

Proposed  
Childcare  
Centre

Proposed  
Shopping  
Centre

Proposed  
Park and  
Wetlands

BESKING ROAD

CHERRY STREET

JOHANNA DRIVE

CULLINGHAM ROAD

AIRE PLACE

WEE PLACE

OUTCROOK WAY

CARIBBOOD CASSEMENT

GRANT PLACE

CUMBERLAND BOULEVARD

BAYVIEW AVENUE

BURNING ROAD

CUMBERLAND BOULEVARD

ANDLERIA ROAD

ANDLERIA ROAD

CARIBBOOD CASSEMENT

Future  
Residents  
Park

Future Residential

DELACOMBE TOWN  
CENTRE 3.5KM





# Design Guidelines

VERSION 1.1

## Alluvium

BALLARAT CARNHAM RD — WINTER VALLEY

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1 Overview                                                                                                                                                                                                                                                                                                                                                | 1.3 Design Review Panel (DRP) Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Located on an undulating site punctuated by native vegetation, Alluvium offers generously sized allotments which will afford flexibility to design solutions and encourage a diverse range of architecture. Elevated sites will provide residents with scenic views of the surrounding landscape and nurture a cohesive and comfortable living environment. | All house designs and building works including excavation, fencing, retaining walls and outbuildings require the prior endorsement of the Design Review Panel. Approval from the DRP is required before applying for a building permit for the construction of a new dwelling.                                                                                                                                                                                                                   |
| The construction of dwellings which are sensitive to the topography of individual allotments will help to establish a community that is integrated with the natural landscape and complementary to the existing vegetation and site conditions.                                                                                                             | The DRP will assess all designs and if they are compliant with the design guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. If the design submission does not comply, the DRP will advise the applicant on the areas of noncompliance and the required amendments. Applicants will then be required to resubmit their amended documents in order to gain approval.                                                                 |
| The Design Guidelines have been created to complement both State and Council development controls so as to promote quality design outcomes for Alluvium. Such guidelines exist to ensure visual cohesion, to help protect our estate against inappropriate development, providing peace of mind for a secure investment.                                    | The DRP will endeavor to assess proposals within around 10 business days of the receipt of a complete and compliant application, accompanied by the DRP Approval Application Form, contained at the end of this document.                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                             | The Design Guidelines may be amended from time to time at the Developer’s discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against, and must comply with, the current version of the Design Guidelines. Any and all final decisions regarding the Design Guidelines will be at the discretion of the DRP, who also reserve the right to waive or vary any requirement of the Guidelines. |



1.4 Statutory Obligations

It is the responsibility of the purchaser/builder/building surveyor to ensure compliance with any applicable statutory requirements including Building Regulations, planning requirements and the current Victorian energy rating standards. Approval from the DRP is not an endorsement that dwelling plans comply with such requirements.

1.5 Construction Process



Site Response

2.1 Orientation and Solar Access

Appropriately designed open space areas can offer privacy from adjacent buildings and facilitate opportunities for recreational and social activities, passive amenity and landscaping. Correct orientation of the home is environmentally responsible, can help reduce energy costs and increase your enjoyment of your home.

- Dwellings must face the main street frontage and present an identifiable entrance to the street.
- Where possible, dwellings should be sited so that living areas and private open spaces are oriented north, in order to maximise solar efficiency.
- Only one dwelling is permitted per lot. Dual occupancy and further subdivision is not permitted.

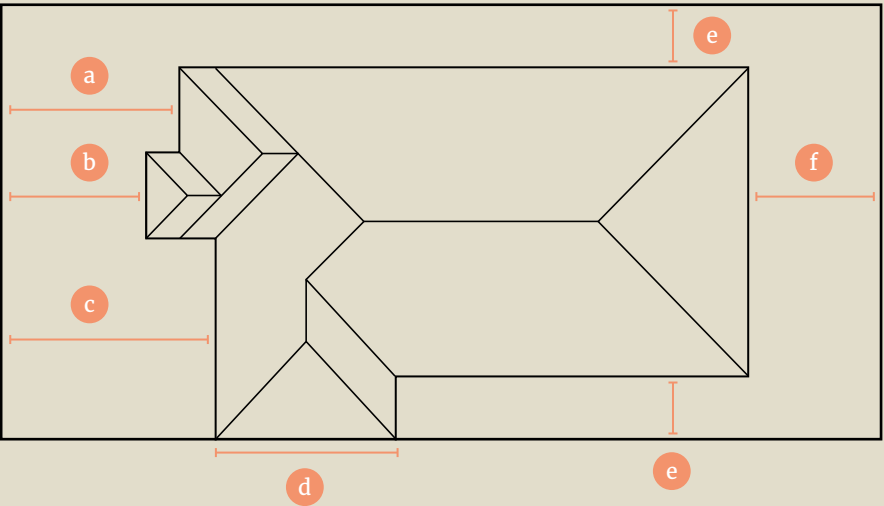
2.2 Building Setbacks

Dwelling position on the lot should be carefully considered. Appropriate setbacks can also promote community interaction and passive surveillance, while also maintaining sufficient privacy from the street and adjoining properties.

- Front boundary — Dwelling must be set back at least 4.0m. Any porches, verandahs and pergolas not exceeding 3.6m in height may encroach up to 1.5m.
- Corner boundary — Dwelling must be set back at least 2.0m.
- Side boundaries — A minimum 1.0m setback is required (excluding the garage, which may be built on the boundary).
- Rear boundary — Dwelling must be set back at least 3.0m
- Eaves, fascia and gutter may encroach in addition to the above — no mandatory eaves on 12.5m (or less) frontages.
- Garages — Must be set back at least 0.5m behind the front wall of the dwelling and at least 5.0m from the front boundary.
- All setbacks are to comply with Council’s Planning Scheme and Part 5 of the Building Regulations 2018 as applicable.



2.2 Building Setbacks



Example of setback requirements

- a) Dwelling front setback** — minimum 4.0m.

**b) Porch fronts** — porches, verandahs and pergolas not exceeding 3.6m in height above natural ground level may encroach up to 1.5m into the minimum 4.0m dwelling front setback.

**c) Garage front setback** — minimum 5.0m (and at least 0.5m behind the dwelling front setback).
- d) Garage on boundary** — 0mm – 200mm setback (or a minimum of 1.0m off the boundary).

**e) Side setback** — minimum 1.0m (excluding the garage), with minimum 2.0m required for corner lot side boundaries.

**f) Rear setback** — minimum 3.0m

Architectural Character

3.1 Facade Design

Dwelling designs reflecting an appropriate, high quality response shall assist in establishing the desired neighbourhood character for Alluvium.

- Habitable rooms shall be located on the front facade with suitable windows to provide a clear view of the street.
- All dwellings must incorporate various features to create articulation and visual appeal to the front facade (e.g. porches, balconies, windows, materials variation, projected elements). Blank or unarticulated walls will not be permitted.
- The dwellings’ main entry must be visible from the street and delineated by a porch or similar entrance feature designed to complement the facade. Porches must have a minimum depth of 1.5m and balconies must have a minimum depth of 1.0m.
- A variety of architectural styles are encouraged and permitted, with each design assessed on its merit by the DRP. Integration with the wider streetscape shall be considered in context of the dwellings’ approval, specifically in relation to the built form and facade detailing of traditional proposals.



Encouraged facade designs



3.2 Corner Lots

Corner lots play a significant role in establishing the aesthetics and character of a neighbourhood. It is crucial that homes on corner lots are designed with their prominent position within the streetscape in mind, contributing to the creation of an attractive, safe living environment.

- Corner elevations must address the secondary street by incorporating design features which match and compliment the front elevation (‘corner treatment’). Factors which will be considered include window design, materials and articulation such as roof and wall projections, pergolas, etc. Each proposal will be considered on its merits by the DRP.
- Blank unarticulated walls will not be permitted.
- The above also applies to elevations facing a reserve or public open space.



Corner treatment example

3.3 Roof Design

A variety of roof forms are encouraged and permitted. The roof should be simple in style and integrated with the overall building design.

- Hipped roofs shall be pitched at 22–30 degrees, or a minimum of 20 degrees for all double-storey dwellings.
- Roofs must be constructed from non-reflective corrugated colorbond or tiles in a flat/slim line profile. Tray deck profiles are permitted for flat roof designs when concealed by a parapet.
- All roofs (12.5m frontages or above) should include minimum eaves of 450mm to the street frontage. Eaves to the frontage of a dwelling must return and continue a minimum distance of 1.0m along the connecting return wall and or walls.
- Corner dwellings must include eaves to both street frontages.
- Double-storey homes must have eaves to the entire first floor.
- The use of parapet walls will be considered by the DRP.



3.4 Garages

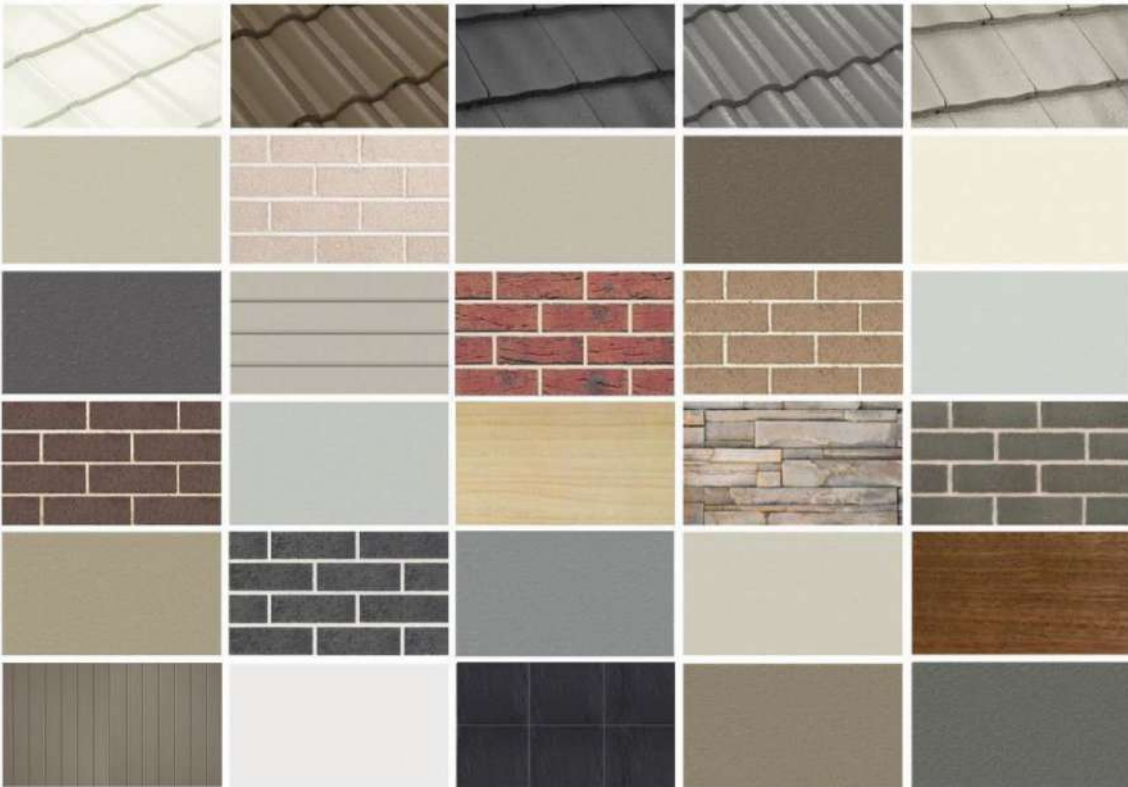
The location and treatment of garages and carports should contribute positively to the design of the dwelling and the streetscape. Vehicles must be accommodated on-site with minimal obtrusiveness and adequate provision made for vehicle maneuvering.

- Vehicle accommodation in the form of an enclosed garage must be included in all dwelling designs.
- To avoid dominance of the streetscape, the garage shall:
  - Be setback behind the front wall of the dwelling (not including the porch, verandah or balcony) by at least 0.5m
  - Provide a garage door(s) not exceeding 5.2m in width.
  - Have a panel lift or sectional door. Roller doors are not permitted to street frontages.
  - Be designed to minimise visual impact on the street, with an emphasis on the dwelling façade and front landscaping.
  - Be constructed to match the dwelling in relation to its design, materials and colour scheme.
  - Be integrated with the dwelling and under the main roofline (detached garages may be considered by the DRP).
- Garage sidewalls facing the front boundary may be approved at the discretion of the DRP. Walls facing the street must contain windows to sufficiently address the street.

3.5 Materials and Colours

An important element in maintaining a high quality neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the Alluvium’s appeal for many years to come.

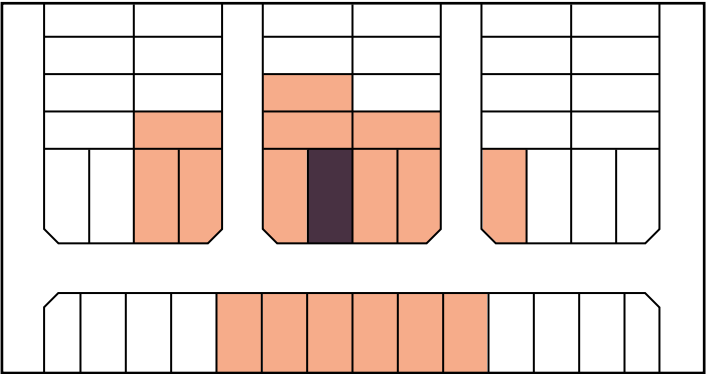
- External walls should be constructed from:
  - Face brickwork
  - Rendered lightweight cladding or masonry
  - Weatherboards or cement composite materials (such as scyon cladding)
  - Timber cladding
  - Selective use of stone, tile or corrugated colorbond cladding
- Facades must incorporate at least 2 different materials, with the second material comprising at least 20% of the elevation.
- Front facade materials must continue for at least 1.0m along the adjoining side elevation.
- Unpainted and untreated metalwork and reflective glazing will not be permitted by the DRP.
- Lightweight infill is not permitted to windows and doors on street elevations.
- An external palette which adopts natural, neutral colours is required. Reliance on external colours which are bright or draw visual attention to the building as a result of its contrast to the surrounding environment shall not be supported.



Example colour and materials palette

3.6 Similar Facades

Variety in facade designs contributes to the visual appeal of a community and can protect the investment of residents. Similar façade designs and colour schemes will not be permitted within 3 lots of each other.



- Amethyst lot denotes a facade that has already been approved by the DRP.
- You cannot have a similar or identical façade to the amethyst coloured lot if you are building on one of these lots.

Example of facade checking range

Driveways and Fencing



Example of acceptable driveway finishes

4.1 Driveways

Driveways should be constructed to blend with the dwelling facade colours in subdued, natural tones and of a finish that will be appropriate for vehicle use.

- Driveways must be constructed prior to occupancy.
- As a minimum standard, driveways must be constructed from coloured concrete. Pavers or exposed aggregate are encouraged.
- Natural concrete is not permitted, nor are permeable surfaces such as compacted toppings, crushed rock, etc.
- Driveways must taper to generally match the crossover width and must be setback at least 0.5m from the closest side boundary to allow for a landscaping strip.
- Excluding corner lots, only 1 driveway and crossover shall be permitted per individual lot.

4.2 Boundary Fencing

Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and keep the emphasis on individual characteristics of each dwelling rather than an assortment of fencing.

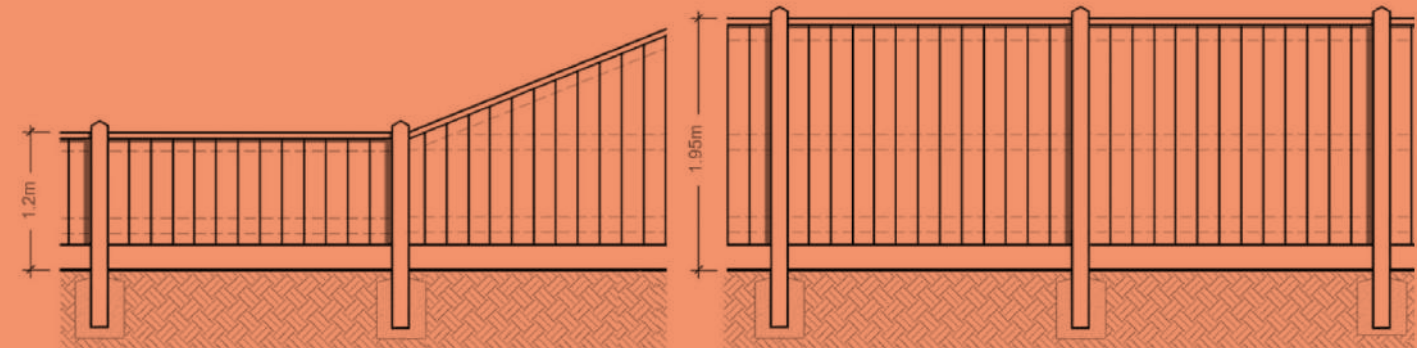
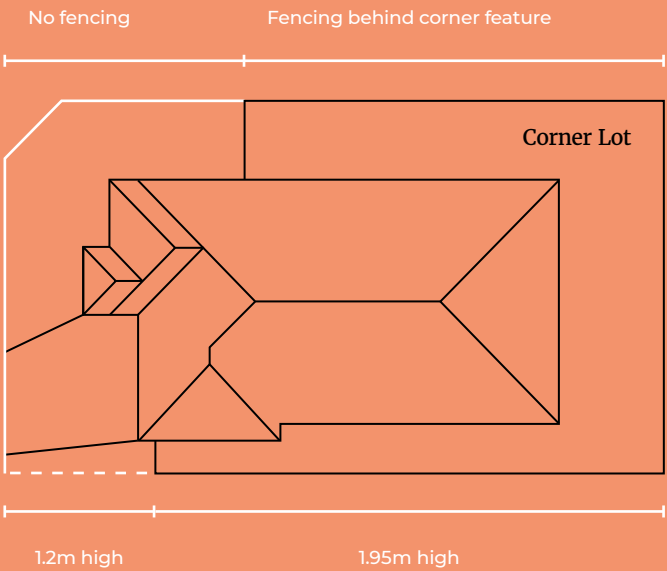
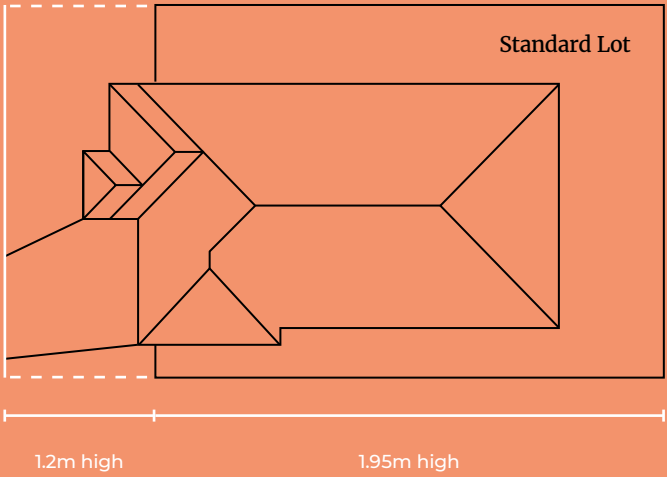
- Boundary fencing must be constructed from capped timber palings. The inclusion of exposed posts is encouraged.
- Boundary fencing must be 1.95m in height, dropping down to 1.2m in height along the side boundaries in the frontyard.
- Corner boundaries — Fencing along a side boundary which abuts a road must stop at least 4.0m behind the front wall of the dwelling and/or the corner feature, whichever is greater.
- Side boundary fencing must return at 90 degrees to abut the dwelling or garage (return fence). These fences, including any gates, must be constructed from capped timber palings to match the boundary fencing, or from an alternative timber style such as merbau slats. Return fences/gates must be setback to allow access to meter boxes.





4.2 Boundary Fencing

- Fencing must not be painted or stained without DRP approval.
- Side and rear boundary fencing must be constructed prior to occupancy.
- Front fencing is encouraged and permitted with the approval of the DRP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. Note: a 1.0m height limit shall apply where applicable for corner lot proposals in accordance with Council’s planning scheme and Part 5 of the Building Regulations 2018.
- Acceptable styles may include timber slats, post and wire, timber posts with corrugated sheet metal feature panels and masonry pillars with metal or timber picket infill. Alternatives will be assessed on their merit.
- Front fence design must suit the dwelling in relation to its style, materials and colours.



4.3 Landscaping

To ensure all private gardens are an extension of the street and community landscape and are well designed to create attractive spaces within and between lots. The Design Guidelines encourage plant selection that present well in all seasons and conditions.

- All front landscaping must be established within 3 months of the Occupancy Permit to ensure that a good presentation is achieved for the streetscape and local community at large.
- Front gardens shall include at least 20 plants/shrubs (minimum 150mm pot size) and no greater than 40% hard surfacing. At least 1 advanced tree is also recommended.
- Landscaping should be well designed to suit the style of the dwelling. The use of drought tolerant plants is encouraged.
- Plant selection and overall landscaping design should, where possible, minimise the need for garden watering.
- No tree or shrub with a mature height greater than 3.0m should be planted closer than 2.0m to the house.

4.4 Retaining Walls

- Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick or stone or rendered finishes.
- Timber retaining walls will not be permitted in the front yard but may be permitted within the back yard where they can demonstrate appropriate structural and aesthetic suitability.
- Retaining walls on or near the boundary, and retaining walls which are 1.0m or greater in height require a Building Permit. However, in all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.
- Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DRP



## 5.1 Water Tanks

- All lots must provide a minimum 2,000L water tank for the purpose of garden irrigation and/or toilet flushing.
- Water tanks must not be visible from the street frontage. Their design should be preferably slim line and coloured to blend with the adjoining wall colour.

## 5.2 Additional Structures

- Sheds and outbuildings must be designed and positioned in a way which minimises visibility and potential impact on neighbouring lots and the streetscape. The DRP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.
- The size and design of ancillary structures, such as pergolas and verandahs shall be unobtrusive and consistent with/ complementary to the dwelling design.

## 5.3 Ancillary Items

- Unsightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. Including but not limited to:
  - \_\_ Evaporative cooling and split system heating/cooling units
  - \_\_ Antennae, aerials, and satellite dishes
  - \_\_ Meter boxes, bins and clothes lines
  - \_\_ Hot water units and external plumbing (excluding gutters & downpipes)
- Roof fixtures are not permitted on the front elevation (including solar panels).
- Internal windows furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials in place of appropriate furnishings will not be permitted.
- Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas

## 6.1 Timeframe to Build

Construction must commence within 24 months of settlement, and must be completed within 12 months of commencement of construction. Any vacant allotments must be maintained to an acceptable standard and kept free from rubbish, long grass and weeds at all times.

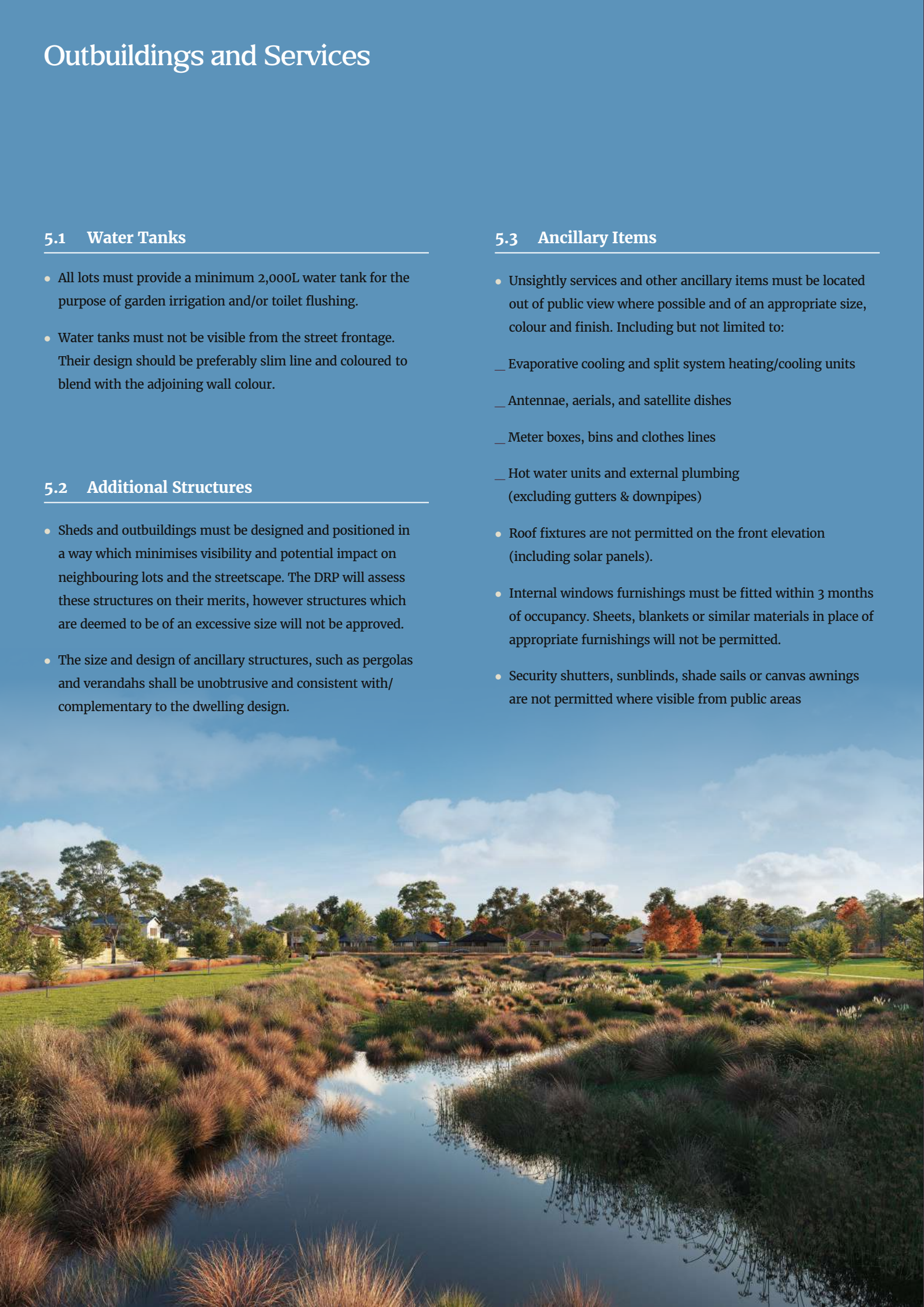
## 6.2 DRP Assessment Fees

- The initial approval of your house plans will be covered by the developer, provided that you are the original purchaser. Any additional assessments and/or approvals undertaken by the DRP will be the responsibility of the purchaser.

## 7.1 Submitting to the DRP

Applications for developer approval are to be emailed in PDF format to the DRP at [alluvium@micnet.com.au](mailto:alluvium@micnet.com.au)

You can find a copy of the DRP Approval Application Form at [https://alluviumballarat.com.au/alluvium\\_design\\_guidelines](https://alluviumballarat.com.au/alluvium_design_guidelines)





# Design Review Panel Approval Application Form

## Applicant and Lot Details

What is the purpose of this application form?

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All house designs and building works at Alluvium, Winter Valley, including excavation, fencing, retaining walls and outbuildings requires the prior endorsement of the Design Review Panel. Approval from the DRP is needed for your home design before applying for a building permit for the construction of a new dwelling.

### Personal Details

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Owners Name/s

---

Lot No./Lot Address

---

Mobile

Email

---

Builder Name

---

Mobile

Email

---

Applicants Name

---

Postal Address

---

Mobile

Email

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### Submitting to the DRP

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Completed application form in PDF format must accompany the submission documents.  
Email your completed application to the Design Review Panel at [alluvium@micnet.com.au](mailto:alluvium@micnet.com.au)





# Design Review Panel Approval Application Form

## Documents to be submitted to the DRP

### 1. Site Plan (scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finished ground levels, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed outbuildings.

### 2. Floor Plans (scale 1:100)

Must indicate key dimensions and window positions.

### 3. Elevations (scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels & retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1:100).

### 4. Landscaping Plan (minimum scale 1:200)

Must indicate site contours, existing vegetation, natural ground levels and finished ground levels, proposed earthworks and retaining walls, north point, planting schedule inclusive of the number and sizes of all proposed plant species and ground coverings, vehicle crossover, driveway, fencing details any proposed outbuildings.

### 5. External Colour & Material Selection

Including brands, colour names and colour swatches where possible.

#### Documents to be submitted

- ☐ Site Plan
- ☐ Floor Plan
- ☐ Elevations
- ☐ Landscaping
- ☐ External Selection
- ☐ Application Form

#### Works

Fencing

Driveway

Front Landscaping

Letterbox

#### To be completed by (circle)

Owner or Builder

Owner or Builder

Owner or Builder

Owner or Builder

#### Signature

**Alluvium**ballarat.com.au

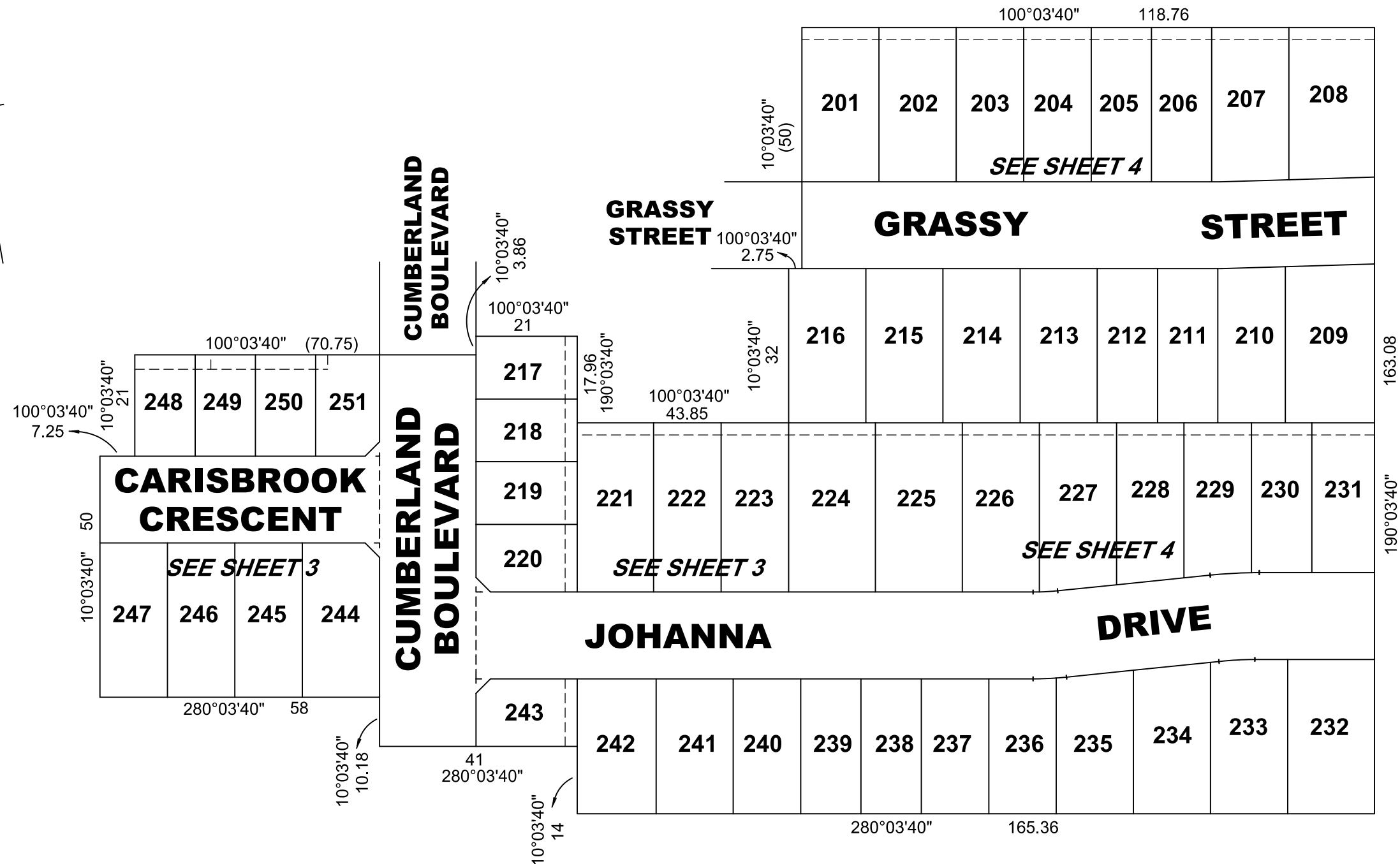
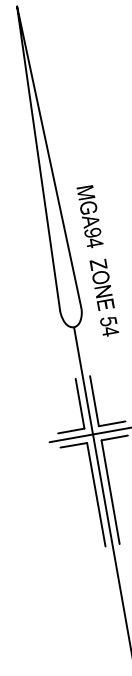
Email your Application to the Design Review Panel  
[alluvium@micnet.com.au](mailto:alluvium@micnet.com.au)

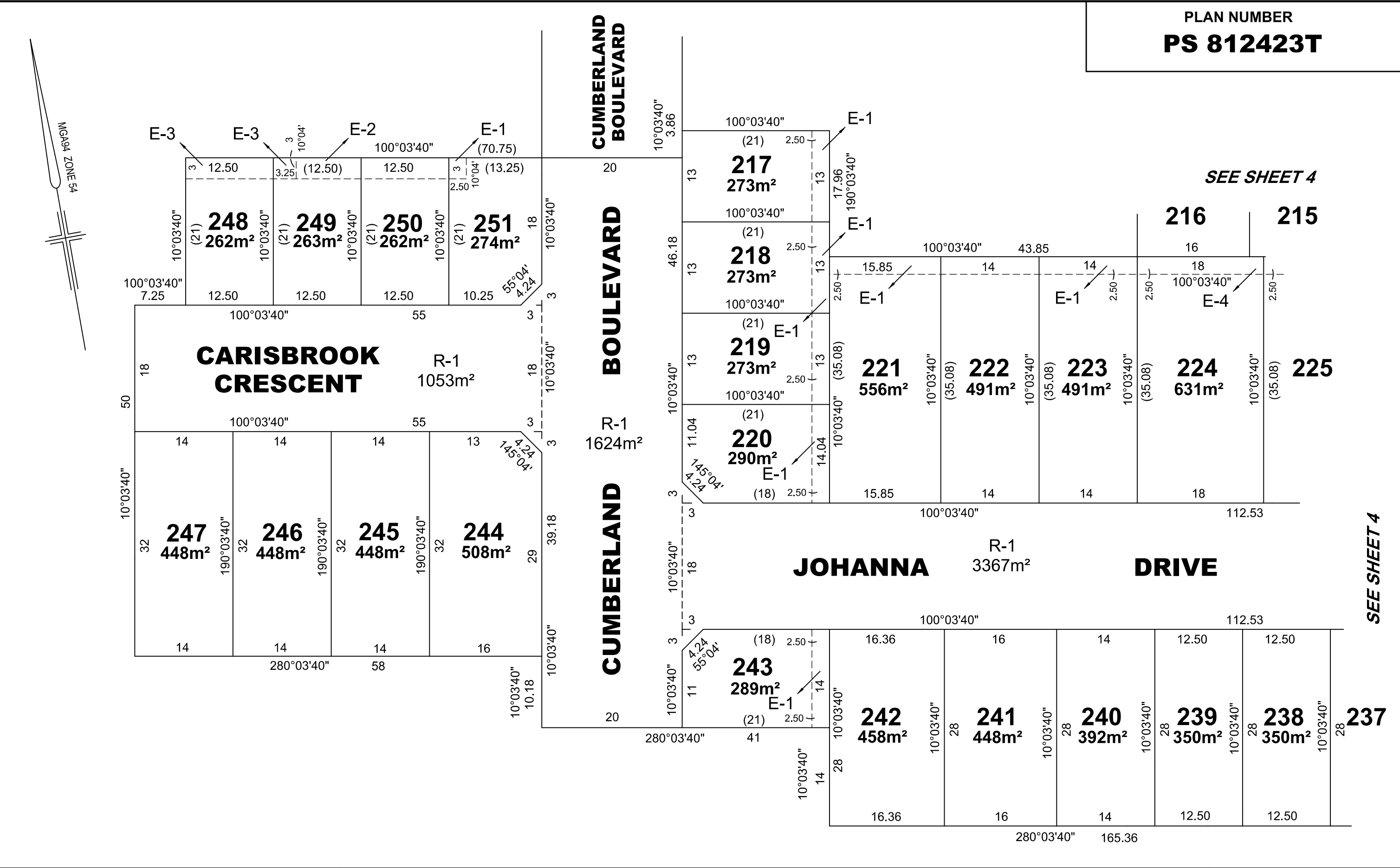
  Stay connected with Alluvium

**mondous** ● **LIVER** ■ **UME**

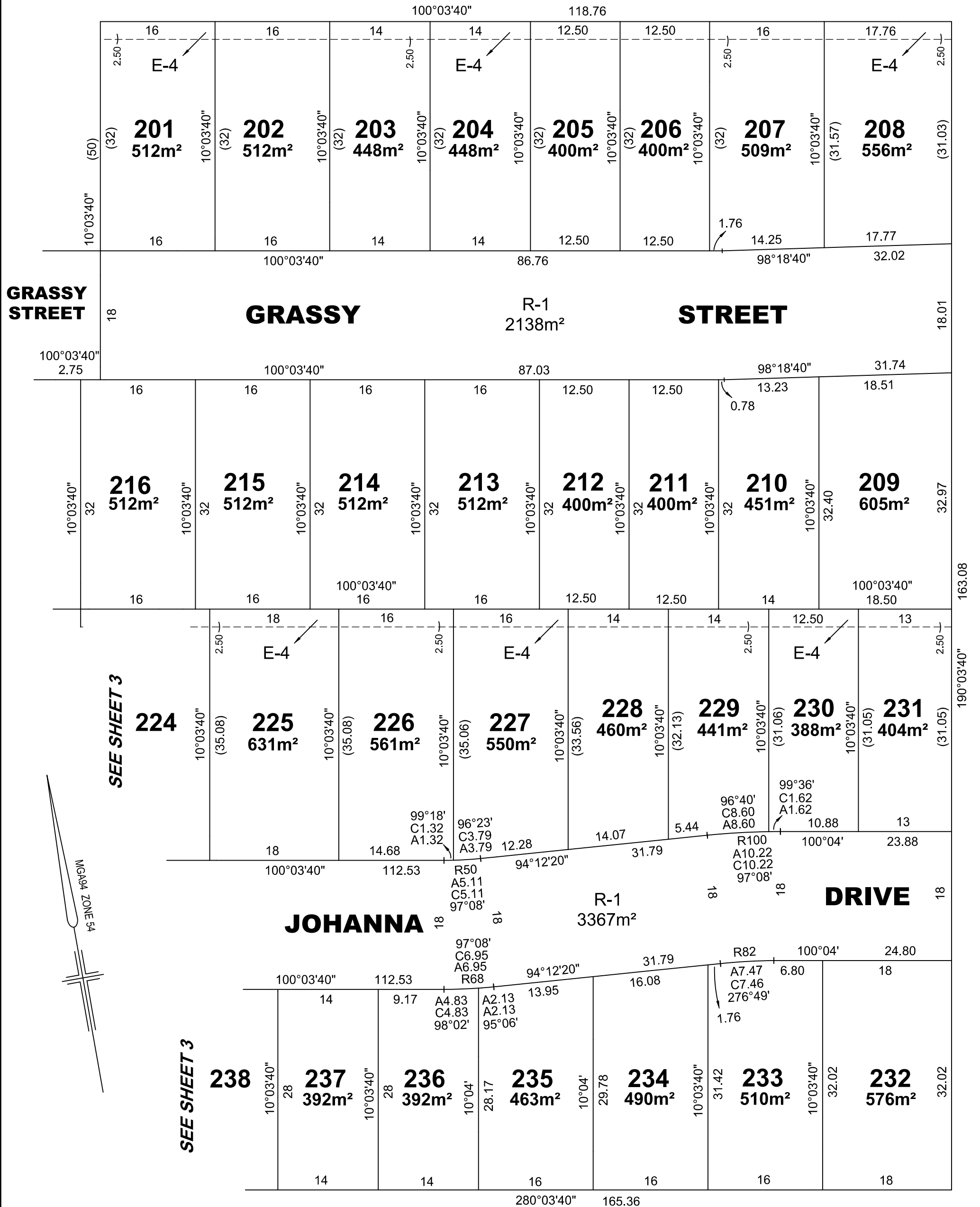


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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBDIVISION ACT 1988                                                                                                                                                  |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PLAN NUMBER                          |                                                                                                                                                          |
| PLAN OF SUBDIVISION                                                                                                                                                   |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EDITION 1                            |                                                                                                                                                          |
| PS 812423T                                                                                                                                                            |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| LOCATION OF LAND                                                                                                                                                      |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COUNCIL NAME : BALLARAT CITY COUNCIL |                                                                                                                                                          |
| PARISH: CARDIGAN                                                                                                                                                      |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| TOWNSHIP: -----                                                                                                                                                       |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| SECTION: 1                                                                                                                                                            |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| CROWN ALLOTMENT: 9 (PART)                                                                                                                                             |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| CROWN PORTION: -----                                                                                                                                                  |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| TITLE REFERENCES: VOL. FOL.                                                                                                                                           |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| LAST PLAN REFERENCE: PS 812422V LOT A                                                                                                                                 |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| POSTAL ADDRESS: 155 BALLARAT-CARNGHAM ROAD,<br>(at time of subdivision) WINTER VALLEY 3358                                                                            |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| MGA CO-ORDINATES: E 746 615 ZONE: 54<br>(of approximate centre of N 5 838 077 GDA 94<br>land in plan)                                                                 |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| VESTING OF ROADS OR RESERVES                                                                                                                                          |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| IDENTIFIER                                                                                                                                                            |          | COUNCIL / BODY / PERSON |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| ROADS, R-1                                                                                                                                                            |          | BALLARAT CITY COUNCIL   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| ALLUVIUM ESTATE - RELEASE 2                                                                                                                                           |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| NUMBER OF LOTS IN THIS PLAN : 51                                                                                                                                      |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| TOTAL AREA OF LAND IN THIS PLAN : 3.061 ha                                                                                                                            |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                      |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| NOTATIONS                                                                                                                                                             |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| LOTS 1 - 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.                                                                                                       |          |                         | OTHER PURPOSE OF THIS PLAN :<br>CREATION OF RESTRICTION<br>THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND<br><br>BURDENED LAND: LOTS 201 - 251 (BURDENED LOTS)<br><br>BENEFITED LAND: LOTS 201 - 251 (BENEFITED LOTS)<br><br>RESTRICTION: UNLESS WITH THE PRIOR APPROVAL OF THE RESPONSIBLE AUTHORITY, THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE MCP -----<br><br>EXPIRY DATE: 31st DECEMBER 2029. |                                      |                                                                                                                                                          |
| ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.                    |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |
| EASEMENT INFORMATION                                                                                                                                                  |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | THIS IS A SPEAR PLAN                                                                                                                                     |
| LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)                                                                             |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | STAGING:<br>THIS IS NOT A STAGED SUBDIVISION<br>PLANNING PERMIT No. PLP/2015/888                                                                         |
|                                                                                                                                                                       |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | SURVEY:<br>THIS PLAN IS BASED ON SURVEY<br><br>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). -----<br><br>IN PROCLAIMED SURVEY AREA No. ----- |
| EASEMENT REFERENCE                                                                                                                                                    | PURPOSE  | WIDTH (METRES)          | ORIGIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LAND BENEFITED /IN FAVOUR OF         |                                                                                                                                                          |
| E-1, E-2                                                                                                                                                              | SEWERAGE | SEE DIAG.               | PS812422V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CENTRAL HIGHLANDS WATER CORPORATION  |                                                                                                                                                          |
| E-2, E-3                                                                                                                                                              | DRAINAGE | SEE DIAG.               | THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BALLARAT CITY COUNCIL                |                                                                                                                                                          |
| E-3, E-4                                                                                                                                                              | SEWERAGE | SEE DIAG.               | THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CENTRAL HIGHLANDS WATER CORPORATION  |                                                                                                                                                          |
| REF: 22558/2PS                                                                                                                                                        |          |                         | VERSION: D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      | DATE: 03/02/21                                                                                                                                           |
| 22558-2-PS-M-D.DGN                                                                                                                                                    |          |                         | ORIGINAL SHEET SIZE A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      | SHEET 1 OF 4 SHEETS                                                                                                                                      |
| REEDS CONSULTING                                                                                                                                                      |          |                         | LICENSED SURVEYOR<br>THOMAS ANDREW MILLAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                                                                                          |
| Reeds Consulting Pty Ltd<br>Lvl 6, 440 Elizabeth Street<br>Melbourne Victoria 3000<br>p (03) 8660 3000<br>www.reedsconsulting.com.au<br>survey@reedsconsulting.com.au |          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                          |





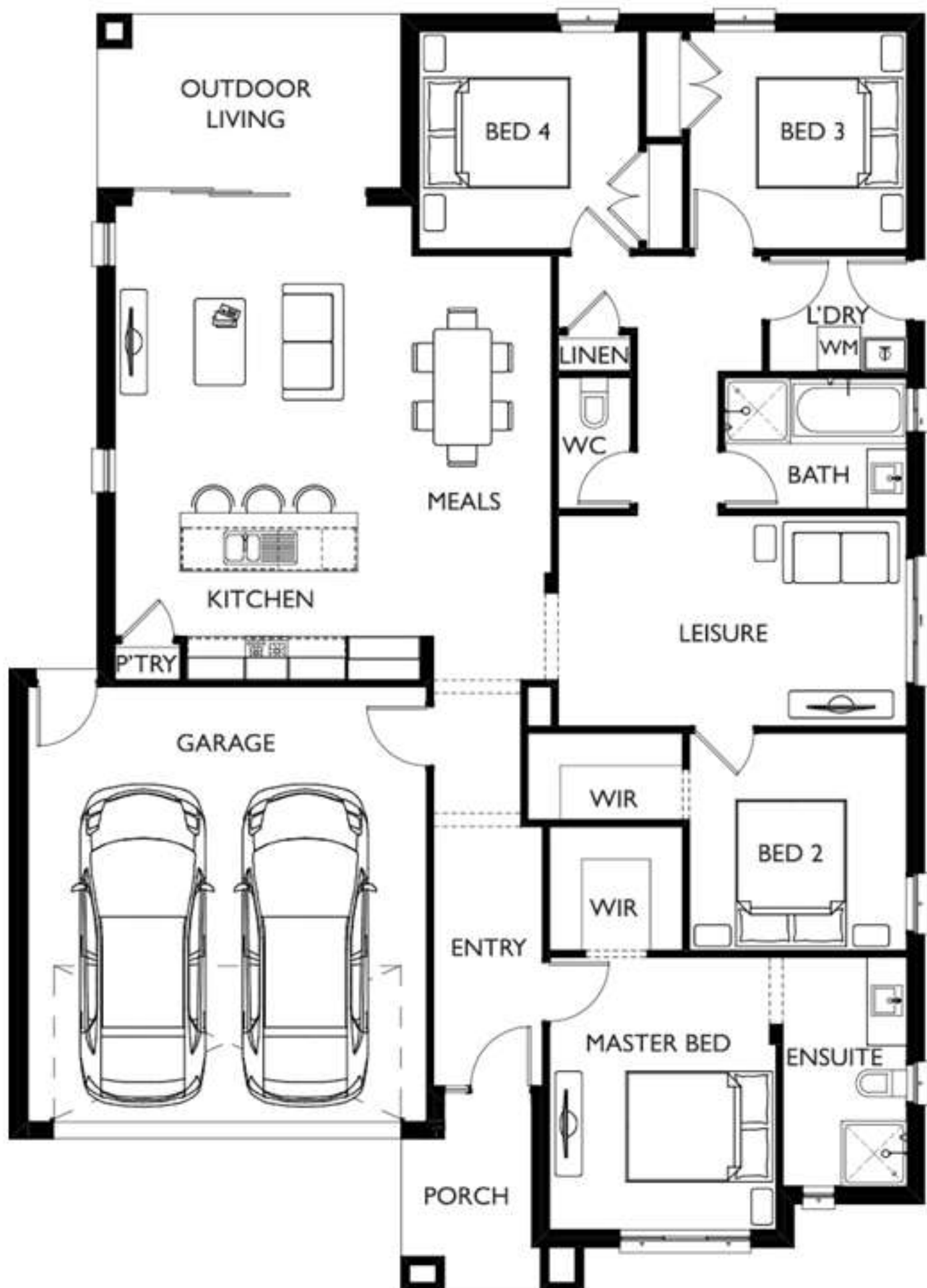










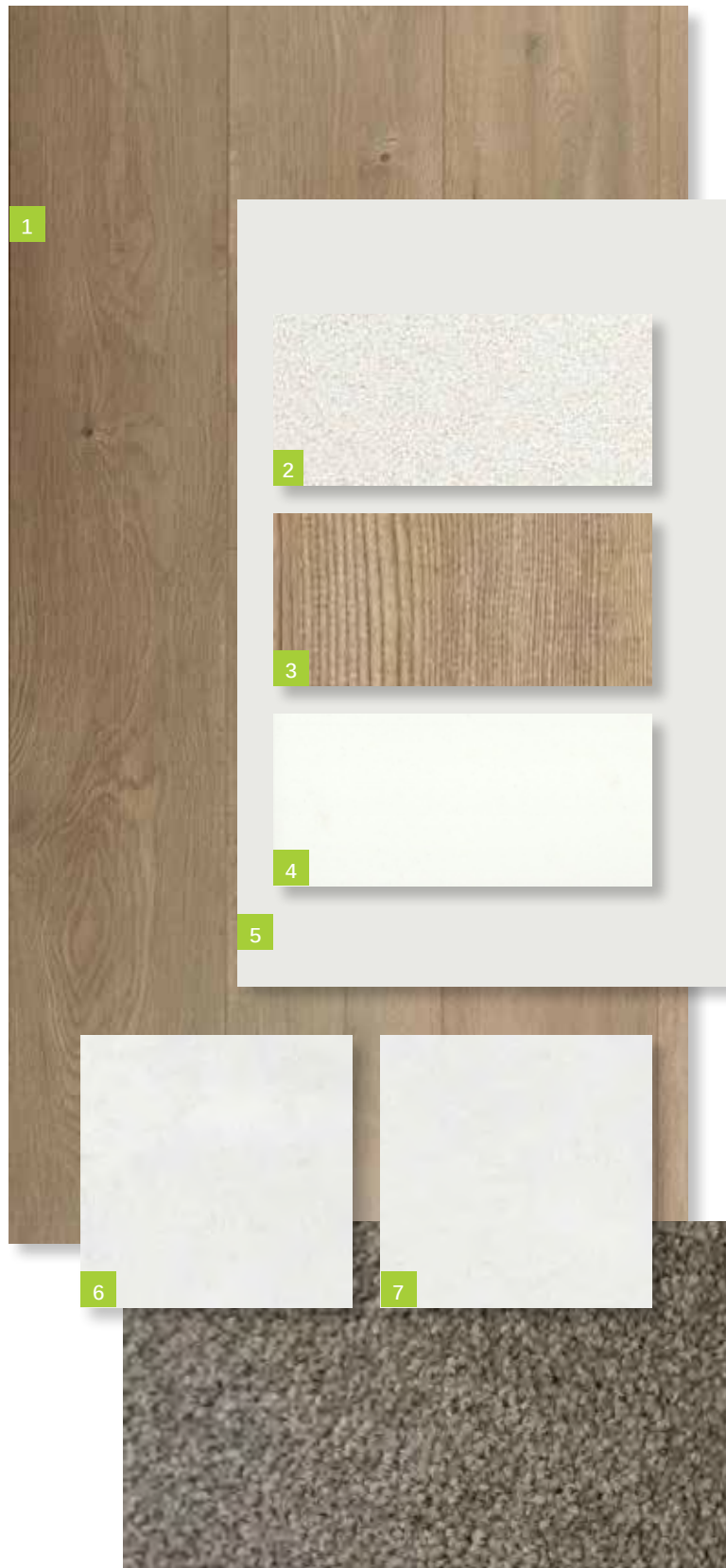






# INTERNAL COLOURS

# INTERNAL COLOUR SELECTION ALPINE

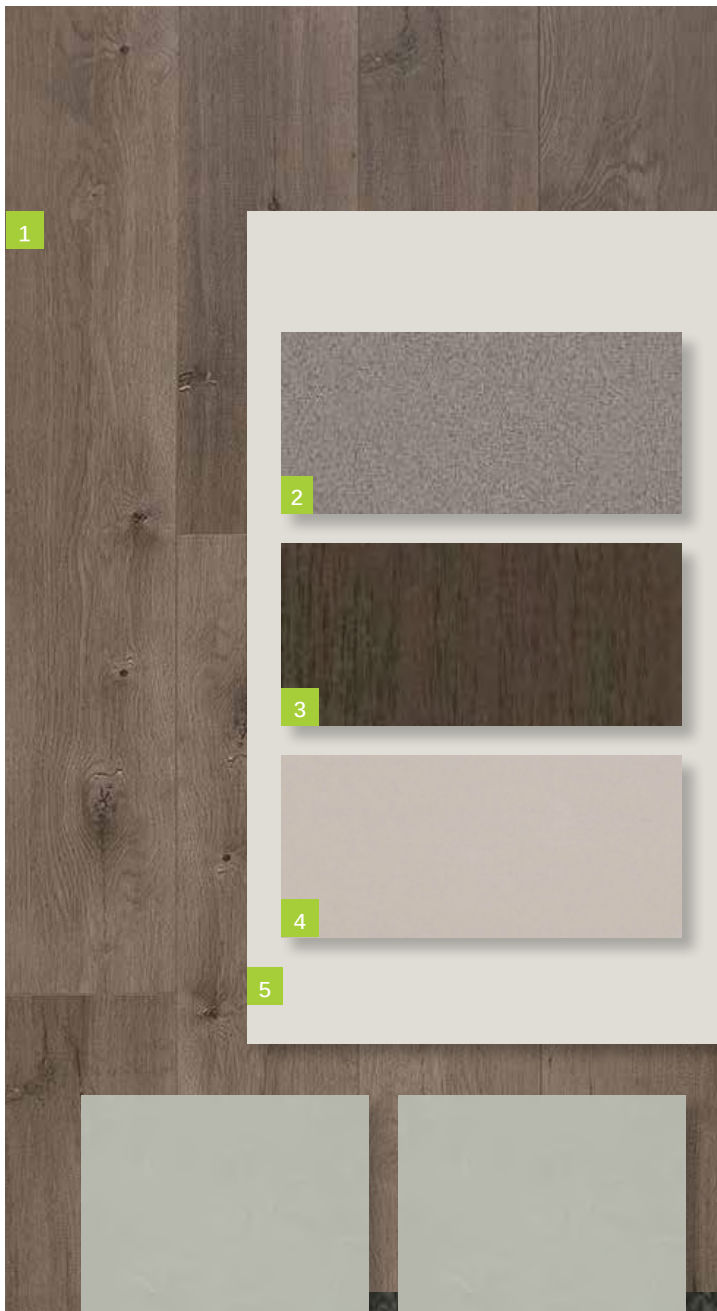


1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 3141 Osprey
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Mocha Firewood
4. **Splashback**  
BEAUMONT TILES  
Colour: United White Gloss (182174)  
Size: 100x300mm  
ARDEX  
Grout: White  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: Feather Dawn 19.40  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
8. **Carpet**  
ROYAL PARADE  
Colour: March  
Underlay – 7mm

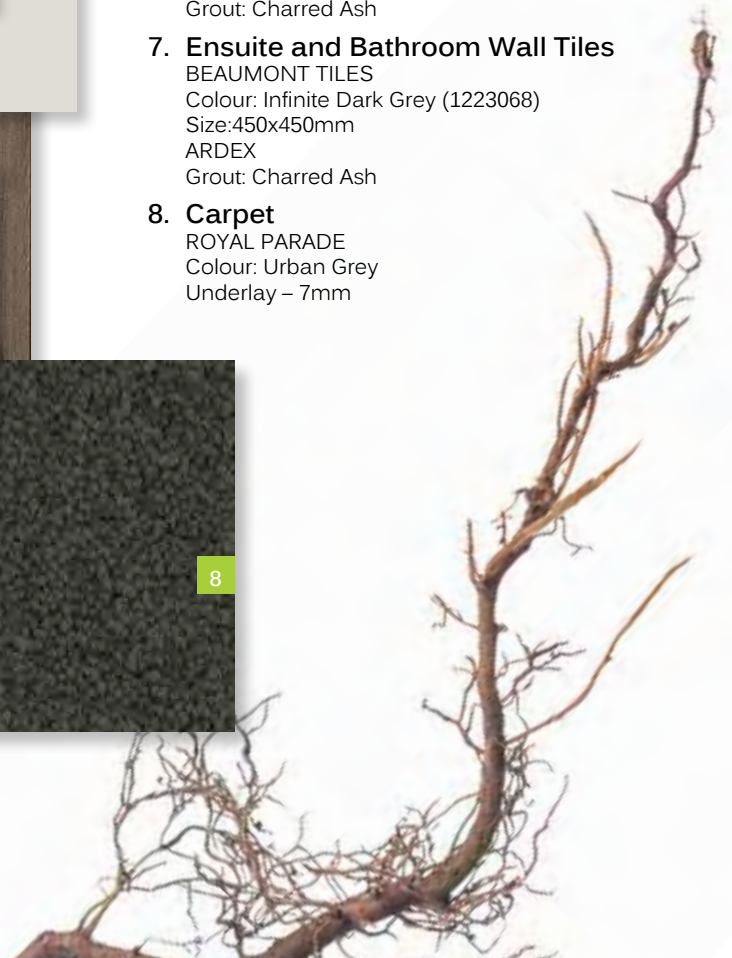




# INTERNAL COLOUR SELECTION BASALT



- 1. Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
- 2. Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 2040 Urban
- 3. Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velour Finish  
Square Edge ABS Edging  
Colour: Bodega Oak 1009
- 4. Splashback**  
BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked
- 5. Walls**  
WATTYL  
Colour: Floral White ½ strength  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
- 6. Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash
- 8. Carpet**  
ROYAL PARADE  
Colour: Urban Grey  
Underlay – 7mm

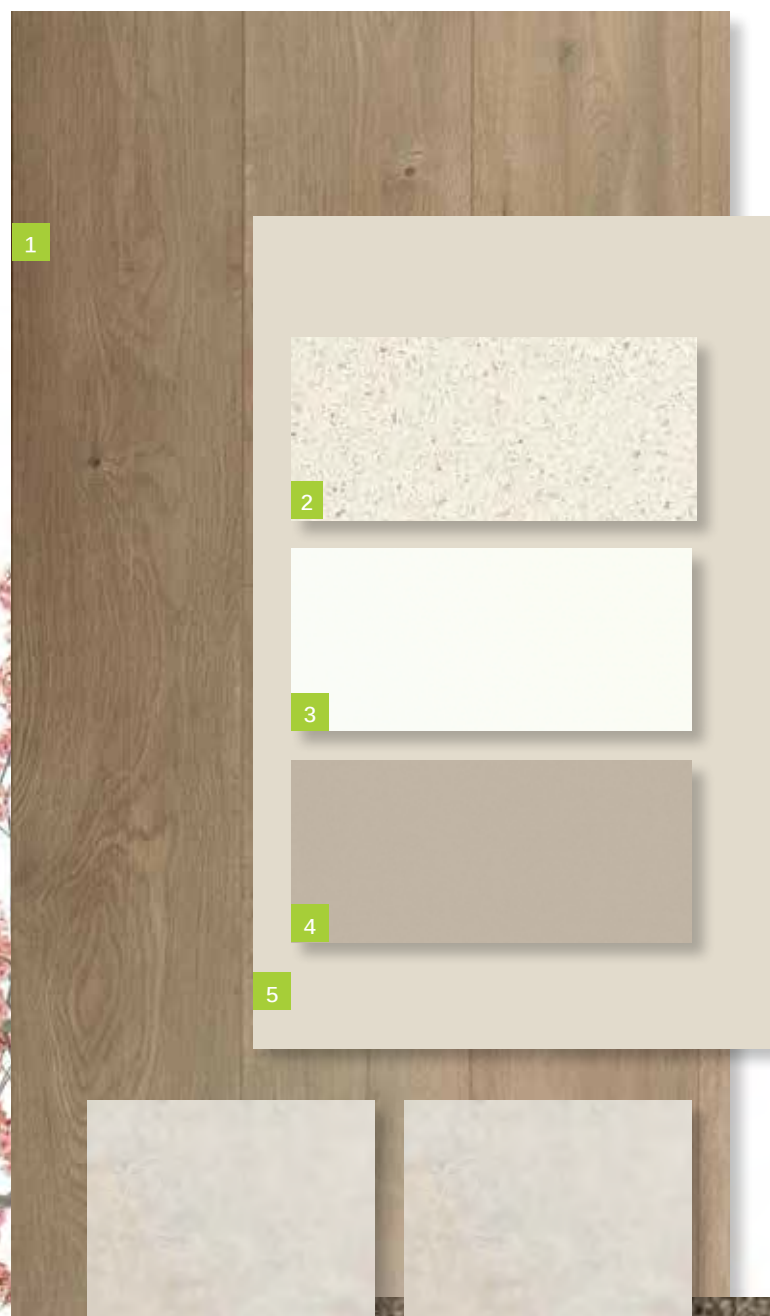




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# INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
WAW Velour Finish  
Square Edge ABS Edging  
Colour: Warm White
4. **Splashback**  
BEAUMONT TILES  
Colour: United Ash Latte Gloss (182055)  
Size: 100x300mm  
ARDEX  
Grout: Travertine  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: Grand Piano 1/4 A204  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga Ivory (79934)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga Ivory (79934))  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
8. **Carpet**  
ROYAL PARADE  
Colour: Hazelnut  
Underlay – 7mm

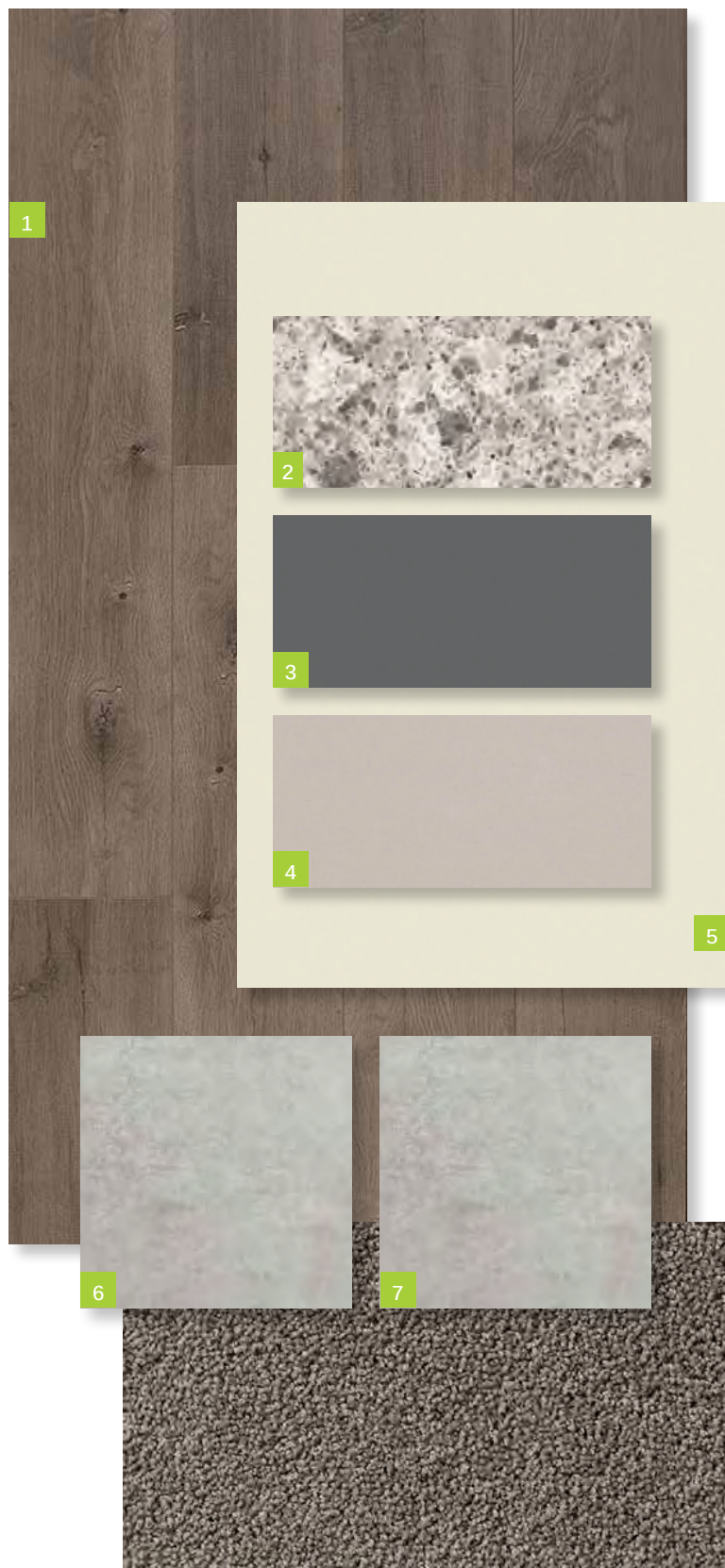




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# INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn - Newtown
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Storm S2
4. **Splashback**  
BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: White Smoke T15 3.6  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga Grey (79931)  
Size: 450x450mm  
ARDEX  
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga  
Size: 450x45  
ARDEX  
Grout: Magellan Grey
8. **Carpet**  
GOTHAM  
Colour: Bird  
Underlay –







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# INCLUSIONS





# EXTERNAL

## SITE COSTS

- Fixed Price Site Costs including Rock Excavation

## EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

## GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

## DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set





# KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

**Domain**  
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge





# INTERNAL

## INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

## DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

## WINDOWS

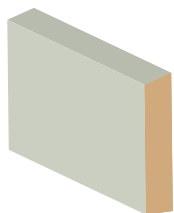
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

## FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



# BATHROOM

## BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

## WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite



# INTERNAL



## HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

## ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

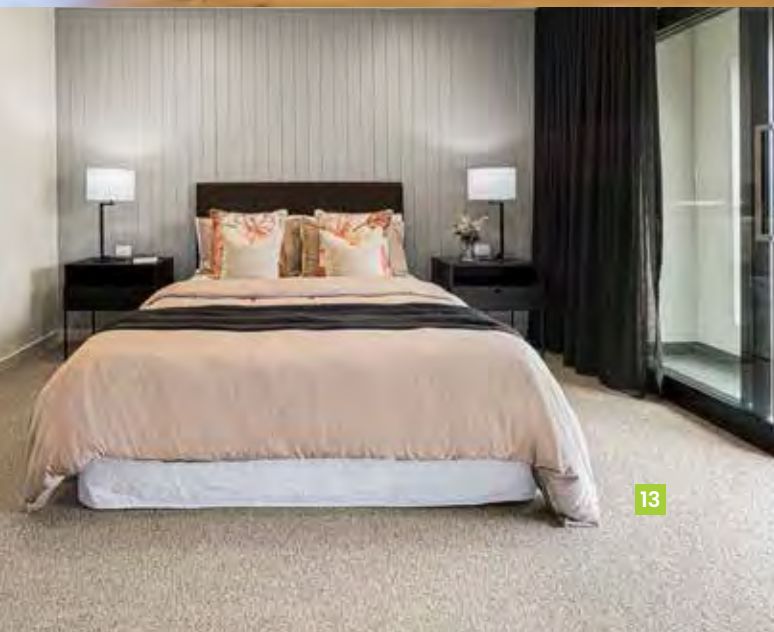
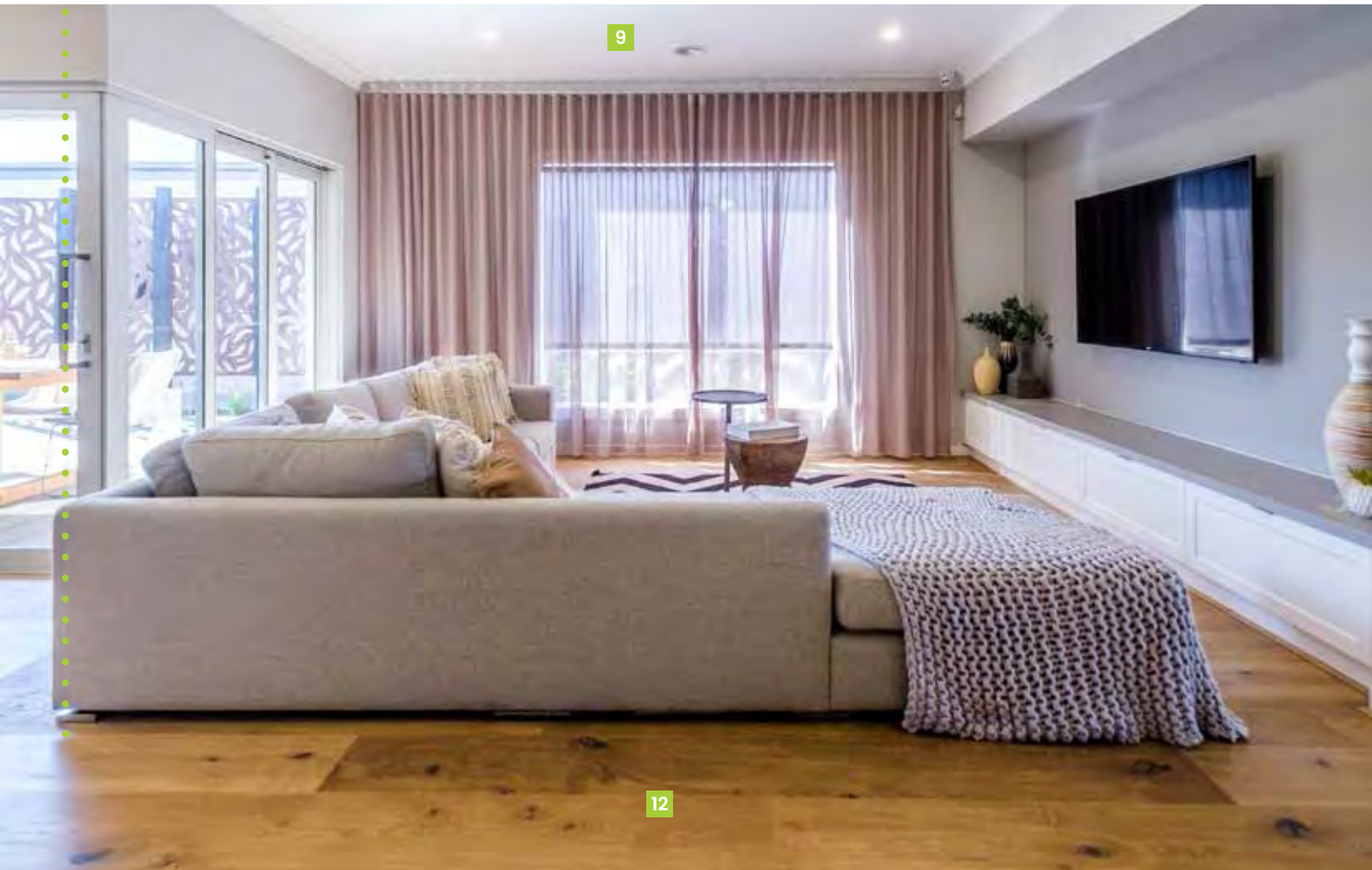
## ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

## LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

# SURFACES AND FINISHES



## FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

## GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty