 scale) setting out:
   The home on the lot with dimensions (in metres) and setbacks from all boundaries, proposed fencing and driveway location.

2. Floor Plans (drawn to 1:100 scale) setting out:
   The layout of the home indicating all rooms, floor areas (m^2), windows, external doors, external fixtures and nominated floor levels.

3. Elevations of all sides of the house (drawn to 1:100 scale) setting out:
   Wall heights, all external finishes, roof and eave overhang dimensions, roof pitch, window types and material, accurate ground level and garage door type. Relevant cross sections should also be included to assist with the assessment where appropriate.

4. Landscape plan (drawn to 1:100 scale) setting out:
   The extent of fencing, including height and material details, location and material of driveway and letterbox location.

   - The colour scheme for the house.
   - Nominating materials to be used to all elevations of the house.
   - Colours of guttering, downpipes and fascia boards.
   - Colour of renders to be used.
   - Garage door colour and material.
   - Window frame materials and colour.

Once approved a stamped copy of the documents will be returned to you. Following receipt of the stamped plans you must then obtain the approval from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process.

Documents are to be emailed as PDF files at a recognised scale at A3 format to the above address.

Approved documents will be provided to the applicant as stamp endorsed PDF files.

Approval by the DAP does not warrant or imply that your building complies with the Hume Planning Scheme or the Building Regulations of Victoria (2006).

1. Architectural character.

To ensure the consistency of Kingsfield's character and streetscape, the following sets out the form of housing styles permitted:

1.1 All homes are to be of contemporary design. Period styles, such as Edwardian, Federation and Georgian, are not permitted. Hampton façades that are contemporary in style will be assessed based on their architectural merit.

1.2 Period detailing, such as quoins, corbelling, fretwork and lacework are not permitted. There is however, scope for the use of contemporary features, subject to the satisfaction of the DAP.

1.3 The front façade of the dwelling must incorporate a verandah, entrance portico or covered porch at the front door to create a strong sense of entry. This is subject to the following:

1.3.1 Verandahs must have an area of at least 6m² and a depth of at least 1.0m.

1.3.2 An entrance porch or portico must have an area of at least 4m² and a depth of at least 1.0m.

1.4 With the exception of designated integrated housing developments, façades must not be identical or indistinguishable within three house lots, along both sides of the street.

In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application to be received.

Any subsequent applications for the same façade will need to incorporate some amendments in order to ensure diversity and visual interest in the streetscape.

The minimum variation from the nearby approved façade design is to include: a different entry feature, colour scheme and window proportions.

Definitions:

Verandah: An open, roofed structure supported on one side by the exterior wall of the dwelling and by posts built along the length of the canopy on the outside face.

Portico: A roofed area centrally located over the front entrance of the dwelling, open on one or more sides, typically supported on one side by the façade of the dwelling and on the remaining sides by piers or columns.

Porch: A roofed alcove attached to the front entrance of a building. It is external to the walls of the main building and may be partially enclosed by external walls and screens extending from the main dwelling.

Grange 45 Alpha Façade
Image courtesy of Boutique Homes.



2. Siting and setbacks.

The siting of your home and how it relates to other houses in the street is an important criteria in delivering an appealing streetscape. All houses must be sited in accordance with the following requirements:

Dwelling Size

The minimum floor area (excluding garage, balconies, porches, verandahs and alfresco areas) is dependent on the size of the lot as set out in the table below:

Less than 300sqm	SLHC
300sqm or more and less than 400sqm	100sqm
400sqm or more and less than 450sqm	120sqm
450sqm or more	150sqm

2.1 The dwelling (front building line) must be set back a minimum of 4 metres from the front boundary, except for lots sub 300sqm which fall under SLHC (Small Lot Housing Code). Lots that abut passive or active open space area or local centre may reduce setback to 3 metres, subject to Council planning approval.

2.2 For dwellings and garages that are not built on or within 200mm of the side boundary, they must be set back a minimum of 1.0m from the side boundary.

2.3 Side setbacks must be a minimum of 1.0 metre from at least one side boundary.

2.4 Where a lot is on a corner, the side street elevation of the dwelling must be set back a minimum of 2m.

2.5 Eaves and gutters may encroach 1.5 metres into the side setback. Other elements and features (eg. pergolas) can also encroach 1.5m into a side setback, subject to DAP Approval.

2.6 Garages must be stepped back a minimum of 840mm from the front building line, excluding lots which fall under SLHC.

2.7 Garages must be set back a minimum of 5 metres from the front boundary, including where a building envelope allows a front setback of 3 metres, excluding lots which fall under SLHC.



Diagram 01: *Setbacks*

All dwelling designs within Kingsfield are required to ensure all ceiling and building heights comply with Clause 54 or 55 of the Hume Planning Scheme. These clauses are also known as 'ResCode'.

Compliance with the above statutory requirements will be assessed by your Building Surveyor.

3. Roof design.

Roof designs at Kingsfield are an important element in creating the character of the area.

The following sets out what roof elements are permitted:

3.1 Hip and gable roofs must have a roof pitch of at least 22°.

3.2 A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables, dormer windows, verandahs and/or balconies, details are preferred with an emphasis on contemporary forms and without period details.

3.3 Flat pitched, skillion and curved roofs are acceptable, subject to DAP Approval.

Minimum internal ceiling height is 2590mm for all single storey dwellings.

3.4 Lots <300m^2 under the SLHC require a minimum internal ceiling height of 2550mm, however a minimum of 2.7m is preferred.

3.5 On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the return wall.

3.6 Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed.

3.7 Corner lot dwellings must include eaves to both street frontages as stated above and if a double storey dwelling is proposed it must include eaves around the entire perimeter of the second level.

Diagram 02: *Roof Design*



4. Corner lots.

Dwellings located on corner lots are in a prominent position within the estate, as such they are required to provide façade articulation to both the primary and secondary street frontages, so that the façade 'wraps' around the corner and becomes a feature in the streetscape.

With housing located on corners, the following restrictions apply:

4.1 The proposed dwelling design must address both street frontages with façade articulation for a minimum length of 5m from the front of the dwelling or the length of the first habitable room, whichever is greater.

4.2 The articulation of the secondary street frontage visible from the street, must include a minimum 3 features replicated from the primary façade.

These elements may include but are not limited to:

- Entry features, such as porticos, verandahs, pergolas and piers, etc.
- Building materials and colours.
- Windows and doors of similar proportions.
- Roof projections, ie. Gables or hips.

Appropriate corner lot façade features will be assessed on a case-by-case basis by the DAP.

Diagram 03: *Corner Lots*





5. Garages and carports.

All dwellings must have a garage in line with the following:

5.1 Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling.

5.2 Lots with a frontage less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car.

5.3 Lots with a frontage greater than 18m may be permitted to have triple garages subject to approval by the DAP. Triple garages must comprise either one double and one single garage element or three single garage elements with a column/pillar dividing at least two of the elements, to reduce the visual prominence of the garage.

5.4 All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme of the house. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.

5.5 Carports are not accepted.

6. Outbuildings and screening.

Outbuildings with a size:

6.1 Of 20m² or less are to be constructed of Colorbond metal sheeting or a similar finish, and in a colour to complement the exterior of the dwelling.

6.2 Of more than 20m² are to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot, and must ensure the outbuilding does not encroach upon the dwelling's minimum secluded private outdoor space requirements.

6.3 Outbuildings are to be located at the rear of the lot and not be visible from the street.

6.4 The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from ground level.

6.5 The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from ground level.

6.6 The following items are to be positioned so they are not visible from the street or any public reserve:

- Air conditioning units.
- Evaporative cooling units.
- Heating systems.
- Satellite dishes.
- External plumbing.
- Clothes lines.
- Water tanks.
- Antennae.
- Rubbish bins.
- Swimming pools.
- Spa pumps.
- Rain water tanks.
- Meter boxes.
- Window roller shutter or security screens.
- Solar hot water tanks (panels are exempt).
- Boats/caravans/trailers.

6.7 Evaporative cooling units for your home must be:

6.7.1 A low profile 'contour' type unit.

6.7.2 The same colour as the roof.

6.7.3 Placed a minimum of ½ way to the rear of your home.

6.7.4 Placed below the ridge line.

6.8 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.

6.9 Except with the prior written consent of the Design Assessment Panel, vacant or partially developed lots must not be used for the storage of the following items before an Occupancy Permit is issued for your home.

- Caravans.
- Boats.
- Containers.
- Trucks.
- Sheds.
- Livestock.

7. Colour scheme and materials.

Colour scheme

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval.

The following sets out the requirements for colours to key elements of your home:

7.1 Any proposed façade colours must be of muted, neutral or earthy tones and generally consistent with the colour palettes opposite.

7.2 Proposed colour schemes are to include light and dark contrast colours within façades to provide highlights to each home and avoid flat or all dark façades that lack a variety of colours and textures.

7.3 Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.

7.4 Roof colours should be in neutral or muted tones only and must have a Solar Absorptance (SO) of less than 63 (typically lighter shades and/or metal roofing).

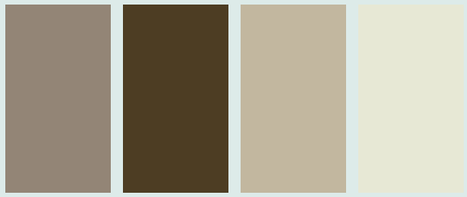
7.5 Rain water tank, gutter and down pipe treatments must complement the house colour and style.

Light colour palette:

Dark colour palette:



Roof colour palette:



8. Building materials.

When selecting materials for the home, you must comply with the following:

8.1 External walls (excluding windows) must be constructed of a minimum 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.

8.2 The façade must be constructed using a mixture of external building materials and must include a minimum of 20% of material other than brick on the façade. Materials other than brick may include:

- Stacked stone.
- Sandstone or masonry blocks.
- Weatherboard (painted).
- Lightweight cladding.
- Timber cladding.
- Render.
- Or other material that is approved by Design Assessment Panel.

Diagram 04: *Building Materials*



8.3 External windows and doors must not contain leadlight or stained glass features or reflective glass.

8.4 Fibrous cement infills should not be used above windows, doors and garages where visible from the street including corners.



8.5 No dwelling is to be built with any exposed stumps.

8.6 Your roof material must complement the style of your home.

Acceptable materials include:

Matt finished powder coated metal roofing or similar;

OR

Matt finished shingle style or low profile concrete or terracotta tiles.

9. Landscaping and fencing.

Driveways

9.1 The driveway must be constructed of brick, slate, natural stone, asphalt, or stamped, patterned or coloured concrete or exposed aggregate concrete. The colour of the driveway should complement the building design and external colour scheme and be in a muted tone that enhances the streetscape. Plain concrete is not permitted.

9.2 Driveway must be set minimum 0.4 metres off the side boundary to allow for a planting strip along the side boundary of the property.

9.3 Only one driveway is permitted per allotment.

9.4 The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3m at the front property boundary.

9.5 Driveways must be constructed within 30 days of the issue of the Occupancy Permit.

Landscape elements

9.6 Letterboxes must complement the dwelling in terms of materials, colour and style, and be located on the site or landscape plan.

9.7 A minimum of one canopy tree (>2.5m mature height) must be planted in an appropriate location in the front garden and shown on the landscape plan. Native species are preferred.

Fencing

9.8 Side and rear fencing to be 1.8 metres in height above the natural ground level, be capped and constructed with lapped timber palings with exposed posts on both sides.

9.9 Fencing of the side property boundary must begin no closer than 1 metre from the front building line of the dwelling, where the side boundary forms the rear boundary of an adjoining lot, in which case, the fencing is to continue to the front boundary of the property.

9.10 No front fences are permitted, unless provided by the Developer.

9.11 Side wing fencing to be constructed of the same material and specifications as the side and rear fencing.

9.12 Side gates must complement the architectural character of the dwelling and must not be higher than 1.8m above the natural ground level.

9.13 Fencing must be constructed within 30 days of the issue of the Occupancy Permit.

9.14 Side fencing for corner lots must be set back a minimum of 4m from the front of dwelling or the length of the first habitable room, whichever is greater to ensure the corner treatment is visible from the street.

Landscaping of the front yard, including the nature strip, must be completed within 6 months of the Occupancy Permit being issued.

Retaining walls - colours & materials

9.15 Retaining walls should complement the building design and external colour scheme and be constructed from one or a combination of the following materials; colour concrete, exposed aggregate concrete. Retaining walls, including proposed materials, to be shown on the landscape plan.

Solar panels

9.16 Rooftop solar panels must be located away from the street-scape or public areas, where this allows for the efficient solar access. The panels should follow the roof pitch and be integrated into the roof form. Where publicly visible, solar panels will be accessed on their merits with regards to scale, form and colour.

Water tank

9.17 On all lots over 300m², a rainwater tank with a capacity of not less than 2000 litres must be provided. The water is to be used for toilet flushing and other suitable internal and external uses. The colour of the rainwater tank must complement that of your house and be located so that it is not readily visible from the street or neighbouring properties.

Melbourne airport

9.18 The land maybe subject to future aircraft noise exposure associated with Melbourne Airport as shown on the Melbourne Airport Online Noise Tool. Kingsfield is however not located within the current Melbourne Airport Overlay areas and there are no Noise Attenuation requirements for homes or townhomes.

Diagram 05: *Landscaping and Fencing*



10. Creating a better tomorrow (Recommendations).

The National Construction Code (NCC) now requires all new home builds to achieve a minimum 7-Star NatHERS energy rating. In addition, from 1 January 2024, the Victorian Government has introduced an all-electric requirement for new homes and residential subdivisions requiring a planning permit, meaning new natural gas connections are no longer permitted. This requirement will apply to all building permits issued from 1 January 2027 onwards.

Homes must be thoughtfully designed and constructed to meet these requirements by incorporating suitable design principles, carefully selected materials, and energy-efficient features to ensure compliance.

The elements outlined below may assist in achieving the required rating. These items are provided as a guide only and may vary depending on individual home design, house orientation and assessment outcomes.

10.1 Energy consumption and greenhouse gas-emission reduction

- Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
- Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
- Increased rating of the wall and ceiling insulation.
- Double glazing of windows where possible.
- Draft sealing (weather seals on external doors etc.).
- Sealed exhaust fans where necessary.

10.2 Energy saving features:

- Electric heat pump hot water systems.
- Induction or electric cooktops (gas is not available).
- LED light fittings.
- Exterior lighting fitted with motion sensors.
- Low energy use appliances (aim for energy ratings greater than 4 star).
- Energy efficient air-conditioning systems (aim for a COP greater than 3).
- Standby ‘Green Switch’ or Smart home automation to reduce energy whilst the home is unoccupied.
- Solar Panel electricity systems with battery storage. Refer to the Kingsfield Solar Rebate Program.

10.3 Water conservation and reuse

To assist in achieving an overall reduction in household water usage, Moremac recommends that homes incorporate the following measures:

- Rainwater tanks for toilet flushing and irrigation.
- Dishwasher and washing machines with a 4 Star or greater WELS rating.
- Tapware and Toilets with a 4 Star or greater WELS rating.
- Shower heads with a 3 Star WELS rating.

10.4 Materials and waste

Maximise the use of standard sizes of materials wherever possible to minimise wastage. Moremac recommends the use of low-impact construction materials:

- For masonry consider low impact options, such as recycled or carbon neutral bricks.
- For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.
- Install a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.

11. Waste management.

11.1 Provide adequate space for recycling and garbage.

11.2 Waste bins should be located so that they are not visible from the public realm.

11.3 Encourage up to 80% of waste at the construction phase to be recycled.

11.4 During construction, builders are required to: Select materials and products which minimise and/or recycle packaging.

- Design dwellings to maximise use of standard sizes of materials wherever possible to reduce waste.
- Use skip bins during construction instead of cages.
- Maintain waste records.
- Use contractors who transport waste to a licensed recycling centre.



Artist Impression



While best endeavours have been used to provide information in this publication that is true and accurate, Kingsfield, its consultants, agents and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein. February 2026.

visit kingsfieldsunbury.com.au