

# DESIGN GUIDELINES

**PEET**

  
**Kingsford**  
AT POINT COOK

## Welcome to Kingsford

Kingsford offers the latest in modern living. To establish and maintain the quality of this unique community, residents – through their builders and architects – are required to comply with a series of design guidelines and encouraged to adopt many more, as detailed in this booklet. We invite you to join us in creating a very special place to live by supporting these guidelines and creating a modern, sustainable community.

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### Why design guidelines?

These design guidelines are an important part of ensuring that Kingsford is a quality community where each property contributes to the overall look and value of the neighbourhood. While every house reflects the individual owner, a consistent approach to streetscapes and the treatment of public areas of the community are all part of protecting your investment and those of other residents.

Specifically, the design guidelines will help ensure each individual home:

- Complements each other and contributes to an attractive streetscape
- Combines to create a neighbourhood character which improves and protects the lifestyle and property values at Kingsford
- Contributes to improved safety and security through the use of Designing Out Crime principles (for more information, visit the Urban Design section of the Department of Planning and Community Development at [www.dse.vic.gov.au](http://www.dse.vic.gov.au))
- Reflects and protects the quality and value of the land
- Demonstrates a commitment to sustainability

## Your Design and Building Approval Process

Before you can start building your home, your final house plans must be approved by the Kingsford Design Review Panel (KDRP) prior to the local council or building surveyor.



## Your Design Approval Submission Process

The design proposal for every home in the Kingsford community must be submitted to the KDRP for approval.

The Design Approval does not replace the need for a building permit from the City of Wyndham or building surveyor. Information about what is required by the Council before it can issue a building permit for your new home can be found at [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au)

To successfully gain your Design Approval from the KDRP, your home plans must comply with the restrictive covenants detailed in this Design Guidelines document.

You are also encouraged to talk to your builder and/or architect about incorporating a range of other good design principles into your home. A number of them are featured in this Design Guidelines document and we hope to see them in your plans when they're submitted too.

All non-conforming designs will be assessed on their own merit with the overall interests of the entire community as the highest priority. Contemporary home designs are encouraged. The KDRP reserves the right to approve or decline any non-conforming design.

You are encouraged to submit your Design Approval Submission Package in PDF format to [melbourne@peet.com.au](mailto:melbourne@peet.com.au)

Your Design Approval Application Form and Design Checklist are included at the back of this document. Or you can fill both out online at [peet.com.au/kingsford](http://peet.com.au/kingsford)

If you do not have internet access or are otherwise unable to submit your proposals in PDF format, you may mail them to:

Kingsford Design Review Panel  
Peet Limited  
Level 3, 492 St Kilda Road  
Melbourne 3004

Your Design Approval Submission Package must include:

- Completed Design Approval Application Form
- Completed Design Checklist
- Site Plan (Scale 1:200)
  - Fully dimensioned, showing all setbacks and building structures
  - Allotment boundaries (and easements if applicable)
  - Proposed building footprint
  - Location of private open space, with dimensions and areas
  - Location of site car parking and driveways

- All floor plans, roof plans and elevations (1:100)
  - All drawings to be fully dimensioned
  - Show dimensioned internal layout, including all pergola, decks, terraces, balconies, verandahs, windows and door openings
  - Show location of all ancillary items. This includes (and is not limited to) water tanks, solar panels, water storage units, air-conditioning units, evaporative cooling units, evaporative heating units, bin storage area, sheds and outbuildings
- Materials and colours
  - Clearly label all proposed external building materials
  - Provide annotated scanned colour samples, put together as a 'sample' board, to illustrate your proposed external colour scheme
- Landscape Plan (1:100)
  - Locate all external structures
  - Indicate extent of hardscape and softscape
  - Provide a planting schedule that lists all species referenced on plan

### Contact

If you have any queries about your Design Approval Submission Package, please speak to your builder or architect in the first instance. For remaining queries, please contact:

The Kingsford Design Review Panel by:  
Email: [melbourne@peet.com.au](mailto:melbourne@peet.com.au)  
Phone: (03) 9868 5900



## Community Design

General and specific guidelines apply to each lot at Kingsford.

The Design Guidelines are written for all future residents of Kingsford – and their builders and architects. If future residents have any difficulty in understanding or picturing what is being described, please discuss with your builder or architect.



## Orientation, Siting, Solar Access and Sustainability

Feature	Essential (homes must comply)	Recommended
Orientation and siting	<p>Only one dwelling per lot is permitted.</p> <p>Further subdivision is not permitted until 2020 when the site moves from Peet's control to the City of Wyndham. Any subdivision would then be subject to Wyndham Council approval.</p>	<p>A suitably designed home must be sited to relate to the local conditions, responding to factors such as natural topography, prevailing winds, existing vegetation, sun access, orientation and views.</p>
Solar access		<p>Locate living and outdoor living zones on the north where possible to maximise the benefits of the sun.</p> <p>Avoid reducing solar access to neighbouring allotment/s.</p>
Sustainability	<p>All house designs are to achieve the minimum energy rating requirements for energy efficient design. Please refer to the relevant Government-approved rating scheme.</p> <p>For more information about sustainable homes, visit the Greensmart section of the HIA website at <a href="http://www.hia.com.au">www.hia.com.au</a></p>	<p>Adaptable house plans that can be easily modified to suit larger demand and changing lifestyles, catering for the future.</p> <p>Roof eaves of the correct width, to allow winter sun in and keep summer sun out.</p> <p>Zoning of the spaces within the home so that heating/cooling can be applied only where required.</p> <p>The incorporation of water efficiency measures at early stages of a new home construction, saving time, money and energy.</p> <p>Passive heating and cooling methods that lessens the dependency on heating and cooling systems.</p> <p>Use of recycled building materials.</p> <p>Built form designed and constructed to reduce energy and water demand, providing lifetime benefits and lower running costs.</p> <p>Appropriate roof, ceiling and wall insulation, as well as draught sealing.</p> <p>For more information visit <a href="http://peet.com.au/kingsford">peet.com.au/kingsford</a></p>

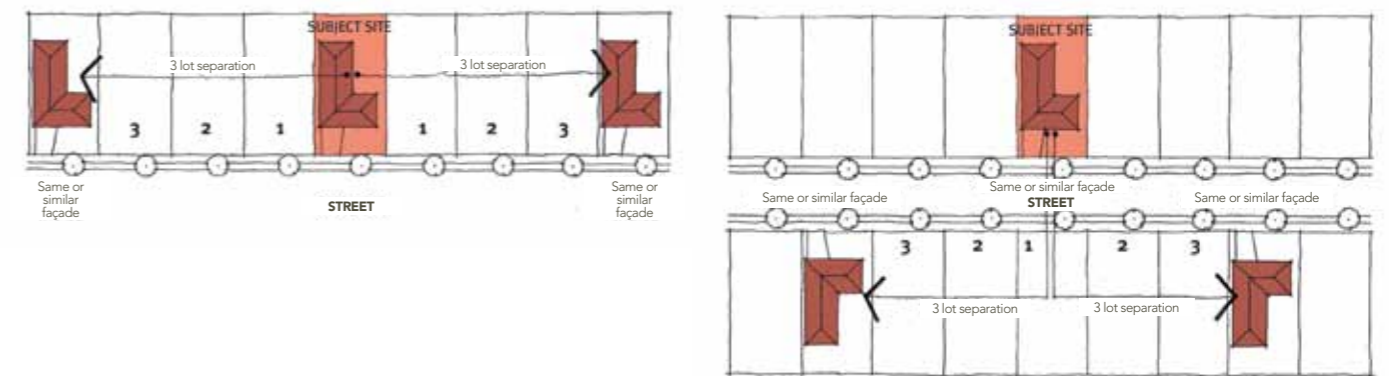


## The Dwelling

Feature	Essential (homes must comply)	Recommended
Address your street	Your home must front the street.	Provide living zones with glazing that overlooks the front garden, street and any nearby parks.
Façade design variation	Identical façade designs must not be repeated within three housing lots. Please contact the KDRP for potential proposals on adjacent lots, if required.	Individuality is important and unique characteristics through suitable materials and design are encouraged.
Sense of entry	The entry must be clearly visible with direct access to the home from the street frontage.  The dwelling must have a clearly defined, covered entry feature such as verandah, porch or portico that is visible from the street and integral to the rest of the design.	
Colours and textures	The proposed external colour palette must be a combination of finishes, textures and shades in elements such as the face brick, metal sheet roofing and roof tiles.  The base colours should be light, natural and earthy hues that are harmonious with the natural landscape.  Accent colours can be used as highlight elements to help articulation and create contrast, but should complement the base colour.	Treat face brick on the front façade as a feature to provide texture and variation.



## Façade design variation



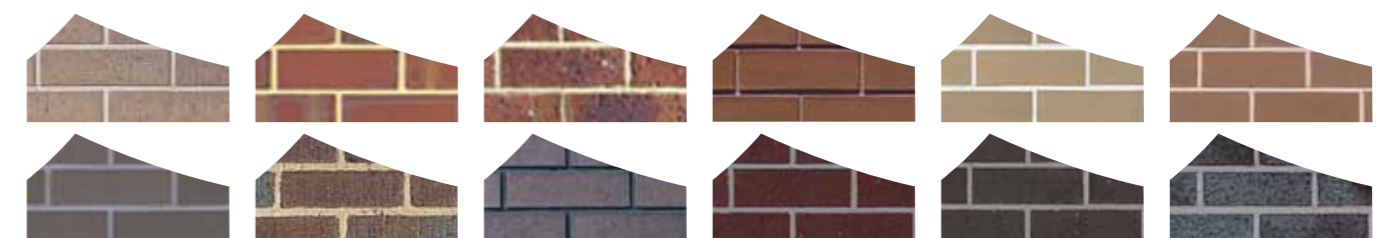
## Colours and Textures



Basic Colours - Light, natural and earthy hues that are harmonious with the natural landscape.



Accent Colours - Use as highlight elements to help articulation and create contrast, but should complement base colours.



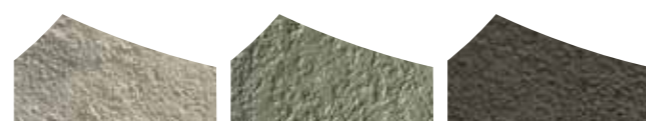
Face Brick - Treat face brick on front façade as a feature to provide texture and variation.

## The Dwelling

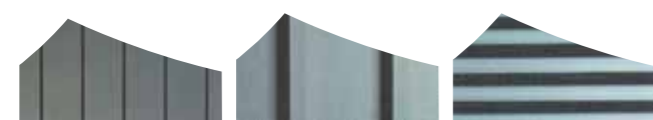
Feature	Essential (homes must comply)	Recommended
Appropriate materials	<p>A minimum of two different material finishes must be used on the front façade.</p> <p>Materials adopted on the front façade must return a minimum of 840mm to the sides. Full face brick façades are not permitted.</p> <p>Primary façades must consist of a variety of materials to provide individuality and variety in the streetscape. Use quality materials and finishes that offer a timeless appeal.</p> <p>All external surfaces are to be in a finished state (painted or coated where required) prior to occupation.</p>	<p>Appropriate materials include feature brickwork; masonry blocks, sandstone and stack stone; lightweight cladding panels such as weatherboard, plywood and zinc; brick or fibre cement sheeting with a rendered or textured finish; rendered finishes and timber cladding.</p> <p>Merit will be given to designs that display exceptional architectural qualities.</p>
Articulation elements	<p>Period reproduction styles such as Victorian, Art Deco, Federation, Edwardian, Colonial, Georgian, Neoclassical etc are not permitted.</p>	<p>Balconies and upper floor 'overhangs' are encouraged.</p> <p>Devices such as metal and timber batten sunscreens are encouraged.</p>
External glazing	<p>Window frame and glazing selection should be complementary to the overall colour palette. Contrasting colours will not be approved.</p> <p>Leadlight and stained glass features are also not permitted.</p>	<p>Consider colour and material framing which will add interest to the overall configuration.</p>



Cladding



Render/Stucco



Cladding



Timber Cladding



Natural Stone

- Suggestion:
- Feature brickwork
  - Masonry blocks, sandstone and stack stone
  - Lightweight cladding panels (e.g. weatherboards, plywood, zinc)
  - Fibre cement sheet, rendered or textured finish
  - Timber cladding

## Telstra Smart Community®

Feature	Essential (homes must comply)	Recommended
Telstra Velocity®	<p>Homes must not have external antennas or satellite dishes.</p> <p>Allowance must be made for cabling and housing of Optical Network Terminal to fit with Telstra Smart Community®.</p> <p>No traditional copper wiring telephone connection will be possible at Kingsford.</p> <p>Connection to the Telstra Velocity®, a fibre-to-home optic network that supplies high-speed and stable connection service is included as part of the Contract of Sale document. To access this high-speed broadband, telephone service, digital Free to Air TV and Pay TV, homes need to be cabled to particular requirements. Please refer to <a href="http://telstrasmartcommunity.com">telstrasmartcommunity.com</a> and speak to your builder for more information.</p>	



## Roof Design

Feature	Essential (homes must comply)	Recommended
Roof Design	<p>Pitched roofs must be no less than 22°.</p> <p>Homes must have metal sheet roofing or roof tiles. Metal sheet and roof tile roofing must match, or be very similar to, the approved colour scheme below.</p> <p>Roof tiles must be low-profile terra-cotta or concrete roof tile, or slates or shingles. Alternatives are subject to approval by KDRP.</p> <p>Treatments to gable ends must be contemporary and must not have ornate decorations or period detail.</p>	<p>Roof form should be contemporary in style, simple and sympathetic to the overall built form design. Hip, gable ends, skillion flat roofs or a combination of these used proportionally is encouraged. Curved roofs will be considered in context with the overall design proposal.</p> <p>Avoid one single bulky roof element and consider using a combination of smaller roof forms.</p>

### Approved roofing colour scheme

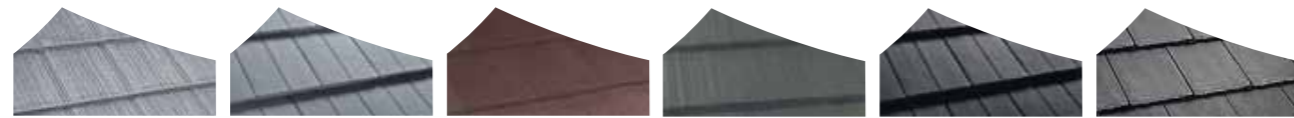
#### Colorbond® Roofing



Windspray® Jasper® Dune® Bushland® Woodland Grey® Monument™

The colours contained in printed copies of this document should not be used for colour matching purposes as printers may vary in reproducing many colours and purchasers must ensure they obtain original colour samples from manufacturers prior to making any decisions relating to these colours.

#### Roof Tiles



Preferred roof tiles are low-profile terra-cotta or concrete roof tile, slates and shingles. Alternatives are subject to approval by the vendor.

## Roof Design

Feature	Essential (homes must comply)	Recommended
Eaves	<p>Some lots, (as identified on the Plan of Subdivision), must include minimum 450mm wide eaves to either the front façade only or the entire house. For more information, please refer to your contract of sale.</p> <p>Where eaves are adopted they must be a minimum of 450mm.</p>	<p>Eaves of a minimum of 450mm are encouraged on all houses and required on some.</p>



## Double Storey Homes

Feature	Essential (homes must comply)	Recommended
Double Storey Homes	Some lots, (as identified on the Plan of Subdivision) must build a double storey dwelling. For more information, please refer to your Contract of Sale.	



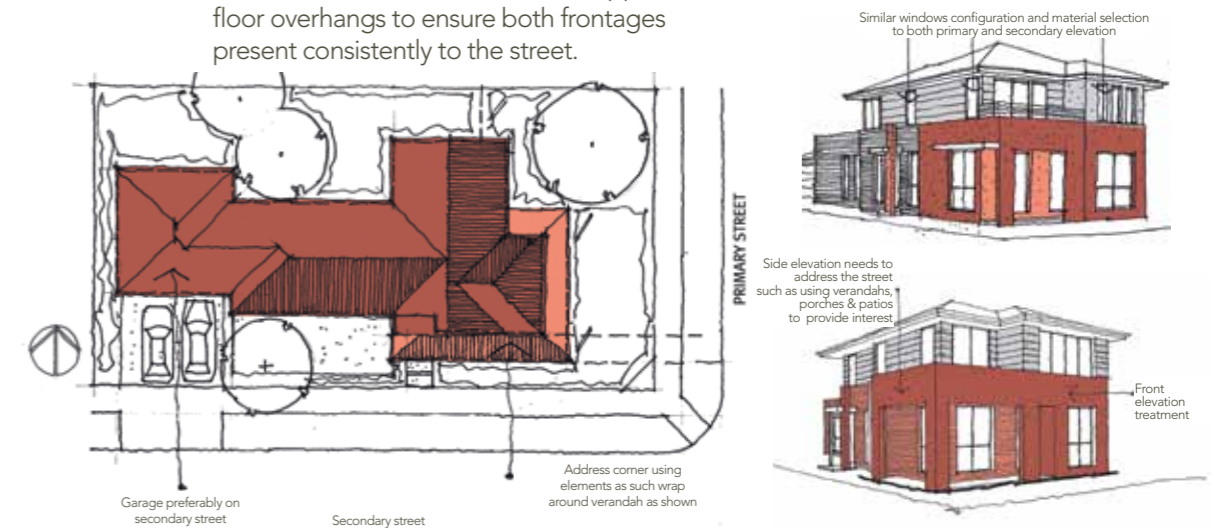
## Corner Allotments

Feature	Essential (homes must comply)	Recommended
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**Home design**

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

Use elements such as wrap-around verandahs, detailing, feature windows, continuous material, setbacks and upper floor overhangs to ensure both frontages present consistently to the street.



**Fencing**

Side boundary fencing must not extend for more than 60% of the boundary length on the boundary that is the second frontage.

Side boundary fencing to the secondary frontage must be the Kingsford premium fencing as detailed on page 16 of these Kingsford Design Guidelines.

## Allotments Facing Parks or Reserves

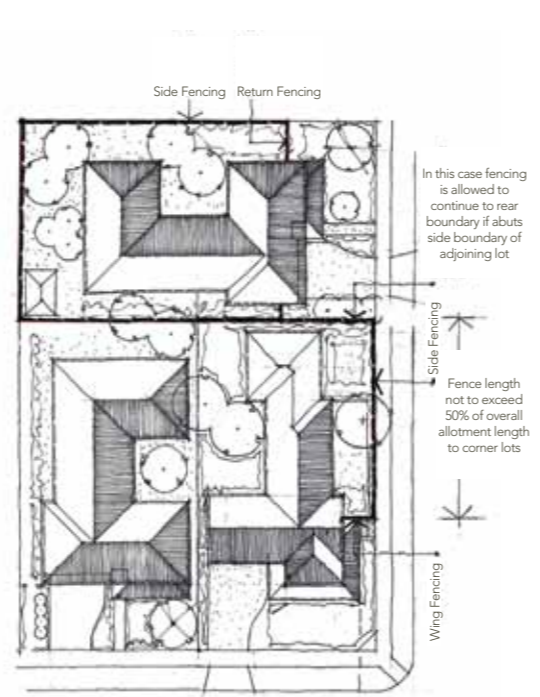
Feature	Essential (homes must comply)	Recommended
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**Fencing**

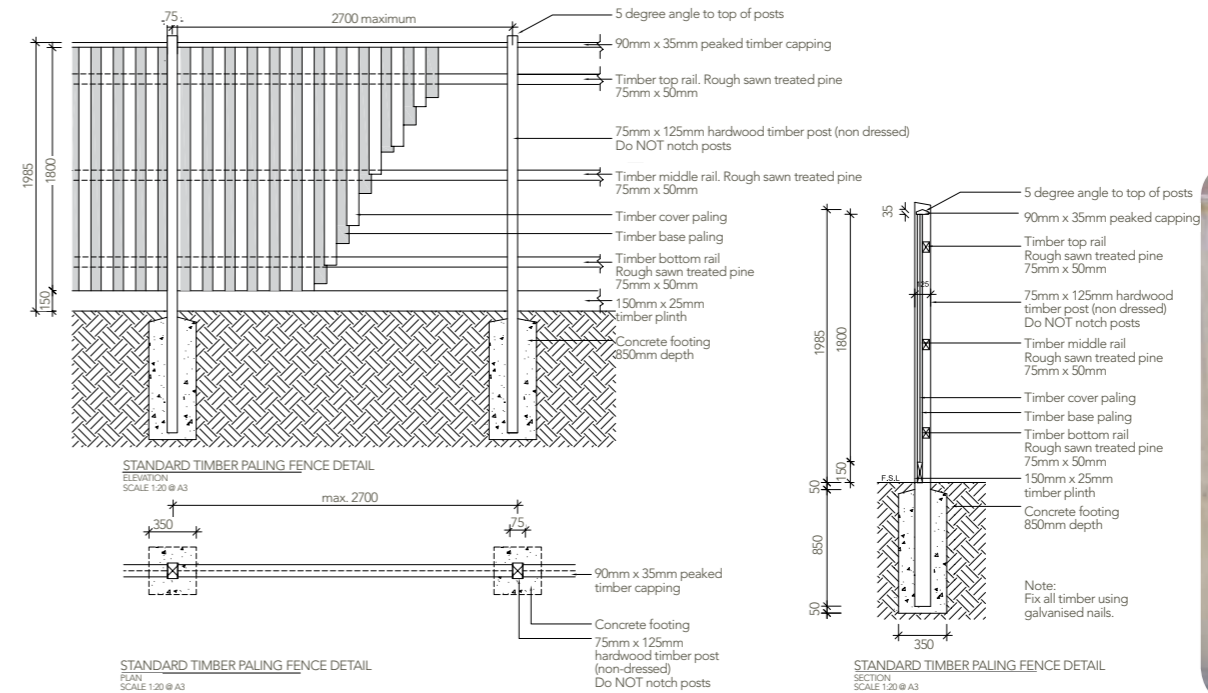
Allotments with a side boundary adjacent to a reserve will be considered as corner allotments for the purposes of these design guidelines.

## Fencing

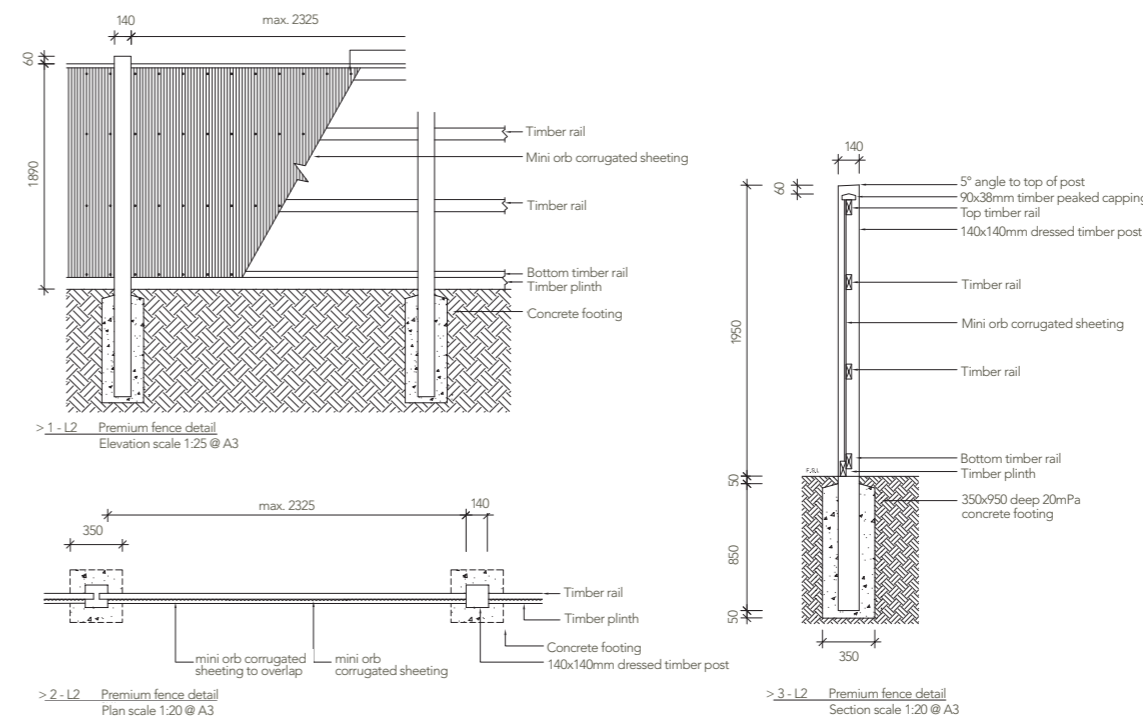
Feature	Essential (homes must comply)	Recommended
Fencing – general	Fences erected by Peet or its contractors are approved fences. Wire woven, chain mesh, barbed, cyclone or similar fencing are not permitted.	
Front fencing	To avoid narrowing the appearance of the street and creating a physical barrier between each home and the community, fencing to the front of dwellings is not permitted, except where the side boundary forms the rear boundary of an adjacent lot. If the main lot frontage faces Hacketts or Sneydes Road, appropriate fencing will be specified in the Contract of Sale. Other materials should be used to articulate or “break up” the mass of masonry or solid rendered masonry fencing.	
Side and rear fencing	Kingsford standard fencing as detailed on this page must be unpainted, lapped and capped timber fencing. This applies to side and rear fencing on your lot. It must be no higher than 1985mm as detailed on this page.	
Premium fencing	Kingsford premium fencing must be installed along the side boundary on a corner lot that faces the street, park or reserve, see page 16 for details. Mini orb corrugated sheeting must be ‘Grey Ridge’ in colour.	
Return fencing	Fences that return and are visible from the street must be made from suitable materials and complement the front façade. Return fencing must be a minimum of 840mm behind the front building line.	Creative initiatives including using a base or highlight colour are encouraged to make a standard timber paling fence visually appealing.
Fences on a slope	Fences must be stepped in accordance with any slope in the lot.	Alternative timber, such as dressed hardwood, is subject to approval by KDRP.



### Kingsford standard side and rear fencing



### Kingsford premium fencing for side and rear boundaries adjacent to roads and/or parklands



## Garden and Landscaping

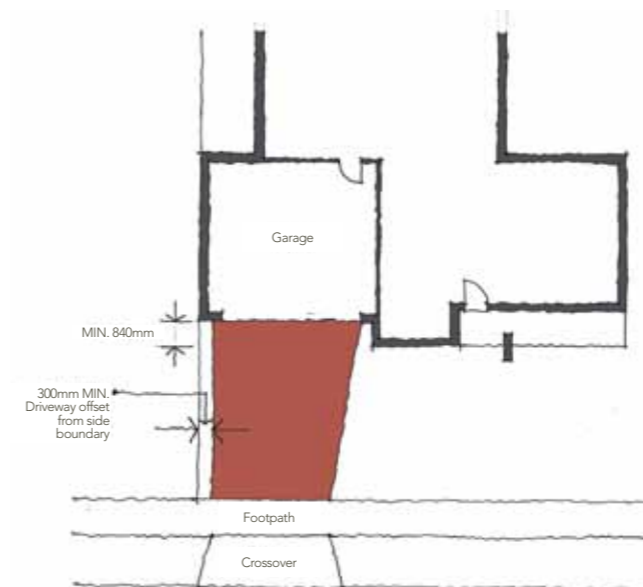
Feature	Essential (homes must comply)	Recommended
Front garden	<p>The front garden must be completed within six months of the Certificate of Occupancy being issued.</p> <p>To avoid narrowing the appearance of the street and creating a physical barrier between each home and the community, fencing to the front of dwellings is not permitted.</p>	<p>Limit the amount of hard surfaces and use 'soft' coverings such as garden beds, shrubs, ground cover and trees. As a guide, a minimum of 50% of the front garden should be covered in softscape.</p> <p>Use landscaping effectively in your front garden to help define your boundary.</p> <p>The use of native species requiring less water is encouraged. Organic mulch can lower maintenance.</p> <p>Select planting and ground covers that are drought resistant and require minimal maintenance.</p>



## Driveways, Letterboxes and Retaining Walls

Feature	Essential (homes must comply)	Recommended
Driveways	<p>There must only be one driveway per lot, located to comply with the crossover as shown on the engineering plan.</p> <p>The driveway area must not cover more than 40% of the overall front yard.</p> <p>The driveway must be set a minimum of 300mm off the side boundary to allow for a planting strip along the side.</p> <p>Driveways must be completed before the home is occupied.</p> <p>The colour selection must complement the building design and external colour scheme.</p> <p>The material must be of neutral tone. Approved driveway materials are pavers, exposed aggregate and coloured concrete.</p>	<p>Driveway pavers come in a variety of shapes and designs including hexagonal concrete pavers, rectangular brick pavers and cobblestones. Exposed aggregate is available in a wide range of colours and styles and coloured concrete allows for a huge choice of decorative options.</p>

Feature	Essential (homes must comply)	Recommended
Letterboxes	<p>Letterboxes and street numbering must be installed before occupation.</p> <p>Letterboxes must be housed in a purpose built low structure located forward of the building that complements the house design. The size and position of the letterbox must comply with Australia Post requirements. For more about letterbox requirements, visit <a href="http://www.auspost.com.au">www.auspost.com.au</a></p> <p>The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.</p>	<p>Letterboxes could be housed in a facebrick or render-finish pier; a timber, free-standing pier or custom designed to complement the house design. Custom designed units are highly recommended and subject to approval by KDRP.</p>
Retaining walls	<p>Designs on sloping lots must take into consideration the natural topography. Land cut and fill must be kept to a minimum.</p> <p>Retaining walls visible by the public must be tapered to work with the natural topography.</p> <p>Design materials and colour selection for visible retaining walls must complement the building design and external colour scheme.</p>	<p>Minimise the use of retaining walls and excessive earthworks.</p>



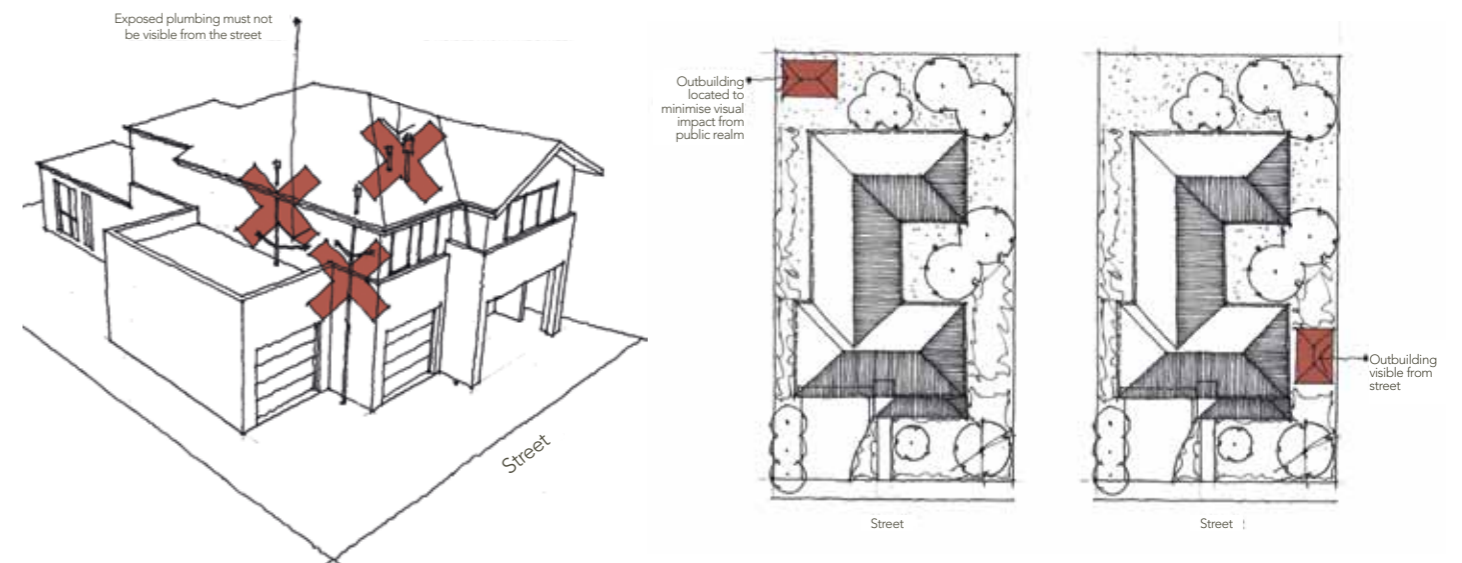
## On-site Car Accommodation

Feature	Essential (homes must comply)	Recommended
Car accommodation	<p>Each dwelling must have a garage.</p> <p>No carports are permitted.</p> <p>The front garage wall must be 540mm behind the main building line, to minimise the visual dominance of garages on the street front.</p> <p>The external overall width of the garage structure should be 6m or less.</p> <p>The colour and style of the garage structure and door must be complementary to the overall house design and external colour scheme.</p>	<p>The garage structure should be designed as an integral part of the dwelling.</p>



## Outbuildings and Ancillary Items

Feature	Essential (homes must comply)	Recommended
Outbuildings	<p>Outbuildings must be located so they are not visible from the street.</p> <p>Outbuildings must not be more than 20sqm and 3.6m high.</p> <p>The design, colour and materials must be consistent with the rest of the house design.</p>	
Ancillary items	<p>Ancillary items including (but not limited to) clothes lines, rainwater tanks, solar hot water panels, hot water services, heating and cooling plants and bin storage areas must not be visible from the street.</p> <p>The location, design and colour of meter enclosures must be complimentary to the overall design and minimise impact on the streetscape.</p> <p>Exposed plumbing and electrical services must not be visible from the street.</p>	<p>Minimise the visual impact of downpipes and rainwater heads to the street façade. Ensure the colour of the downpipe matches main wall colour.</p>





- House design includes eaves to the front façade of the house (this is only a mandatory requirement on specific lots, please refer to the Kingsford Design Guidelines (page 11) or your contract of sale for more details)
- Eaves (if mandatory, or adopted) are a minimum of 450mm

**Double Storey Homes**

- Home is a double storey design (this is only a mandatory requirement on specific lots, please refer to the Kingsford Design Guidelines (page 13) or your contract of sale for more details)

**Corner Allotments**

- Front façade design addresses both the primary and secondary street frontages and is a similar scheme
- Side boundary fencing is not more than 60% of the boundary length on the boundary that is the second street or park frontage

**Fencing**

- No front fencing is included (some lots with frontage onto Hacketts or Sneydes Road may have front fencing, please refer to your contract of sale for more details)
- Side and rear fencing is capped timber paling fencing with the bottom rail flush to the ground as detailed in the Kingsford Design Guidelines (page 15)
- Side fencing on corner lots, or lots that have a secondary frontage to a park or reserve, is the Kingsford Premium fencing as detailed in the Kingsford Design Guidelines (page 15)
- Side and rear fencing is no higher than 1985mm
- Side boundary fencing is not forward of the main front building line (except where the side boundary forms the rear boundary of an adjacent lot)
- Return fencing is complementary to the house façade is no higher than 1985mm
- Return fencing is a minimum of 840mm behind the front building line

**Driveways, Letterboxes and Retaining Walls**

- Only one driveway is included
- Driveway does not cover more than 40% of the overall front yard
- Driveway is set to a minimum of 300mm off the side boundary
- Driveway colour selection complements the building design and external colour scheme
- Driveway is built from pavers, exposed aggregate or coloured concrete
- Letterbox is a low purpose built structure located forward of the building
- Size and position of the letterbox complies with Australia Post requirements
- Retaining walls compliment the building design and external colour scheme

**On Site Car Accommodation**

- House design includes a garage (no carports are permitted)
- The front garage wall is a minimum of 540mm behind the main building line
- The external overall width of the garage structure is 6m or less
- The colour and style of the garage structure and door complements the overall design and external colour scheme of the house

**Outbuildings and Ancillary Items**

- Outbuildings are not visible from the street
- Outbuildings are less than 20sqm in area and less than 3.6m high
- Outbuilding design is consistent with the design, colour and material selection for the home
- Ancillary items are not visible from the street
- The location, design and colour of meter enclosures are complimentary to the overall design
- Exposed plumbing and electrical services are not visible from the street

## Kingsford Design Approval Application Form

Please submit your Design Approval Submission Package to melbourne@peet.com.au

**Allotment details**

Lot Number: ..... Street: .....

**Owner details**

Name: .....

Mailing Address: .....

Contact Number: ..... Email: .....

**Builder details**

Name: .....

Company: .....

Mailing Address: .....

Contact Number: ..... Email: .....

**Attachments**

- Completed checklist
- 1 copy of Site plan
- 1 copy of proposed Floorplans, Roof plans and Elevations
- 1 copy of Materials and Colours schedule
- 1 copy of Landscape design

**Non-conforming designs** (to be completed for designs that do not comply with design guidelines)

List measures taken to ensure that standards are being upheld or improved:

.....  
 .....  
 .....

List reasons why this home design will add character to the overall estate:

.....  
 .....  
 .....

- Where colour selections or materials differ from pre-approved palette, please provide samples or images of your selection for assessment.

**Submitted by:** .....

**Print name:** ..... **Date:** .....

## Kingsford Guidelines Checklist & Design Approval Application Form

You are encouraged to submit your Design Approval Submission Package in PDF format to [melbourne@peet.com.au](mailto:melbourne@peet.com.au)

Alternatively you can send them to:  
Kingsford Design Review Panel  
Peet Limited  
Level 3, 492 St Kilda Road  
Melbourne 3004

## Peet Limited – bringing land to life for over 100 years.

With over 100 years of experience in community creation, Peet Limited has won numerous planning and environmental awards for creating premium communities, all of which feature high quality landscaping and presentation.

Peet Limited has residential developments in Victoria, Western Australia, Queensland and New South Wales.

Peet Limited is one of Australia's largest residential land developers. We strive to make our communities not only great places to live, but sound investments for the future.

## Contact

If you have any queries about your Design Approval Submission Package, please speak to your builder or architect in the first instance.

For remaining queries, please contact:  
The Kingsford Design Review Panel by:  
Email: [melbourne@peet.com.au](mailto:melbourne@peet.com.au)  
Phone: (03) 9868 5900

This is an indicative outline and summary only of some information contained in the Restrictive Covenants contained within the contract. It is only a guide and does not form part of the contract in any way or infer that these are the only conditions applying to the lots. These guidelines are subject to change without notice at Peet's absolute discretion, so purchasers should review the contract carefully, make their own inquiries and obtain independent advice before proceeding.

Revision No. 2, November 2011

**PEET**

  
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