





Coridale

CLUB & COUNTRY

DESIGN GUIDELINES
AUGUST 2019



1. CONTENTS.....	4
1.1 Operation of the Design Guidelines	4
1.2 Construction of your home	4
2. APPROVAL PROCESS.....	5
2.1 PROCESS FOR APPROVAL	5
2.1.1 All lots.....	5
2.2 DAP PROCESS	6
2.4 RE-SUBMISSION	8
2.5 APPROVAL.....	8
2.6 BUILDING PERMIT	8
2.7 CONSTRUCTION	8
3. SITING & ORIENTATION.....	8
3.1 CONSIDERATIONS	8
3.2 LAND USE	8
3.3 HOUSE ORIENTATION	9
3.4 DWELLING ARTICULATION	9
3.5 BUILDING ENVELOPES AND SETBACKS.....	9
3.6 BUILDING HEIGHT	11
3.7 SITE COVERAGE.....	12
4. BUILT FORM	13
4.1 ARCHITECTURAL STYLE	13
4.2 MATERIALS AND COLOURS	13
4.3 DWELLING SIZE	14
4.4 TWO STOREY DWELLINGS.....	14
4.5 CORNER ALLOTMENTS.....	15
4.6 ENERGY EFFICIENCY	15
4.7 ROOFS	15
4.8 GARAGES.....	15
4.9 OVERSHADOWING	16
4.10 PRIVACY AND OVERLOOKING	16
5. EXTERNAL CONSIDERATIONS	17
5.1 ACCESS AND DRIVEWAYS.....	17
5.2 FENCES.....	17
5.3 LETTERBOXES	19
5.4 GENERAL	20
5.5 LANDSCAPING AND TREE PROTECTION	21
5.6 CONSTRUCTION MANAGEMENT.....	22
5.7 BROADBAND NETWORK	22
6. NOTES AND DEFINITIONS.....	25
6.1 NOTES ON RESTRICTIONS	25
6.2 GENERAL DEFINITIONS.....	25
6.3 ADDITIONAL DEFINITIONS	26
7. BUILDING ENVELOPES.....	26
7.1 Building Envelope Profiles.....	26

Message from Villawood

Welcome to Coridale, the newest in a long list of high-quality developments by Villawood that will set a new benchmark for residential living.

The principal aim of these Design Guidelines (“Guidelines”) is to create a coherent vision for the Coridale community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape. The Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the aesthetics of Coridale.

Each individual house design should contribute to the surrounding environment and to the community in a positive way. The Guidelines encourage home owners to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the community.

We hope you will see the value in the Guidelines, and we look forward to working with you through the process of making Coridale your home.

1. CONTENTS

1.1 OPERATION OF THE DESIGN GUIDELINES

The Design Assessment Panel (“DAP”) will be formed to oversee the implementation of the Guidelines. The DAP shall comprise an Architect and a representative of the developer. The makeup of the panel may be varied however, the panel will always include at least one Architect.

All proposed building works including houses, garages, outbuildings and fencing shall be approved by the DAP prior to seeking a Planning Permit (if required) and a Building Permit.

Swimming pools do not require DAP approval.

In considering designs, the DAP may exercise discretion to waive or relax a requirement. The Guidelines are subject to change by the developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

As a part of the overall vision separate precincts have been created to enhance the quality of the community and give a sense of space and its own environment.

Preliminary designs and enquiries are welcome to ensure compliance with the Guidelines and it is recommended that you provide a copy to your builder at the earliest possible time.

These Guidelines and the building envelopes are noted in the Restrictions on the Plan of Subdivision.

1.2 CONSTRUCTION OF YOUR HOME

Incomplete building works must not be left for more than 3 months without work being carried out and all building works must be completed within twelve months of commencement.

2. APPROVAL PROCESS

2.1 PROCESS FOR APPROVAL

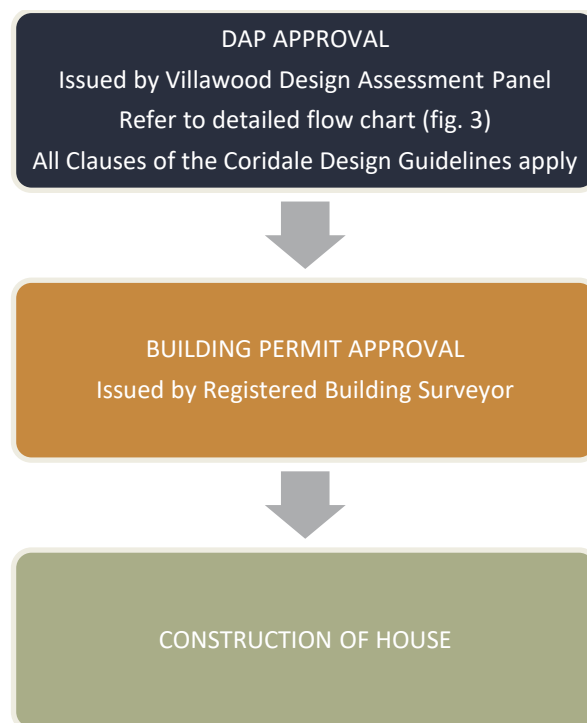
The process for approval of your house design depends on the size of your lot, and the details for your proposed house design.

All documents are to be lodged via the Villawood Properties Builders Portal, this **can be accessed by visiting the website www.villawoodproperties.com.au**
General enquiries should be directed to the DAP via email dap@kosaarchitects.com.au

2.1.1 All lots

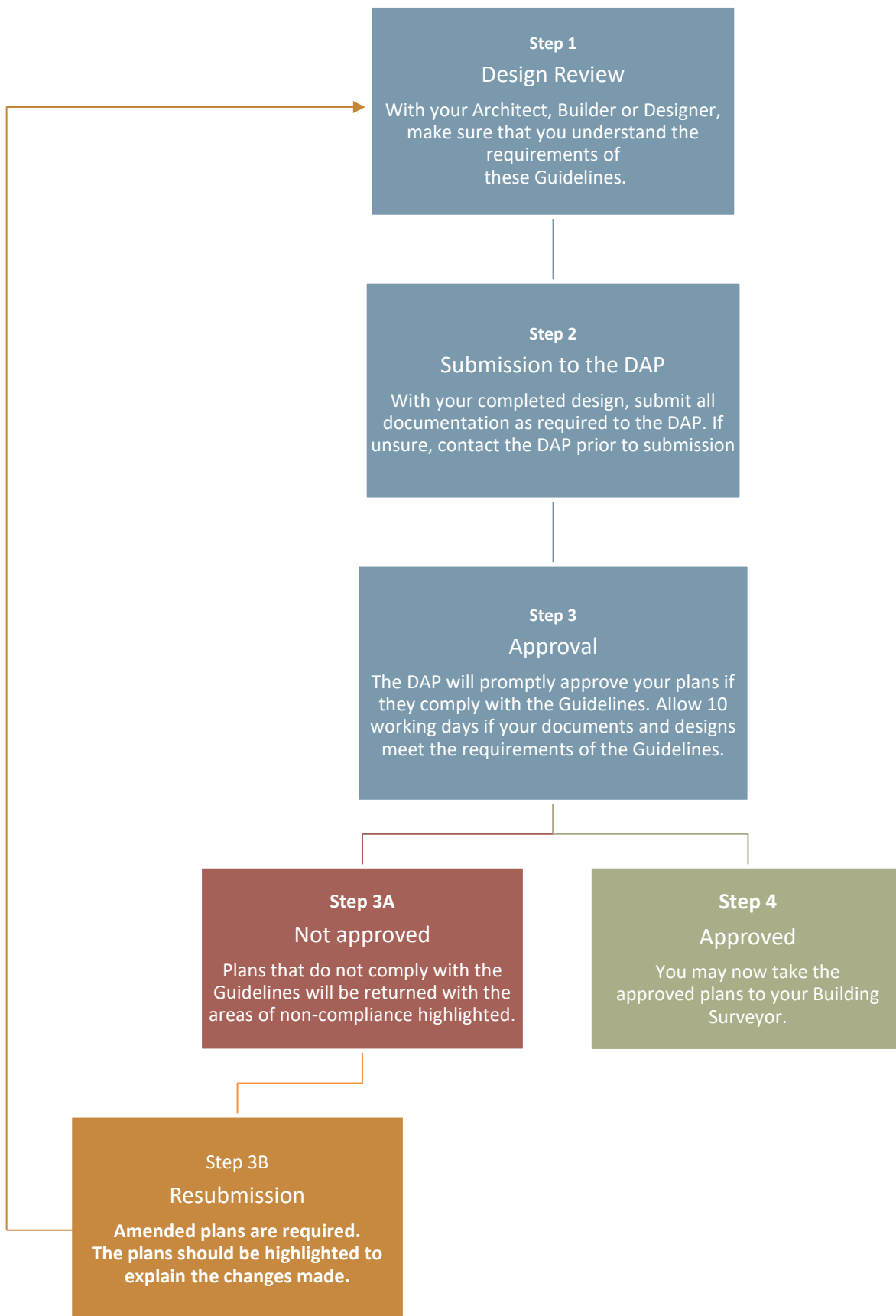
The following approvals process applies:

Figure 1. Approval Process



2.2 DAP PROCESS

A summary of the DAP process below



2.3 PLAN SUBMISSION

After reviewing and understanding the Guidelines, including discussing with your Architect, Builder and or Designer, you will need to submit the following to the DAP.

Provide PDF copies in A4 or A3 format to the DAP for approval as follows:

Site plan (1:200 scale) showing:

- Setbacks from all boundaries
- Building Envelopes
- Existing contours
- Proposed finished floor levels and site levels
- External features including driveways, paths, fencing and outbuildings
- Landscaping

House floor plans (1:100 scale)

Elevations from four sides (1:100 scale)

Schedule of external materials and colours. Colour swatches must be provided.

Note: do not include internal fit-out details such as kitchens, electrical plans etc.

Submit all information via the Builders Portal on the Villawood website

www.villawoodproperties.com.au

all enquires to

CORIDALE DESIGN ASSESSMENT PANEL

c/- dap@kosaarchitects.com.au

or telephone contact on 03 9853 3513

2.4 RE-SUBMISSION

If the plans and documents are non-compliant you will be advised of the necessary changes. Amended plans need to be resubmitted for approval.

Any alterations made to the resubmission other than the initial non-compliance/s should also be highlighted on the plans or an accompanying letter.

2.5 APPROVAL

The DAP will promptly approve plans that comply with the requirements of these Guidelines. Allow approximately 10 working days for approval.

2.6 BUILDING PERMIT

After approval from the DAP, you must then obtain a Building Permit from the Council or a Private Building Surveyor.

Note: Design approval from the DAP does not exempt the plans from any building or statutory regulations other than the regulations that are superseded by the approved building envelopes and approved profile diagrams.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc.

Report and consents cannot be requested for regulations that are covered under the approved Building Envelopes.

Approval by the DAP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

2.7 CONSTRUCTION

Once a Building Permit has been obtained, construction of your house may begin.

3. SITING & ORIENTATION

3.1 CONSIDERATIONS

The siting of your home will be integral in developing the neighbourhood theme within the community. Consideration must be given to:

- Ensuring best visual presentation from the street;
- Maximising the benefits of solar access;
- Promoting energy efficiency;
- Maximising potential views of each lot owner;
- Minimising overlooking & over shadowing, and
- Respecting the privacy and amenity of neighbours. This includes excavations adjacent or on the side boundary.

3.2 LAND USE

One dwelling only is permitted per allotment. Dual occupancy and further subdivision is not allowed. This does not apply to allotments identified by the developer as medium density allotments.

3.3 HOUSE ORIENTATION

Houses must face the main street frontage and present an identifiable entrance to the street. The front door may face some side street frontages, this should be verified with the DAP. Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

The site slope must be considered in conjunction with the overall orientation to achieve the best outcome.

3.4 DWELLING ARTICULATION

To ensure that dwellings constructed within the community are designed to a high-quality contemporary standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres shall not be permitted.

Articulation can be achieved through a variety of ways and must incorporate at least one of the following features:

- Use of different materials and textures;
- Variable wall setbacks to the front and side street boundaries;
- Introduction of verandahs, porticos and pergolas;
- Feature gable roof, and/or
- Continuation of window styles.



Acceptable articulation



No articulation

3.5 BUILDING ENVELOPES AND SETBACKS

Building Envelopes

Building Envelopes have been prepared for the lots in each stage at Coridale and are contained within the Memorandum of Common Provisions (MCP). The construction of buildings or associated buildings, including garages, must be contained within the Building Envelope specified for that allotment and in accordance with the Profile Diagrams depicted in the Guidelines.

Setbacks

The following setbacks for houses and garages must be met.

(i) The Front Street

The front street setback is designated on the specified Building Envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated, generally 4 metres.

Garages must be located or set back behind the front facade of the home.

(ii) Splayed and curved street frontages

Unless noted on the plan, the minimum front setback on a splayed or curved corner between two street frontages is on an arc connecting the front street setback line to the side street setback line commencing at the points that are perpendicular to the points where the street alignment commences to arc.

Front entrances are to be easily accessible from the main street frontage.

(iii) The Side Boundaries

The side setback is designated on the specified Building Envelope for each allotment. As a general rule, a house must be setback 1 metre from one side boundary.

A building must be setback from a side boundary not less than the distances specified in the Building Envelope Profiles and shown on the Building Envelopes by a setback identifier code. Garages may be built to the side boundary if provided for on the Building Envelope and adjacent buildings allow. The measurements are taken from the natural surface levels to the top of the wall.

(iv) The Side Street Boundary

The side street setback is designated on the specified Building Envelope for each allotment.

(v) The Rear Boundary

Generally, a rear wall of a building not exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 3 metres, and a rear wall of a building exceeding 3.6 metres in height must be set back from the rear boundary a minimum of 5.5 metres.

The maximum height of a building facing a rear boundary must not exceed the maximum building height allowed by the side envelope profile as shown in the Profile Diagrams, or a height limit for a rear setback as dimensioned on the Building Envelope plan.

(vi) Walls on boundaries

Unless otherwise noted on the Building Envelopes, walls and associated parts of a building within 1.0 metre of a boundary are restricted to areas within a Building to Boundary Zone (BBZ). The BBZ spans the length of the side boundary between the front and rear setbacks permitted by this Building Envelope. Total length of walls in the BBZ is limited to 60% of the length of the boundary except for terrace style lots where walls are permitted to the extent of the nominated BBZ.

Within the BBZ, the following apply:

- Unless otherwise noted only one side boundary may be built to the boundary, the other side must have a minimum of 1 metre off the boundary.
- Walls within the Building to Boundary Zone are allowed.
- Carports and verandahs are not permitted to be built to the boundary.
- Maximum height of a wall in the BBZ is restricted to 3.6 metres.

- Walls less than 1.0 metres from the boundary must be within 200 mm of the boundary.

(vii) Encroachments

Side, Side Street and Rear: The following may encroach into the specified setback distances by not more than 600 mm: For the purposes of these guidelines, gutters are not a measured item.

- Porches, eaves, verandahs;
- Masonry chimneys;
- Screens, but only to the extent needed to protect a neighbouring property from a direct view;
- Water tanks, and
- Heating and cooling equipment and other services.

The following may encroach into the specified setback distances:

- Landings with an area of not more than 2 square metres and less than 0.8 metres high;
- Unroofed stairways and ramps;
- Pergolas;
- Shade sails, and
- Eaves, fascia, gutters.

Front: The following may encroach into the specified front street setback distances by no more than 1500 mm: For the purposes of these Guidelines, gutters are not a measured item.

- Porches and verandahs to a maximum height of 4.5m.
- Decks and uncovered landings of not more than 2 square metres and less than 0.8 metres high from natural ground.
- Eaves.

(viii) Edge Boundary

Exemptions relating to side setbacks and relating to siting matters do not apply to an Edge Boundary.

3.6 BUILDING HEIGHT

The maximum building height is 9 metres above the natural surface level for sites with a slope of less than 5% and 10m for sites with a slope of greater than 5%.

For the purpose of the Guidelines, a maximum wall height of 7.2 metres is permitted above natural ground level. Natural ground/surface level is defined as the ground level after engineering works associated with the subdivision have been completed.

Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements. Large bulk excavations or high retaining walls are not permitted.

Excluding walls constructed by the developer during subdivision works, for the purpose of these Guidelines retaining walls greater than 1.25m are considered excessive. Stepped and multiple retaining walls may be required rather than one large retaining wall.

3.7 SITE COVERAGE

Unless otherwise specified in the notations to the Building Envelopes as they apply to particular allotments, buildings must not occupy more than 60 per cent of the lot.

In calculating site coverage, eaves, fascia and gutters not exceeding 600mm in total width, and unroofed swimming pools, terraces, patios, decks and pergolas should be disregarded. Roofed areas of terraces, patios, decks and pergolas are to be included in overall calculations.

Please be aware of the building regulations with regards to timber framed structures such as pergolas, verandahs and decks. Refer VBA's [Minimum setback for decks information sheet](#)

4. BUILT FORM

4.1 ARCHITECTURAL STYLE

At Coridale, high standards of house design will be required, and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation. Designs that break the front of the dwelling into distinct visual elements will be supported.

The inclusion of projections integral to the design and style of the dwellings such as verandahs are encouraged. Further enhancement can be achieved through the use of detail and shade in the form of pergolas and extended eaves.

Houses with identical facades may not be constructed in close proximity and must be separated by a minimum of five houses in any direction. The appearance of dwellings should provide a degree of richness and variety ensuring the creation of pleasant, interesting streetscapes.

Houses which have long uninterrupted expanses of wall should be avoided. Features, which may detract from the appearance of a house from the street, including small windows, obscure glass, window security shields, canvas and metal awnings, will be discouraged.



An example of architectural style with a distinct design element.

4.2 MATERIALS AND COLOURS

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Coridale. The use of a combination of finishes is encouraged for the purpose of achieving a degree of individuality and interest.

Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours that are out of character with neighbouring houses. For these reasons, purchasers are requested to submit roof and wall materials

and colours for approval. Colours which reflect the natural tones of the environment at Coridale are recommended.

External Walls

- The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material, weatherboard or other material as approved by the DAP. Colours of trims should be selected to complement the main body of the house & the natural environment.
- Dwellings are encouraged to have a mix of composite products (render, timber or textured material) to the front facade as approved by the DAP.
- Articulation to the front façade is mandatory, an entry recess is not considered a step in the façade.

Roofs

- The roof is to be constructed of steel or masonry or as approved by the DAP. Roof colours which reflect the natural tones of the environment at Coridale are recommended and the use of Colorbond is encouraged.

4.3 DWELLING SIZE

The minimum dwelling size is:

- 160 square metres in the case of a lot having an area of 500 square metres or greater; or
- 130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or
- 100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or
- 75 square metres in the case of a lot having an area of less than 300 square metres.

4.4 TWO STOREY DWELLINGS

All two storey dwellings must be articulated to the front façade as a minimum, alternate materials are encouraged as a method of providing the visual break from a monotone and bleak façade. Treatments such as pergolas, verandahs etc. are recommended to break the line of sight. This recommendation also applies to double storey dwellings on corner allotments.

It is important to ensure that two-storey houses are designed and sited correctly to minimise overlooking and overshadowing. It is recommended that initial concepts for two-storey houses be discussed with the DAP.

The articulation of the front of the upper level of two-storey houses is encouraged to avoid dominating the streetscape.

4.5 CORNER ALLOTMENTS

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

Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue to that part of the secondary frontage that is visible from the public realm.

4.6 ENERGY EFFICIENCY

An energy smart home takes advantage of the sun's free warmth, light and with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Coridale must achieve a minimum 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System or greater, if legislated by the building regulations. An energy rating certificate will not be required prior to DAP approval; however, a certificate will be required prior to obtaining a Building Permit. Houses must orientate their open spaces and habitable room windows to the north where possible.

4.7 ROOFS

Articulated roof shapes are preferred with hips and gable roof forms, coastal skillion roof styles and higher degrees of pitch encouraged, although each design will be considered on its merits by the DAP. Flat roofs behind parapets are accepted.

4.8 GARAGES

The garage and family car (s) have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house. All homes must allow for an enclosed double garage for car accommodation.

Garages must be constructed within the Building Envelope, although they may be set at a different level to the rest of the dwelling. The garage setback also applies for entry to the garage from the side street boundary, unless otherwise noted.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house.

The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries and whether permitted by the Building Envelope. Deep excavations on the boundary will not be permitted. The DAP will need to consider the impacts on adjoining lots of any excavation on or near the boundary.

Secondary garages are discouraged. The design for an additional garage would need to be discussed with the DAP and it must be disguised and out of view from the main street frontage. Only one crossover per lot is permitted.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered to present an interesting and integrated façade.

4.9 OVERSHADOWING

This item is covered within the building envelope plan and profile diagrams. Building Regulation 81, 82 & 83 are superseded by this Guideline.

4.10 PRIVACY AND OVERLOOKING

This item is covered within the building envelope plan and profile diagrams. Building Regulation 84 is superseded by this Guideline.

5. EXTERNAL CONSIDERATIONS

5.1 ACCESS AND DRIVEWAYS

Driveways are a major visual element at Coridale and should be constructed using materials that blend with or complement the dwelling textures and colours. Only one driveway will be permitted for each lot, unless there are special circumstances, if so these need to be discussed and confirmed with the DAP.

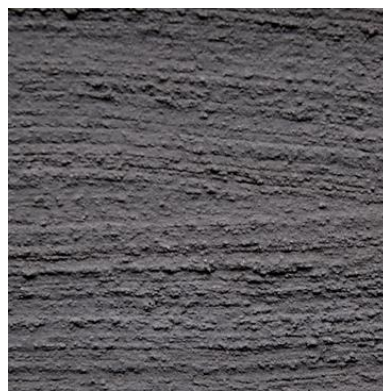
Driveways must not be wider than 5 metres at the street boundary of a lot and planting between the driveway and property boundary is encouraged.

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or concrete with exposed aggregate. Plain concrete is not permitted.

Examples of approved driveway finishes:



Exposed aggregate



Dark coloured concrete

All driveways must be completed within three months of the Occupancy Permit being issued.

5.2 FENCES

The objective of the DAP is to provide a degree of uniformity throughout the community and thereby avoid an untidy mix of various fence standards, colours and types. To enhance the park-like character of the community, no front fencing will be permitted.

Fences may be stained with a clear finish but must not be painted with coloured stains or paint.

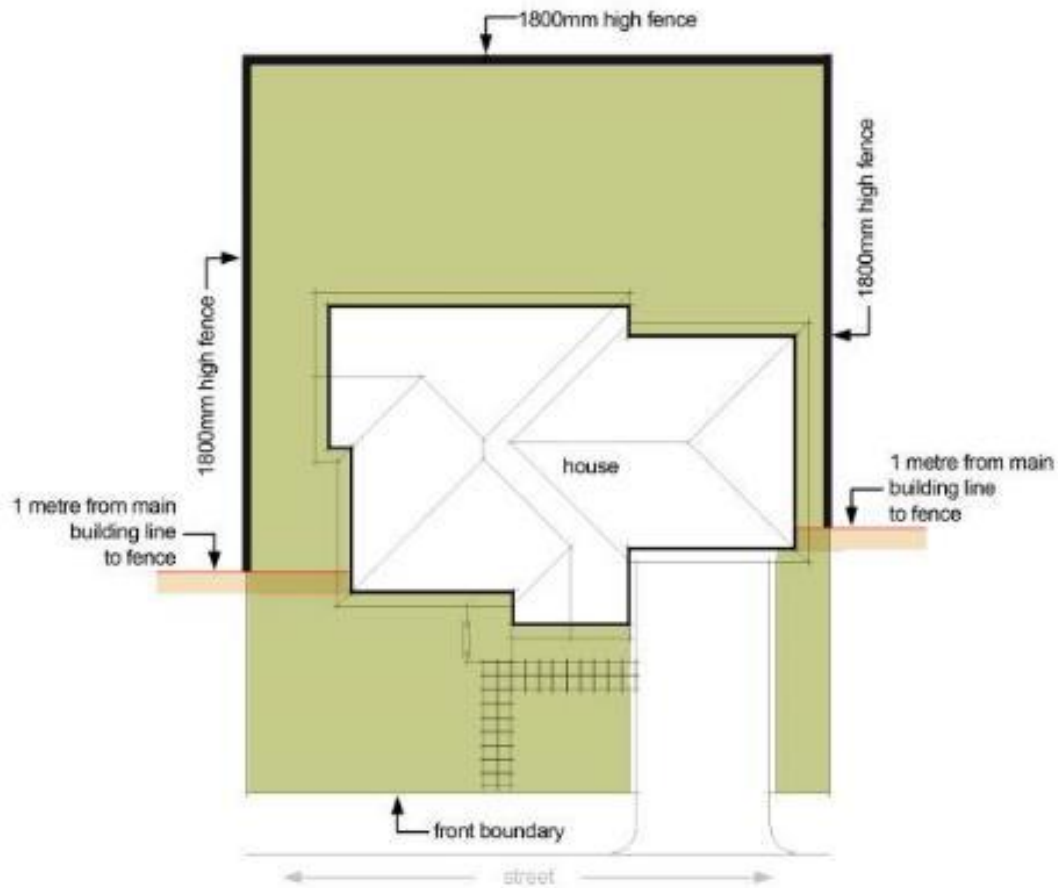
On side boundaries, fencing must commence no closer than 1 metre behind the building line.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

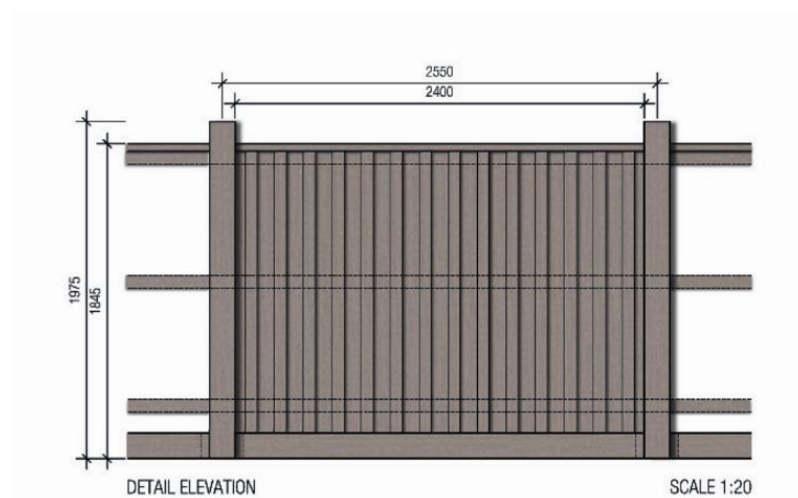
All fencing must be constructed in accordance with the Restrictive Covenant as detailed on the relevant Plan of Subdivision and as approved in writing by the DAP. For the purposes of these Guidelines, the prescribed fence height of 1.8 metres to the side

street, side and rear boundaries will be exempt from the provisions of the Building Regulations.

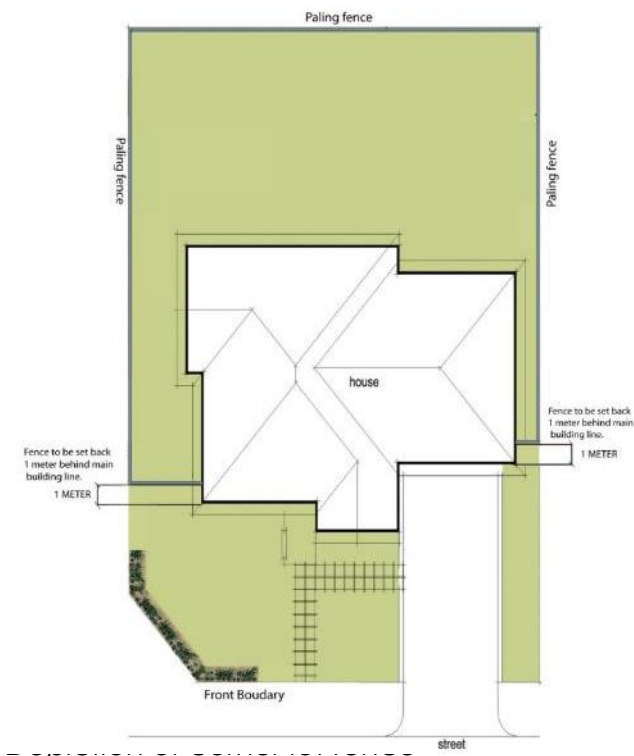
Fences permitted by the Guidelines are not deemed to overshadow the recreational private open space on the adjoining allotment.



Depiction of typical boundary fencing location



Elevations of typical paling fence



Side boundary fence elevation

5.3 LETTERBOXES

Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to occupancy permit.

The size and position of the letterbox must comply with Australia Post requirements. The street number must be clearly identifiable, suitably sized and located and must not interfere with the overall streetscape.



Acceptable



Not Acceptable

5.4 GENERAL

External fixtures must achieve the following objectives and the location must be noted on plans to be submitted to the DAP:

Clothes-lines, Garden Sheds, External Hot Water Services and Ducted Heating Units must not be visible from the street.

Solar Water Heaters are permitted and, where possible, are to be located out of view from the street frontage. The solar panels shall be located on the roof, not on a separate frame.

Air-Conditioning Units

Evaporative air-conditioners must be positioned so that they are not visible from the main frontage of the dwelling. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house. Wall mounted air-conditioners must be located below the eaves line, screened from public view and suitably baffled to reduce noise.



Low profile and positioned at rear – Acceptable



Standard unit in clear view of the street - Not acceptable

Television Antennae are not permitted as television services are available through the Opticomm Fibre Network.

Satellite Dishes will only be approved if located below the roofline of the house and must be screened from public view.

Rainwater Tanks must be not visible from the street frontage.

No external *Plumbing* to a dwelling shall be visible from a street or dwelling. All plumbing on double-storey houses, except downpipes, must be internal so as not to be visible from the street or neighbouring properties.

External lighting including spotlights, flood lights and any lights illuminating any outdoor area are to be approved by the DAP and the use of LED or solar lighting is encouraged.

Rubbish Bins & Recycling Bins should be stored out of view from the street.

Commercial Vehicles with a carrying capacity of 1 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

Advertising Signage

Signage is not permitted on residential lots with the following exceptions:

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale AND only after the developer has sold ALL lots in the relevant stage.
- Display home signage will be permitted but only with the written approval of the DAP and City of Greater Geelong Council.

Builders or tradespersons identification required during construction of the dwelling to a maximum size of 600mm x 600mm. Such signs must be removed within 10 days of the issue of the Occupancy Permit.

Sheds

Sheds should be restricted in size and must be in harmony with the other buildings.

Sheds are to have a maximum wall height of 2.4m, maximum ridge height of 3 metres. It is the responsibility of the purchaser to ensure that the requirements relating to location, size and height for all outbuildings adhere to governing authority requirements.

All sheds are to be erected with a muted/earthy tone Colorbond material.

Carports

No carports are permitted to the front of the dwelling.

Pools

Swimming Pools do not require the approval of the DAP.

Window Furnishings

Internal window furnishings which can be viewed by the public must be fitted within three months of occupancy. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

5.5 LANDSCAPING AND TREE PROTECTION

General Guidelines

The garden design will require careful thought to ensure that the appropriate plants are selected for the particular lot conditions.

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street and parkland landscaping with private gardens so that the streetscape presents as a landscaped garden.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house. Purchasers should make their own enquiries with the Greater City of Geelong and obtain a list of allowable vegetation.

Front Gardens

All landscaped areas to the front of the house must be established within three months of the issuing of the Occupancy Permit to ensure good presentation is achieved for the local community. The front garden should include a variety of plants, lawn, garden beds that incorporate ground covers, small to medium shrubs and at least one advanced feature tree from a 75-litre pot when planted.

The amount of plants vary with the size of the lots, as a guide lots less than 12.5 m wide shall have 25 plants and one feature tree, lots 12.5 – 16 metres shall have 40 plants and one feature tree and lots greater than 16 metres to have 50 plants and one feature tree.

Examples of acceptable landscaping treatments.



No acceptable



Acceptable

5.6 CONSTRUCTION MANAGEMENT

During the construction period, the builder must install a temporary fence and ensure that rubbish and building waste is contained within the building site. Damage to nature strips caused during the construction period is solely the responsibility of the landowner and their builder.

5.7 BROADBAND NETWORK

Coridale is an OptiComm Fibre Connected Community. This means that all homes in Coridale will have access to the OptiComm high speed broadband network. Some benefits of high speed broadband are:

- Distribution of analogue and digital free to air television;
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange;
- Pay TV - choice of providers, and
- External aerials and satellite dishes are not required.

What you need to do to prepare for High Speed Broadband:

Step 1. Conduit (Pipe) Installation

You must make sure your builder has installed a 32mm white telecommunications conduit from the front boundary of your lot to the meter box location on the side of your house. Your builder can install this conduit, or you can arrange for OptiComm, who undertake all Optic Fibre Network Connections, to install this conduit for you. Typical costs for up to 10 metres of trenching and conduit would be \$440 incl. GST. The OptiComm Customer Connection Information Desk can be contacted on 1300 137 800. This conduit should be installed during construction of your home.

Step 2. Prepare your home to be able to distribute the Internet, Telephone, TV and other services throughout your rooms

Structured Cabling of your home is optional, but highly recommended, as it will enable you to take advantage of all features the Coridale Optical Fibre Network has to offer. It is recommended that you arrange a quote to cable your new home from your builder or OptiComm's contractors early in your construction phase or at contract negotiation as the wiring should be done at the frame stage of construction. Structured Cabling is an additional cost to the conduit and customer connection.

Step 3. Connection to the Optical Fibre Network

When you have received your Certificate of Occupancy or are about two (2) weeks before you move in, call OptiComm's Customer Connection Information Desk on 1300 137 800 to arrange the connection to the Optical Fibre Network.

The typical customer connection cost is \$550.00 incl. GST and includes the following services:

- Installation of Optical Network Terminal and the Power Supply Unit (back-up battery not included);
- Access to Free to Air Digital and Analogue (if available) TV signals, and
- Access to Foxtel Pay TV signals (resident to arrange for Foxtel connection at their cost).

Step 4. Contact a Retail Internet and Telephone Service Provider

Finally, the last step involves contacting a Retail Service Provider to arrange the connection of your Retail Internet and Telephone Services (see details over page). You will be contracting the Retail Service Provider to provide the Internet and Telephone Services over the OptiComm Wholesale Network.

Hints when discussing your requirements:

- Tell them you are in an OptiComm Fibre Community
- Make sure you tell them you are at Coridale
- Make sure you give them your full address
- Tell them whether you have moved in yet
- Advise them whether you have had OptiComm install the Optic Fibre and Hardware in the enclosure near your meter box - this will affect the time it takes to connect services
- If speaking with Foxtel make sure you tell them you are in an OptiComm Fibre Community and the "ONT" (Optical Network Terminal) is installed

For further information please refer to: <http://www.opticomm.net.au/>

6. NOTES AND DEFINITIONS

6.1 NOTES ON RESTRICTIONS

- Ground level after engineering works associated with the subdivision is to be regarded as natural ground level.
- In the case of a conflict between the Building Envelope plan or Profile Diagrams and these written notations, the specifications in the written notations prevail.
- Buildings must not cover registered easements unless provided for by the easement.

6.2 GENERAL DEFINITIONS

If not defined above, the words below shall have the meaning attributed to them in the document identified:

In the *Building Act 1993*:

- Building
- Lot

In Part 5 of Building Regulations 2018:

- Clear to the sky
- Height
- Private open space
- Recreational private open space
- Raised open space
- Setback
- Site coverage
- Window
- Single dwelling
- North (true north)

In the Victoria Planning Provisions, 31 October 2002:

- Frontage (Clause 72)
- Dwelling (Clause 74)
- Habitable room (Clause 72)
- Storey (Clause 72)

6.3 ADDITIONAL DEFINITIONS

Edge Boundary

Edge Boundary means the boundary or part of a boundary of a lot on the Plan of Subdivision that abuts a lot, which is not shown on the Plan of Subdivision. An Edge Boundary lot is marked “E” on the Building Envelope plan.

Front street or Main Street frontage

Front Street means the street or road that forms the frontage to the lot concerned. Where there is more than one road which adjoins a lot or where it may be otherwise unclear, the Front Street may be identified by the letter “F” in the Building Envelope Plan or will be as agreed in writing by the DAP.

Side boundary

A boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot.

Street

For the purposes of determining street setbacks, street means any road other than a lane, footway, alley or right of way.

Standard lot

A single lot that accommodates a freestanding house detached from adjoining houses and of an individual style.

7. BUILDING ENVELOPES

Refer Building Envelope Plan located in the Memorandum of Common Provisions (MCP)

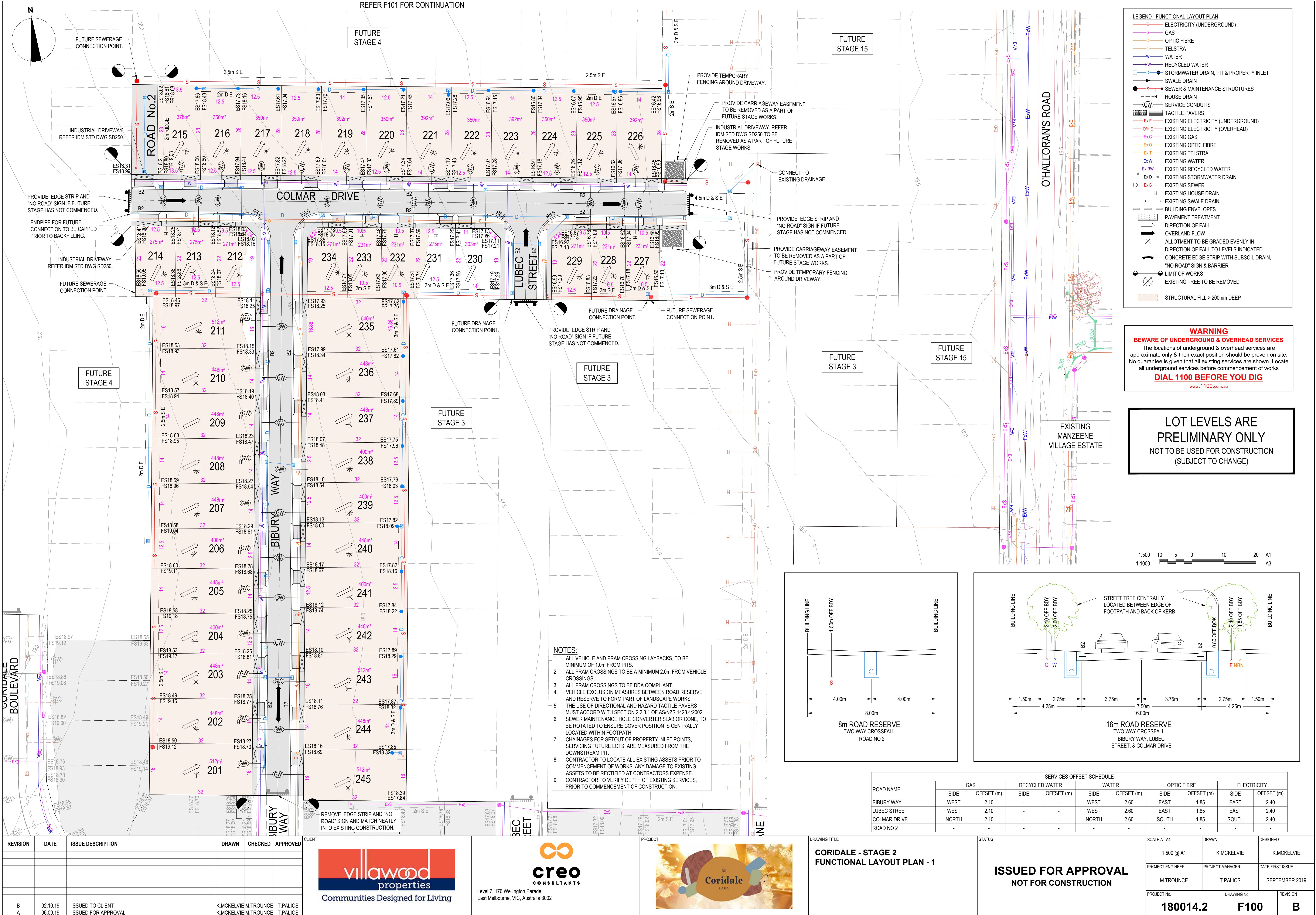
Building regulations 73, 74, 75, 79, 81, 82, 83, 84, & 85 are superseded by the Approved Building Envelopes.

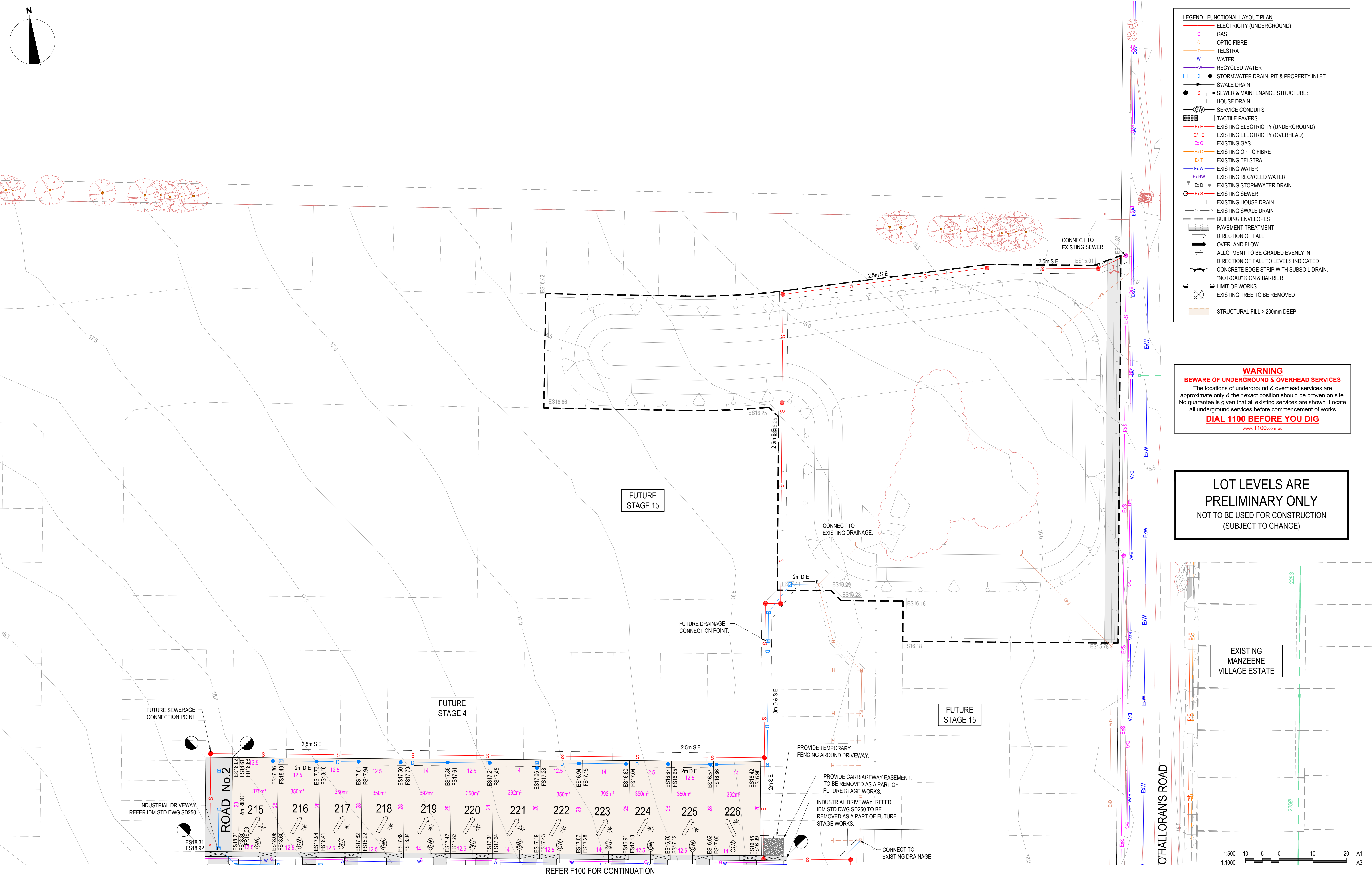
To be read in conjunction with Building Envelope Profiles (refer Section 8) and Coridale Plan of Subdivision for relevant stage.

7.1 BUILDING ENVELOPE PROFILES

Refer Building Envelope Plan located in the Memorandum of Common Provisions (MCP)

To be read in conjunction with Building Envelope Plan and Coridale Plan of Subdivision for relevant stage.





LEGEND - FUNCTIONAL LAYOUT PLAN

- E - ELECTRICITY (UNDERGROUND)
- G - GAS
- O - OPTIC FIBRE
- T - TELSTRA
- W - WATER
- RW - RECYCLED WATER
- D - STORMWATER DRAIN, PIT & PROPERTY INLET
- S - SWALE DRAIN
- S - SEWER & MAINTENANCE STRUCTURES
- H - HOUSE DRAIN
- GW - SERVICE CONDUITS
- TP - TACTILE PAVERS
- Ex E - EXISTING ELECTRICITY (UNDERGROUND)
- OH E - EXISTING ELECTRICITY (OVERHEAD)
- Ex G - EXISTING GAS
- Ex O - EXISTING OPTIC FIBRE
- Ex T - EXISTING TELSTRA
- Ex W - EXISTING WATER
- Ex RW - EXISTING RECYCLED WATER
- Ex D - EXISTING STORMWATER DRAIN
- Ex S - EXISTING SEWER
- H - EXISTING HOUSE DRAIN
- S - EXISTING SWALE DRAIN
- B - BUILDING ENVELOPES
- P - PAVEMENT TREATMENT
- F - DIRECTION OF FALL
- OF - OVERLAND FLOW
- A - ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
- C - CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
- L - LIMIT OF WORKS
- X - EXISTING TREE TO BE REMOVED
- SF - STRUCTURAL FILL > 200mm DEEP

WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

LOT LEVELS ARE PRELIMINARY ONLY
NOT TO BE USED FOR CONSTRUCTION
(SUBJECT TO CHANGE)



REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT	PROJECT	DRAWING TITLE	STATUS	SCALE AT A1	DRAWN	DESIGNED
								CORIDALE - STAGE 2		1:500 @ A1	K.MCKELVIE	K.MCKELVIE
								FUNCTIONAL LAYOUT PLAN - 2	ISSUED FOR APPROVAL	PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
									NOT FOR CONSTRUCTION	M.TROUNCE	T.PALIOS	SEPTEMBER 2019
										PROJECT No.	DRAWING No.	REVISION
										180014.2	F101	A



10,500

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

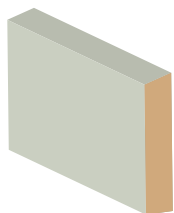
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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

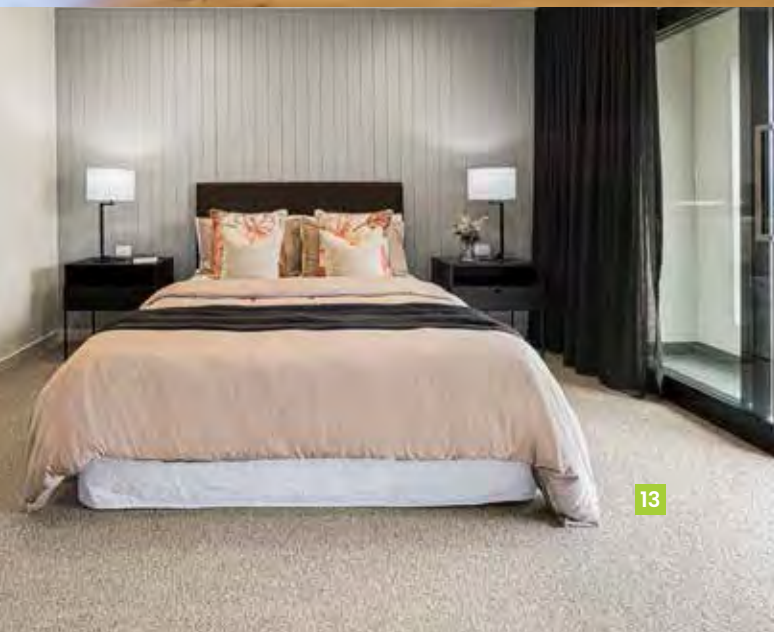
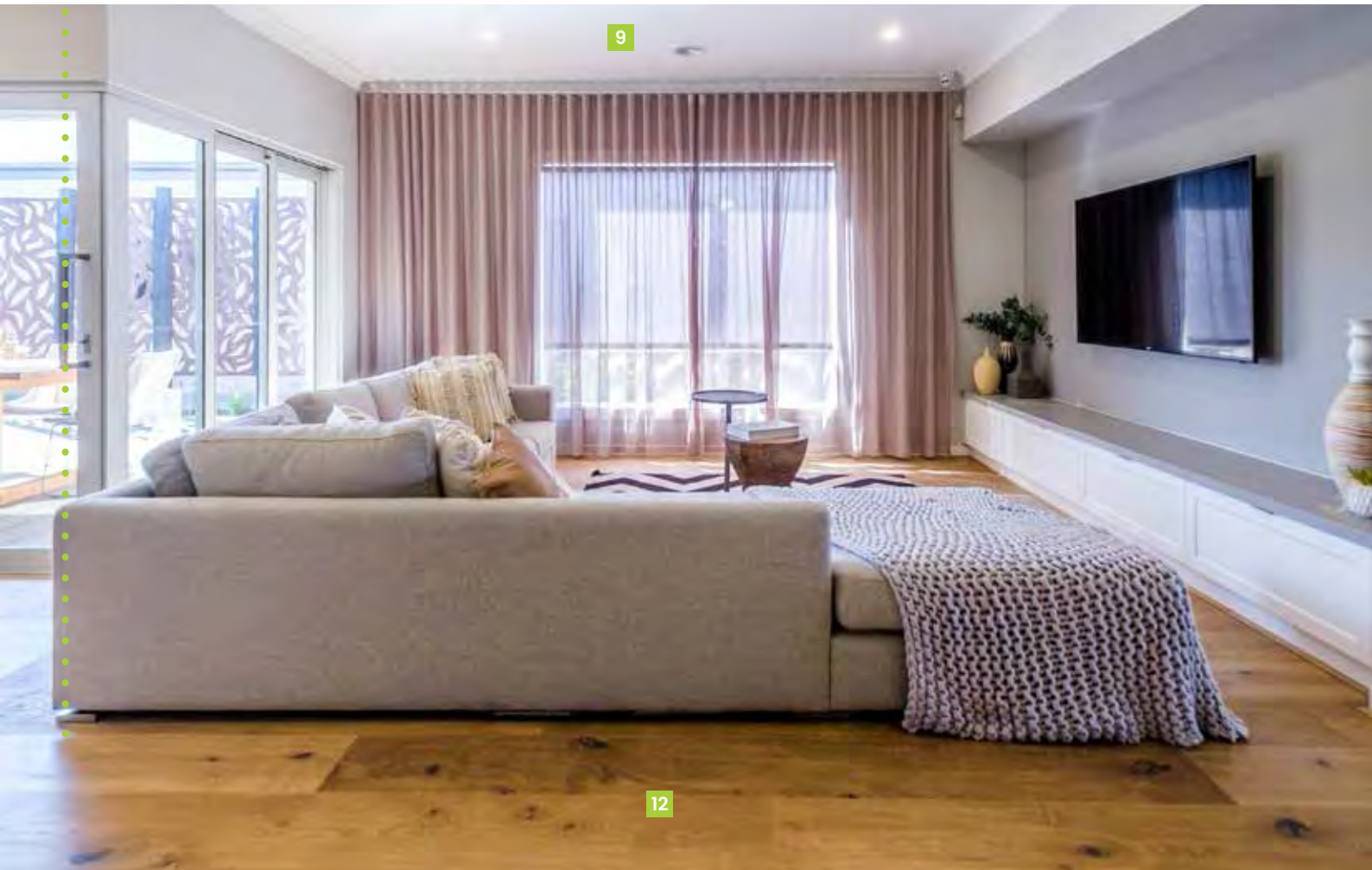
ENERGY EFFICIENCY

- 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**

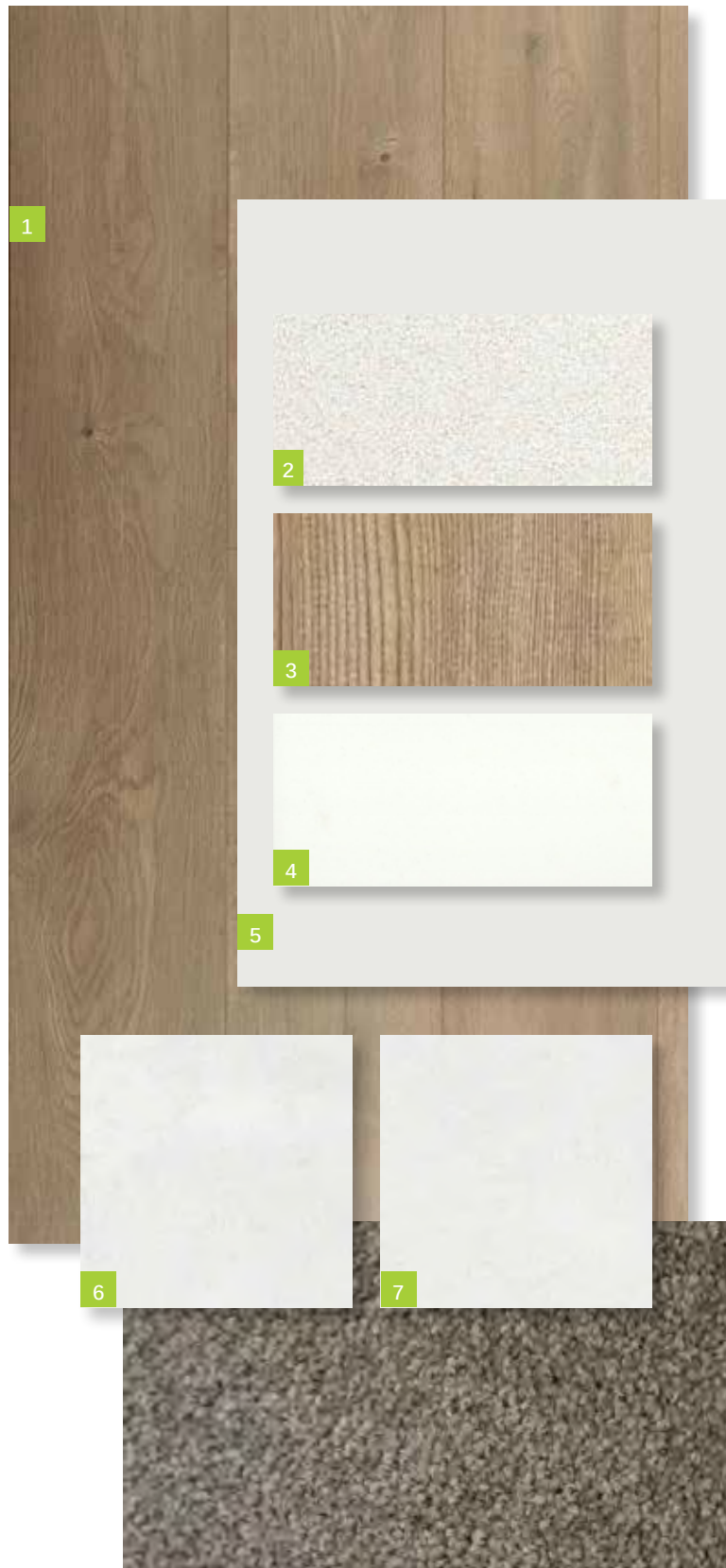
GENERAL

- 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

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

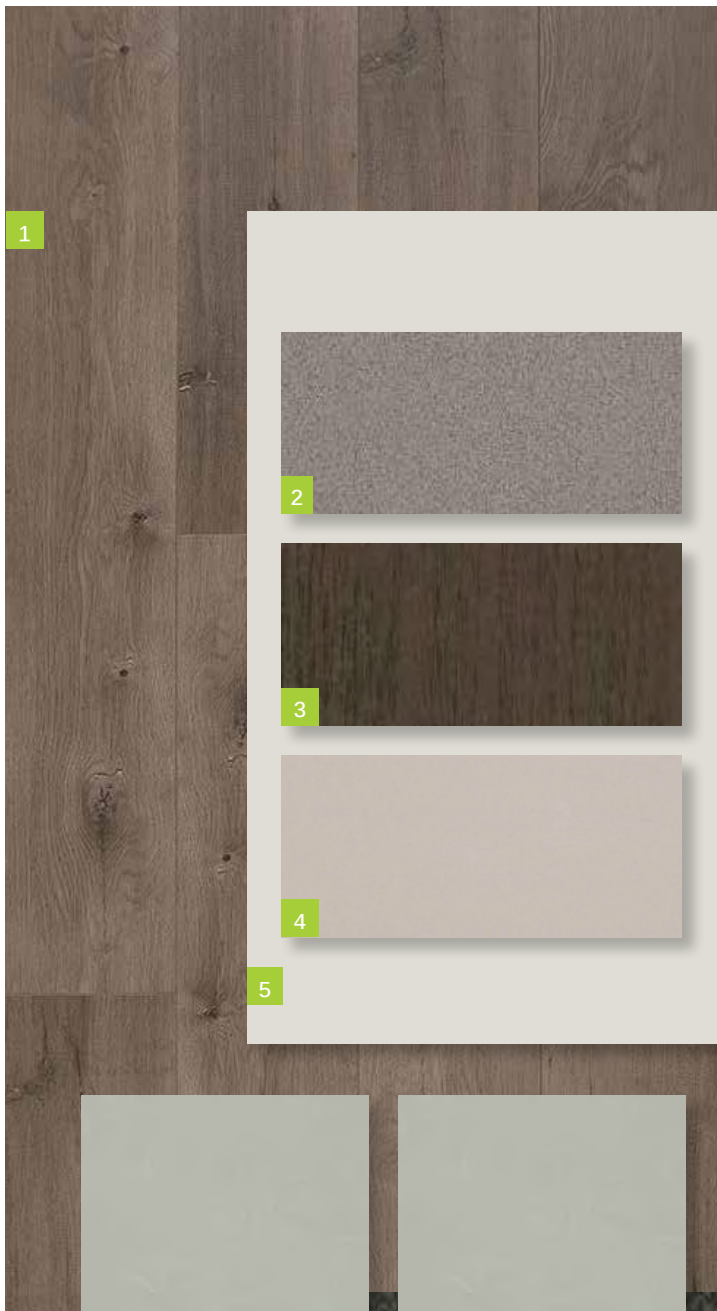




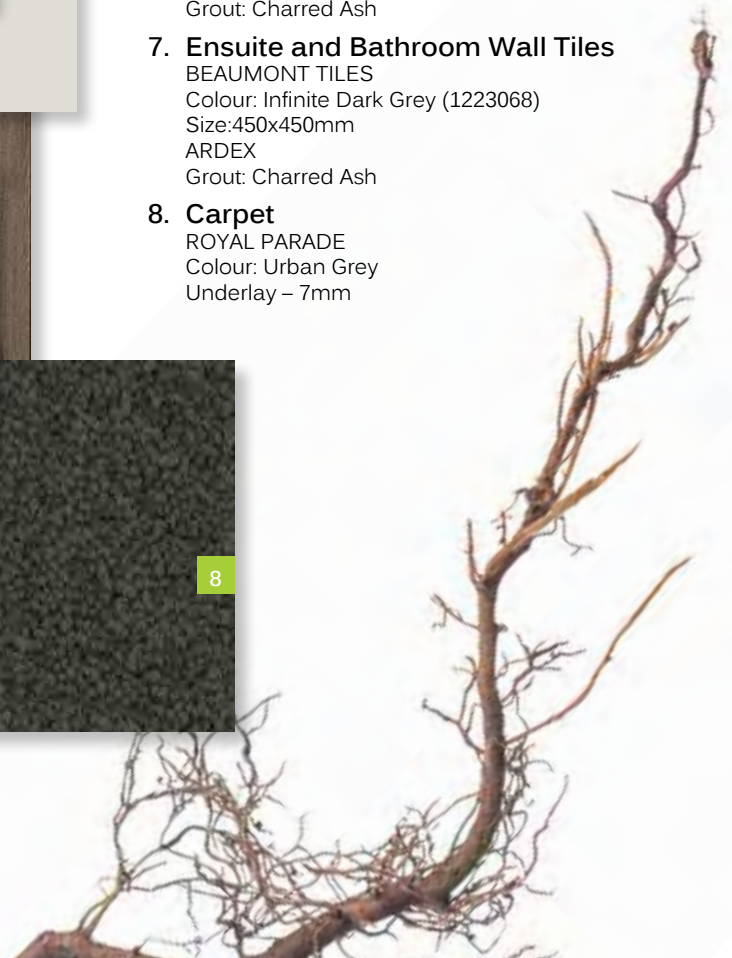
caesarstone®



INTERNAL COLOUR SELECTION BASALT

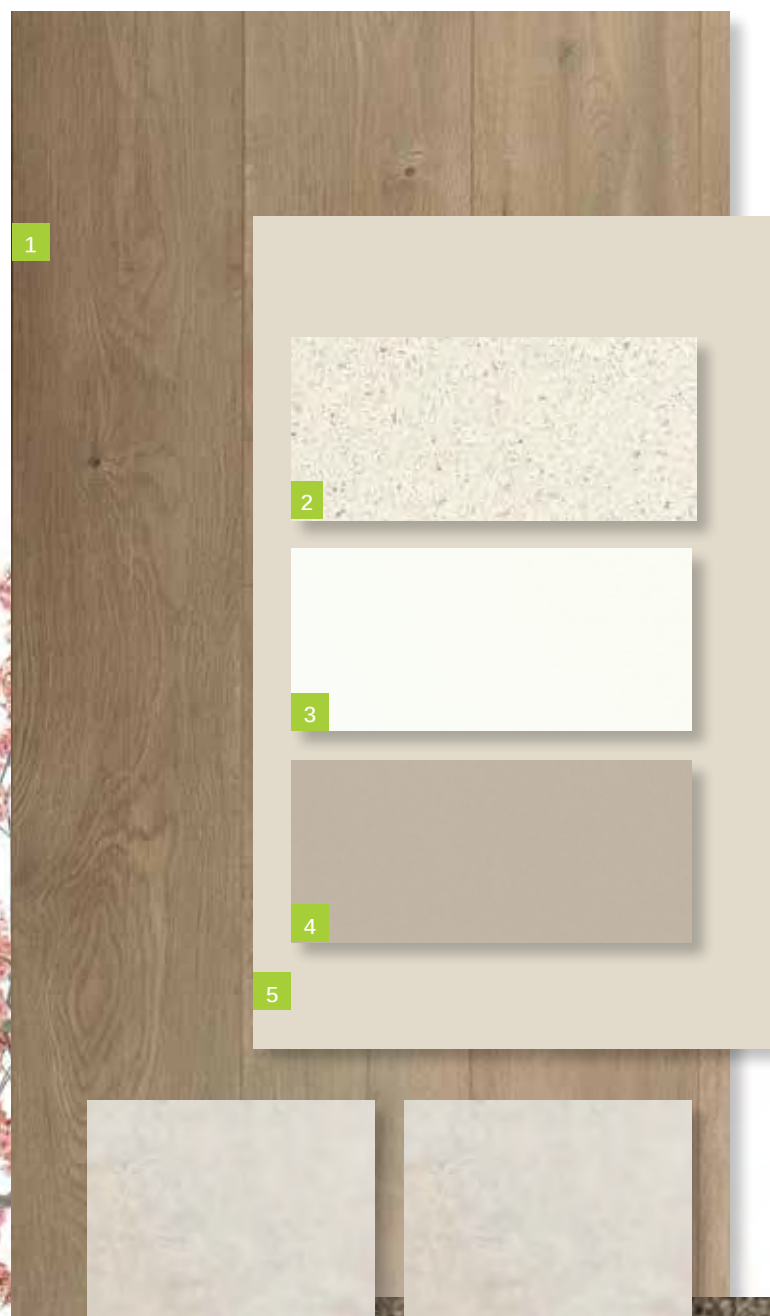


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: 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





INTERNAL COLOUR SELECTION IVORY



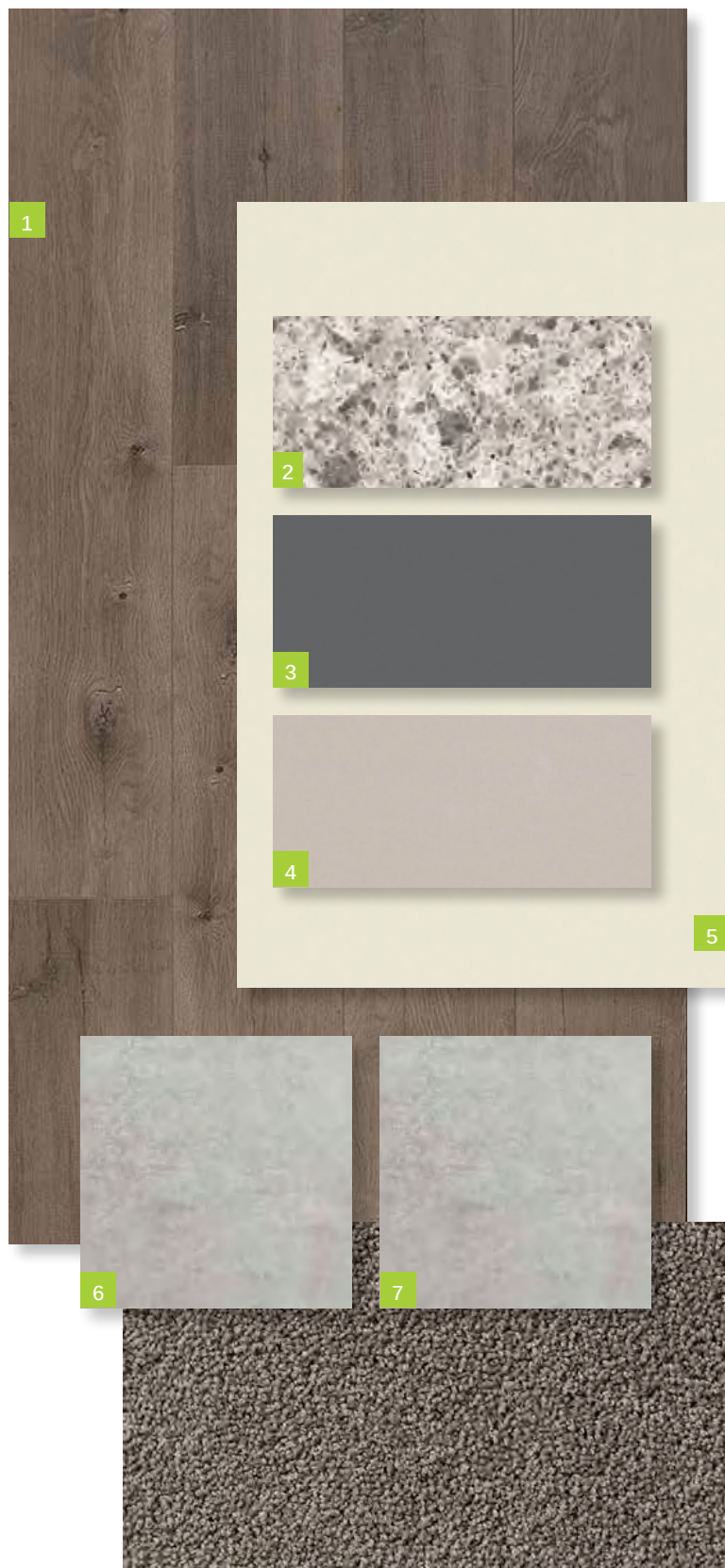
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
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



caesarstone®



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 Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird Underlay –





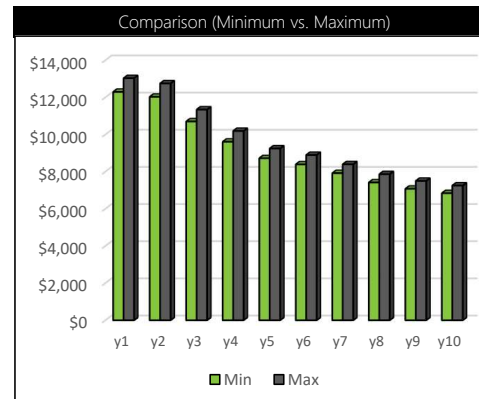
 caesarstone®



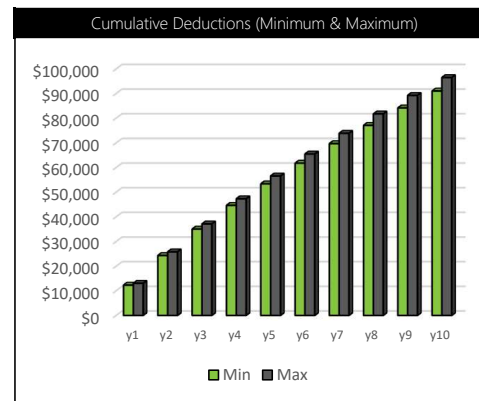
ESTIMATE /

Depreciation Estimate Novo 14 Design MCG Quantity Surveyors

Maximum			
Year	Division 40	Division 43	Total
1	\$6,658	\$6,374	\$13,032
2	\$6,377	\$6,374	\$12,750
3	\$4,971	\$6,374	\$11,344
4	\$3,816	\$6,374	\$10,189
5	\$2,874	\$6,374	\$9,247
6	\$2,522	\$6,374	\$8,896
7	\$2,023	\$6,374	\$8,396
8	\$1,489	\$6,374	\$7,863
9	\$1,128	\$6,374	\$7,502
10	\$879	\$6,374	\$7,252
Total Value	\$37,608	\$254,943	\$292,551



Minimum			
Year	Division 40	Division 43	Total
1	\$6,281	\$6,013	\$12,294
2	\$6,016	\$6,013	\$12,028
3	\$4,689	\$6,013	\$10,702
4	\$3,600	\$6,013	\$9,612
5	\$2,711	\$6,013	\$8,724
6	\$2,380	\$6,013	\$8,392
7	\$1,908	\$6,013	\$7,921
8	\$1,405	\$6,013	\$7,418
9	\$1,064	\$6,013	\$7,077
10	\$829	\$6,013	\$6,842
Total Value	\$35,479	\$240,510	\$275,989



This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES.

