OUR ULTIMATE
FLOOR PLAN & FACADE GUIDE

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INTRO

CHOOSING YOUR HOME DESIGN

We often get asked where to start when designing a new home and for us the starting point is always the same. It's the floor plan followed by the façade. It can be tempting to see the latest home design trends on Instagram or Pinterest and fall in love with it, so much so that you must have it in your home. The problem with taking this approach is that the inclusion of a particular design feature can sometimes come at the cost of the functionality of the whole floor plan.

Having built more than 20 homes between us over the past 10 years and living in about 15 of them as we raised our young families, we have learnt that a functional floor plan should cater to how you and your family live every day. From how you enter the home to whether you have frequent overnight guests or just love entertaining the entire neighborhood on weekends, how you live will determine the best floor plan for you.

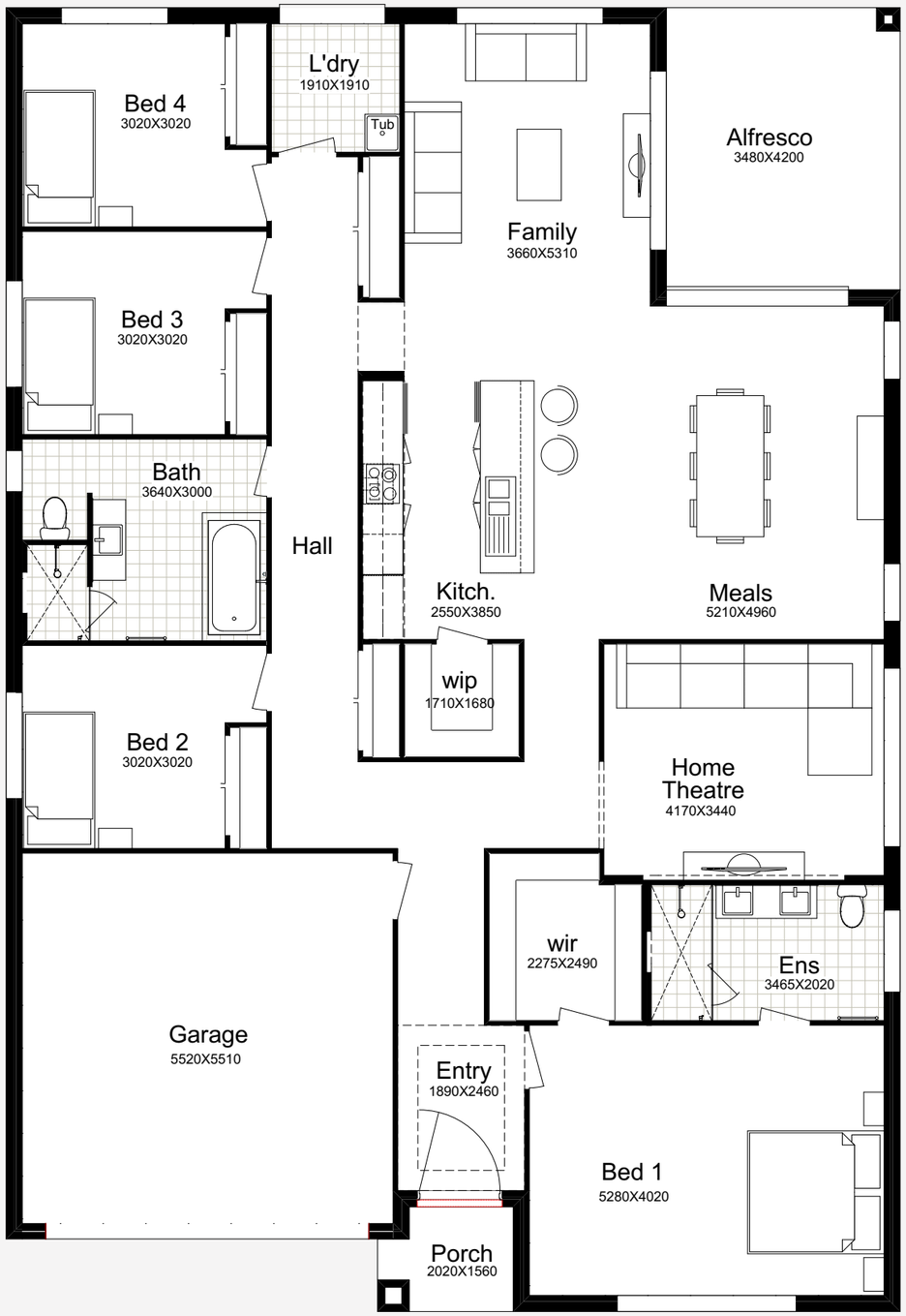
A well-considered floor plan can make day-to-day living a breeze, so we have handpicked our favourite floor plans to show you just what we mean. Whether you are looking for a single or double storey design or an acreage home, these floor plans have some pretty special features and tick all the right boxes.

Over the past 6 years our love affair with the classic cladded façade has grown and now we're sharing all our favourite façade colour schemes with you. No matter what floorplan you choose, it's easy to add a classic clad façade. Whether you love Hamptons or Coastal or even fancy a Farmhouse style, a fully clad exterior can suit many design styles. To help take the guess work out of your façade colour selections, we're baring all with our top four colour schemes. These facades have been tried and tested by us and will certainly give you maximum street appeal. If you're after a brick or render finish, don't fret, we've got your covered there too.

That is why we have created this **Ultimate Floor Plan and Façade Guide**, to help you find the winning floor plan and façade combination for your dream home.

OUR FAVOURITE FLOORPLANS

"A well-considered floor plan can make day-to-day living a breeze"



BELROSE 27

BELROSE 27

SINGLE STOREY

What We Love

We love that this floor plan has no wasted space, and all the rooms are well proportioned given the overall size of the home. That can be hard to find in a 27 square home.

All the bedrooms feature built in wardrobes, the kitchen has a walk-in pantry, and the home still has two linen cupboards. We love the layout of the kitchen, living, dining and alfresco to encourage indoor outdoor family entertaining.

4 2 3 - 2

BETHANY 31

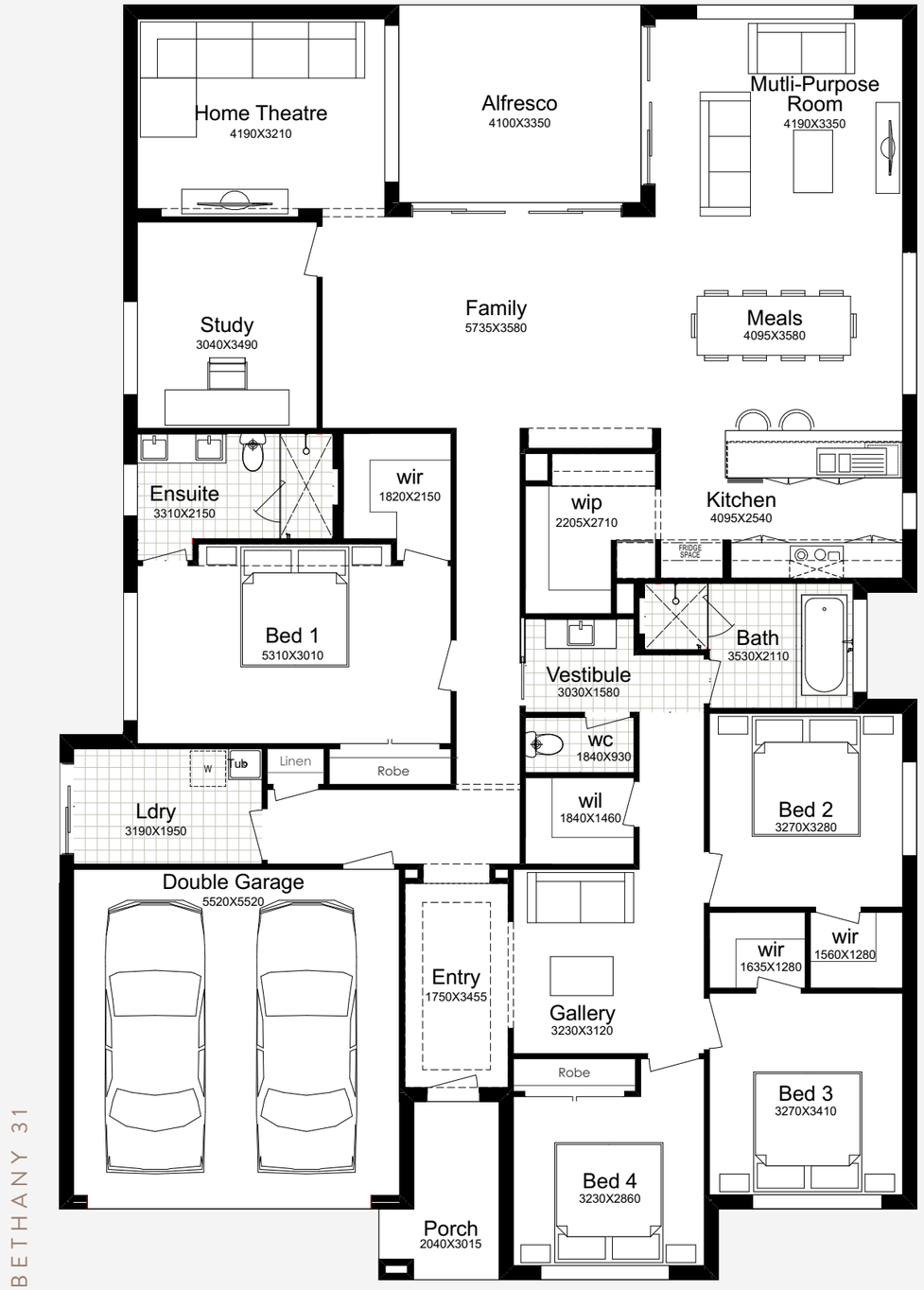
SINGLE STOREY

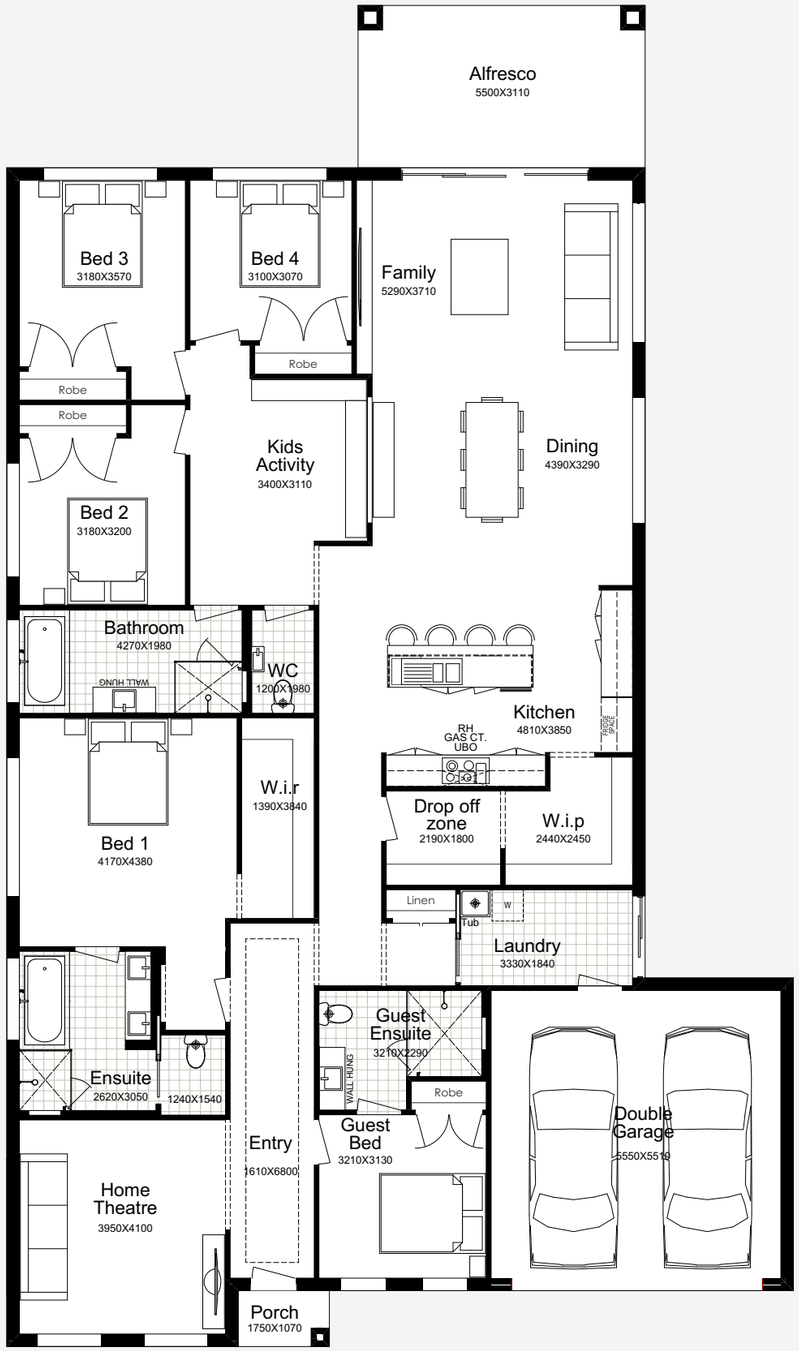
What We Love

Being busy Mums, we appreciate the location of the laundry and linen cupboard as you enter the home from the garage. A simple layout feature such as this really helps keep the home tidy.

We love the location of the bedrooms and inclusion of the gallery area just outside these bedrooms and that the bathroom vanity is separate from the bathroom which can really be practical for those with teenagers. The positioning of the alfresco creates a great connection to the multiple living rooms.

4 2 5 1 2





MACQUAIRE 33

MACQUARIE 33

SINGLE STOREY

What We Love

The kitchen layout of the Macquarie 33 is a favourite of ours, we love the connection to the living and dining and the drop off zone is perfect for families.

The separate living area at the front of the home offers a great addition and we really like the kid's activity area just off their bedrooms. It is a truly adaptable room, as it can be used as a toy room, study or lounge room depending on the age and needs of the children.

5 3 4 - 2

MICHIGAN 33

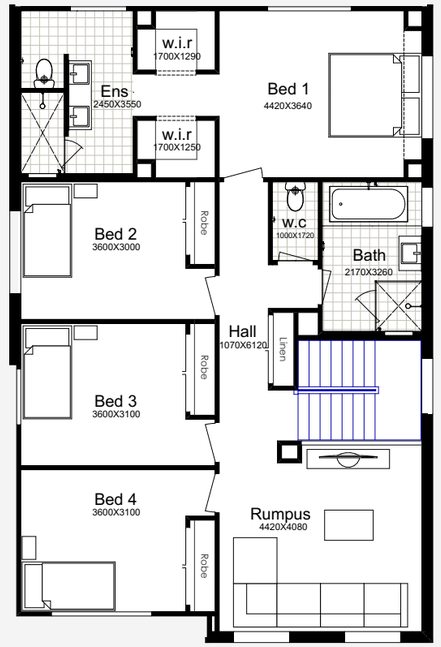
DOUBLE STOREY

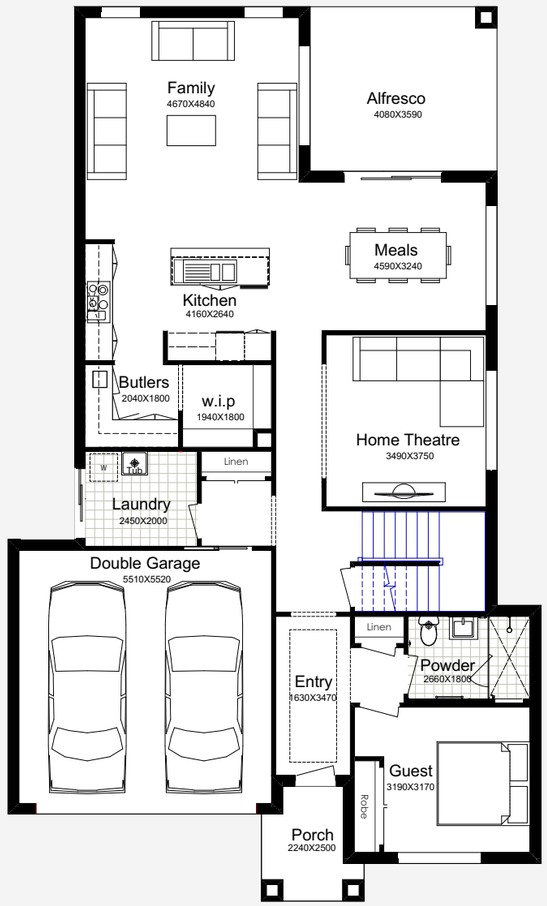
What We Love

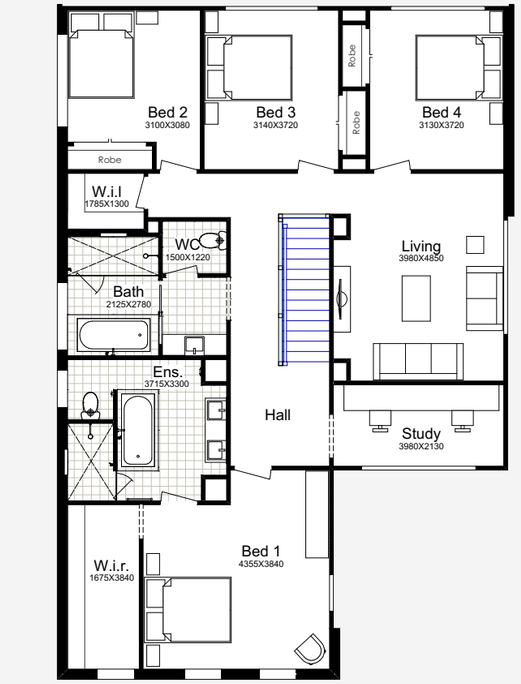
Downstairs we love the inclusion of the powder room that is also accessible from the guest bedroom, it is a go to design for us in double storey homes. The location of the large butler's pantry and walk in pantry is a great set up and helps keep a clean and tidy kitchen.

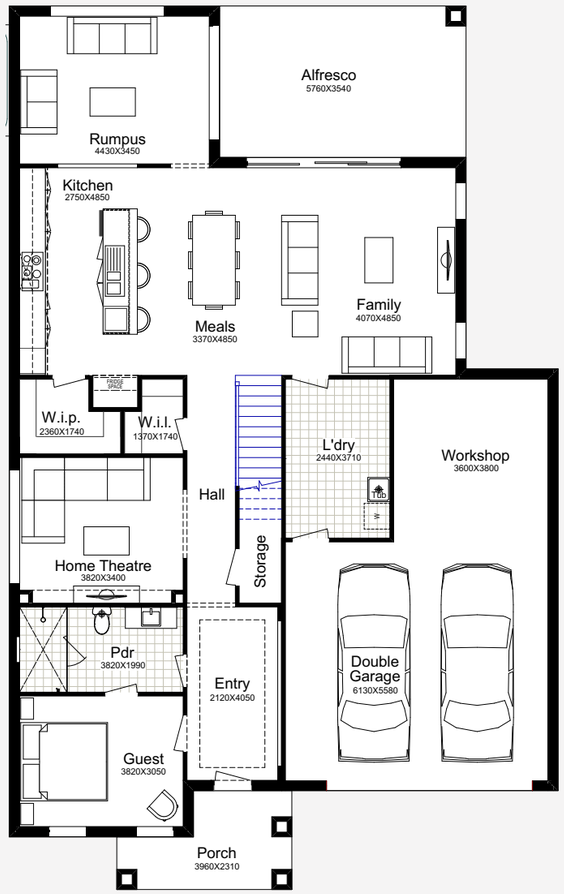
The dining and family rooms are very well proportioned and connect beautifully with the alfresco. We also love that the kitchen island bench faces the backyard enhancing the indoor outdoor connection.

5 3 4 - 2









GLENBROOK 40

GLENBROOK 40

DOUBLE STOREY

What We Love

The oversized alfresco and the kitchen, living, dining location is one of our favourite floor plan layouts. We love that both the family room and rumpus rooms have a great connection to the outdoor areas and the kitchen will make for great family entertaining.

The walk through laundry which is large enough to include mudroom cabinetry is a big winner for us, which may have something to do with the fact that we helped to design this floor plan. The addition of the home office at the top of the stairs is also a winner, especially with so people working from home these days.

5 3 5 1 2

HAWKESBURY 45R

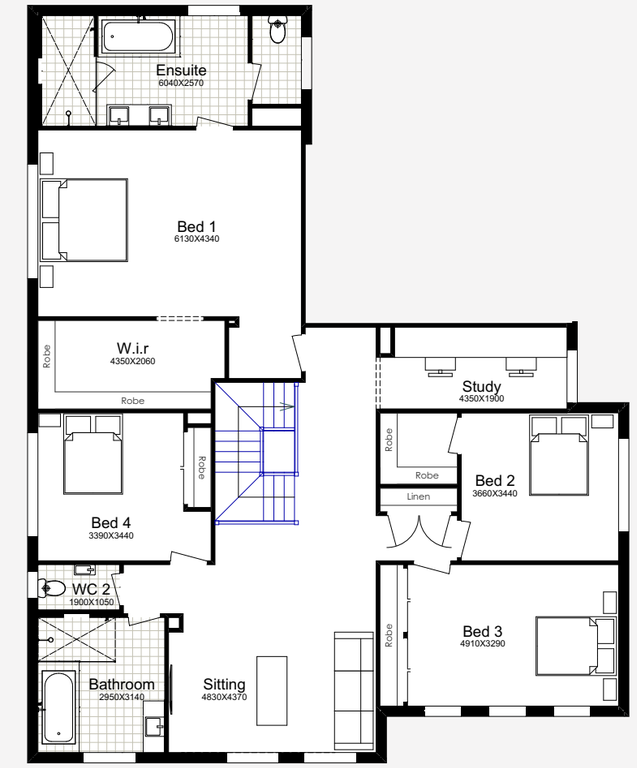
DOUBLE STOREY

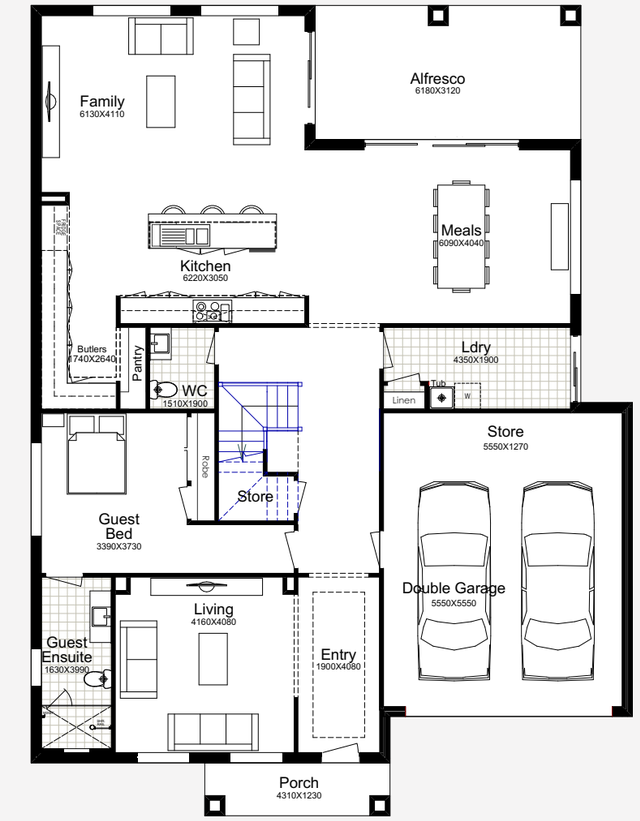
What We Love

The easily accessible yet hidden walk-in pantry is a great addition to this kitchen. We love how the island bench faces the rear of the home and is close to the family, dining and alfresco.

It's the perfect layout for entertaining but there is another open living space near the front of the home and upstairs. We like that the water closet (WC) is separate from the main bathroom, this is sensible and practical as the kids get older. The size and open design of the Master Suite is every parent's dream come true.

5 3.5 4 1 2





ELIANA 45

ACREAGE

ELIANA 45

What We Love

We love the location of the combined kitchen, dining and family areas all leading straight out onto the over sized alfresco.

The mudroom, laundry and butler's pantry locations are perfect for unloading groceries and storing the kids shoes and bags before they can spread from one end of the home to the other. We also really like the sliding doors from the Master Suite leading onto the alfresco.

5 3 4 1 2

ELIANA 54

ACREAGE

What We Love

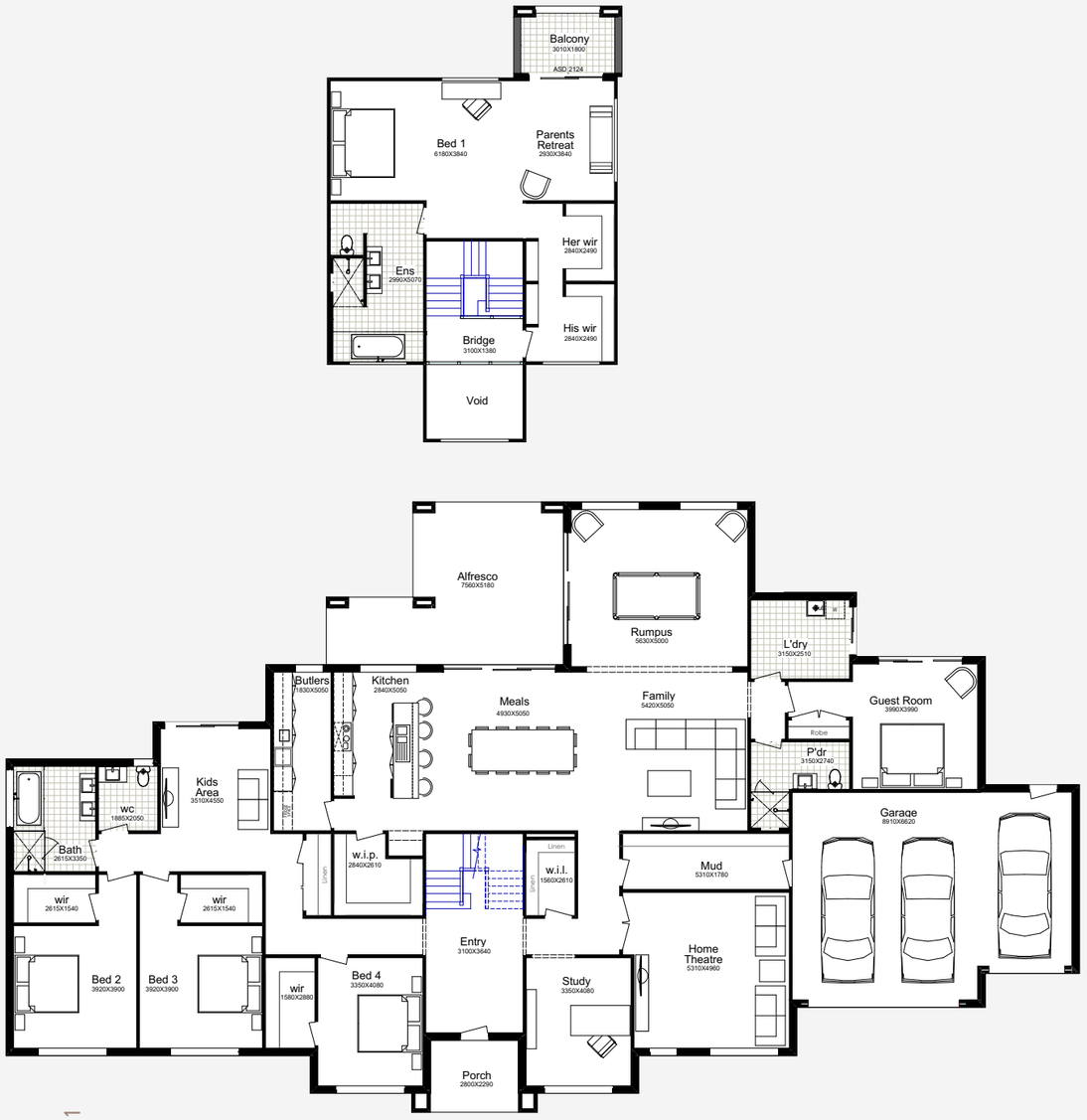
The generous sized wardrobes in every room are a standout because we believe you can never have too much storage in your home. The home theatre and rumpus room set up are cool and would make a great retreat for the teenagers or those with young adults still at home.

The laundry, walk in pantry and butler's pantry thoroughfare would be very practical for families. As with the Eliana 45, we love the connection of the great room and over sized alfresco.

5 3.5 5 - 3

BELLA VISTA 61

ACREAGE



BELLA VISTA 61

What We Love

You had us at Parents Retreat! This upstairs level dedicated to the parents of the home is a spacious and smart layout. The walk through mudroom from the garage is a must, especially for a home of this size.

The kid's area neatly tucked away between the bedrooms is a great choice as are the bedroom wardrobe sizes. We really like the separation of the three different living areas in this home. The open plan living, and rumpus room make the perfect layout for indoor outdoor entertaining.

5 3 6 1 3

STEAL OUR STYLE

DREAM HOME 7

ROOF
COLORBOND
Windspray

WINDOWS
WIDELINE WINDOWS
White

GARAGE DOOR
SLIMLINE
Surfmist

GUTTERS
COLORBOND
Windspray

PORCH TILES
COLOR TILE
Massive Stone Moon

DRIVEWAY
DULUX Avista
Blue Gum

FASCIA
COLOR BOND
Surfmist

FRONT DOOR
HUME DOORS
HAV100

CLADDING
JAMES HARDIE
220mm Splayed Stria

EXTERIOR PAINT
TAUBMANS
Alpine Snow

TRIMS
TAUBMANS
Crisp White

FRONT DOOR COLOUR
TAUBMANS
Georgian Silver

STEAL OUR STYLE

DREAM HOME 6

ROOF
COLORBOND
Surfmist

WINDOWS
WIDELINE WINDOWS
White

GARAGE DOOR
SLIMLINE
Surfmist

GUTTERS
COLORBOND
Surfmist

PORCH TILES
COLOR TILE
Aquitaine Grigio

DRIVEWAY
DULUX Avista
Blue Gum

FASCIA
COLOR BOND
Surfmist

FRONT DOOR
HUME DOORS
HAV99

CLADDING
JAMES HARDIE
Linea Weatherboard

EXTERIOR PAINT
TAUBMANS
Silver Threads

TRIMS
TAUBMANS
Crisp White

FRONT DOOR COLOUR
TAUBMANS
Crisp White

STEAL OUR STYLE

DREAM HOME 3

ROOF
COLORBOND
Surfmist

CLADDING
JAMES HARDIE
220mm Splayed Stria

GARAGE DOOR
SLIMLINE
Surfmist

GUTTERS
COLORBOND
Surfmist

WINDOWS
WIDELINE WINDOWS
White

DRIVEWAY
DULUX AVISTA
Blue Gum

FASCIA
COLORBOND
Shale Grey

FRONT DOOR
HUME DOORS
XS24

TRIMS
JAMES HARDIE

EXTERIOR PAINT
TAUBMANS
Shale Grey

FRONT DOOR COLOUR
TAUBMANS
Blue Willow

GARAGE DOOR
Dynamic Doors
Ranch - Surfmist

STEAL OUR STYLE

DREAM HOME 1

ROOF
COLORBOND
Shale Grey

CLADDING
JAMES HARDIE
220mm Splayed Stria

GARAGE DOOR
SLIMLINE
Surfmist

GUTTERS
COLORBOND
Shale Grey

WINDOWS
WIDELINE WINDOWS
White

DRIVEWAY
DULUX AVISTA
French Grey

FASCIA
COLORBOND
Surfmist

FRONT DOOR
HUME DOORS
XS26

EXTERIOR PAINT
TAUBMANS
Surfmist

TRIMS
Taubmans
Crisp White

FRONT DOOR COLOUR
TAUBMANS
Black Jack

GARAGE DOOR
Dynamic Doors
Custom Ranch - Surfmist

OUR FAVOURITE FACADES

Once you have selected your dream floor plan, it's time to fine tune that façade and maximize the street appeal. If the classic cladded home isn't your style, Better Built Homes have a huge variety of contemporary and urban style homes to choose from too. You can take a mix 'n' match approach: choose your floor plan first and then pick which façade you like best. It's an easy way to design your ultimate floor plan and façade combo and create the home of your dreams.

We have created a list of the different façade designs Better Built Homes offers based on the three styles mentioned above. Once you have selected the floor plan using the list above, it should be simple to find the façade design to suit your style from the list on the following pages. The best part is you still get to choose your colours to make your home distinctly yours.

CONTEMPORARY FACADE DESIGNS

MODERN

BRANXTON

WOODVALE

SINGLE STOREY ONLY

DOUBLE STOREY ONLY

SWANSEA

DOUBLE STOREY ONLY

BRIGHTON

CLASSIC FACADE DESIGNS

LEURA

LAWSON

SINGLE STOREY ONLY

HAZELBROOK

DOUBLE STOREY ONLY

HAMPTON

CLASSIC

URBAN FACADE DESIGNS

URBAN GALLERY

TRADITIONAL

DAINTREE

DOUBLE STOREY ONLY

HUNTER

KINGSTON

SINGLE STOREY ONLY

OUR PARTNER

BETTER BUILT HOMES

On all our Oak and Orange projects we partner with award winning builder Better Built Homes, based in Western Sydney, Australia.

They have over 25 years of experience in home building, are extremely client focused and flexible so that you can create your Dream Home.

With over 80 floor plans to choose from, they have something to suit all tastes, practicality requirements and lifestyle no matter what stage your family is at.

Take a look though their extensive range of floor plans, facades, and internal and external colour selections for inspiration to create your very own dream home: betterbuilthomes.com.au

FAQ

ARE SITE COSTS INCLUDED IN THE TENDER PRICE?

Not all builders factor in ALL costs into the tender price. Some builders will only include a provisional allowance which means you may get a nasty surprise after you have signed your contract.

These base price tenders don't take into consideration your block of land including the slope, soil type and bush fire requirements. Often these base price tenders are used to make the builder appear cheaper than they are. It's best to avoid these and choose a builder that takes all these contingencies into consideration from the start.

WHAT INCLUSIONS PACKAGES ARE AVAILABLE?

No matter which builder you choose it's important to take a close look at the level of inclusions. What some builders consider an upgrade others will include as standard. Again, this can make some builders appear more affordable at the start but by the time you add on your upgrades, the contract price increases substantially.

Consider what inclusions are a necessity for you and your family and ask if they are included when you first receive your tender price. For example, the Better Built Homes Opulence© packages includes a driveway, Ceiling Height Tiling to Bathroom + Ensuite, 40mm Stone Benchtops, 2340mm Height Doors to the ground floor as standard.

CAN I MAKE CHANGES TO THESE FACADES?

Better Built Homes have a huge range of facades to choose from but if you still want to make changes you can. Don't forget that builders aren't allowed to copy other designs so it's a good idea to take some inspiration pictures with you and work with a sales consultant to get this right.

WHAT HEIGHT SHOULD MY CEILINGS BE?

We are often asked if high ceilings are worth it, and our answer is always yes! Whilst the Better Built Homes Inspire range includes standard 2450mm high ceilings, their Opulence range includes 2600mm in single storey designs and the lower level of a double storey design, whilst the upper level still has 2450mm. Even a small increase in the ceiling height can make the home feel bigger and allows more natural light in.

CAN I MAKE CHANGES TO THESE FLOOR PLANS?

Yes, the Better Built Homes floor plans included in this guide along with the others on their website can all be modified to suit your lifestyle. We recommend choosing a floor plan you love, that suits the orientation of your block and your family's lifestyle. Once you have chosen your favourite floor plan, you can spend time with a BBH consultant to go over the modifications you would like to make. These have to be within the scope of a project home builder of course.

WHAT DOES THE PAYMENT SCHEDULE CONSIST OF?

There will be payments required prior to the commencement of construction of your new home. Not all builders will have the same payment schedule, and this is a great question to ask as the bank financing your build will need to approve the payment schedule. At Better Built Homes the total contract price is spread across seven payments, listed below For Better Built Homes those fees are listed below –

	Estate	KDR
Tender Request	$950	$1200
Tender Approval	$3000	$5000
Contract	$7000	$10,000
Total	$10,950	$16,200

DO I GET TO CHOOSE MY OWN FAÇADE COLOURS?

Absolutely. The colour schemes and facades from Better Built Homes provide great inspiration, but when it comes time to select the finer details like the fascia, gutter and front door colours, you are free to choose your own. Keeping in mind, some estates have design guidelines to follow into consideration.

HOW LONG WILL IT TAKE TO BUILD THE HOME?

We have all heard the saying 'how long is a piece of string' and it can be a lot like that when building a new home. The journey to getting the keys to your brand-new home can be divided into two stages.

The first is the design process. This is where you decide on your floor plan and façade and work with your builder to prepare your plans to be approved. For a Complying Development Certificate, we suggest allowing 5 months and for a Development Application, the process can normally takes 7 months. Now this may seem like a long time, but this design stage allows you plenty of time to research and plan so that once your home is under construction, you are confident with your choices and hopefully won't be making any changes which could slow construction down.

The second part is the build process which starts with the excavation of your land and ends with you getting the keys to your brand-new home. All up this can take between 8-10 months, depending on how much mother nature cooperates and the quality of your build.

oak & orange | BetterBuilt Homes