Future Development Site
Future Development Site
GLANMIRE
By Others
Future Development Site
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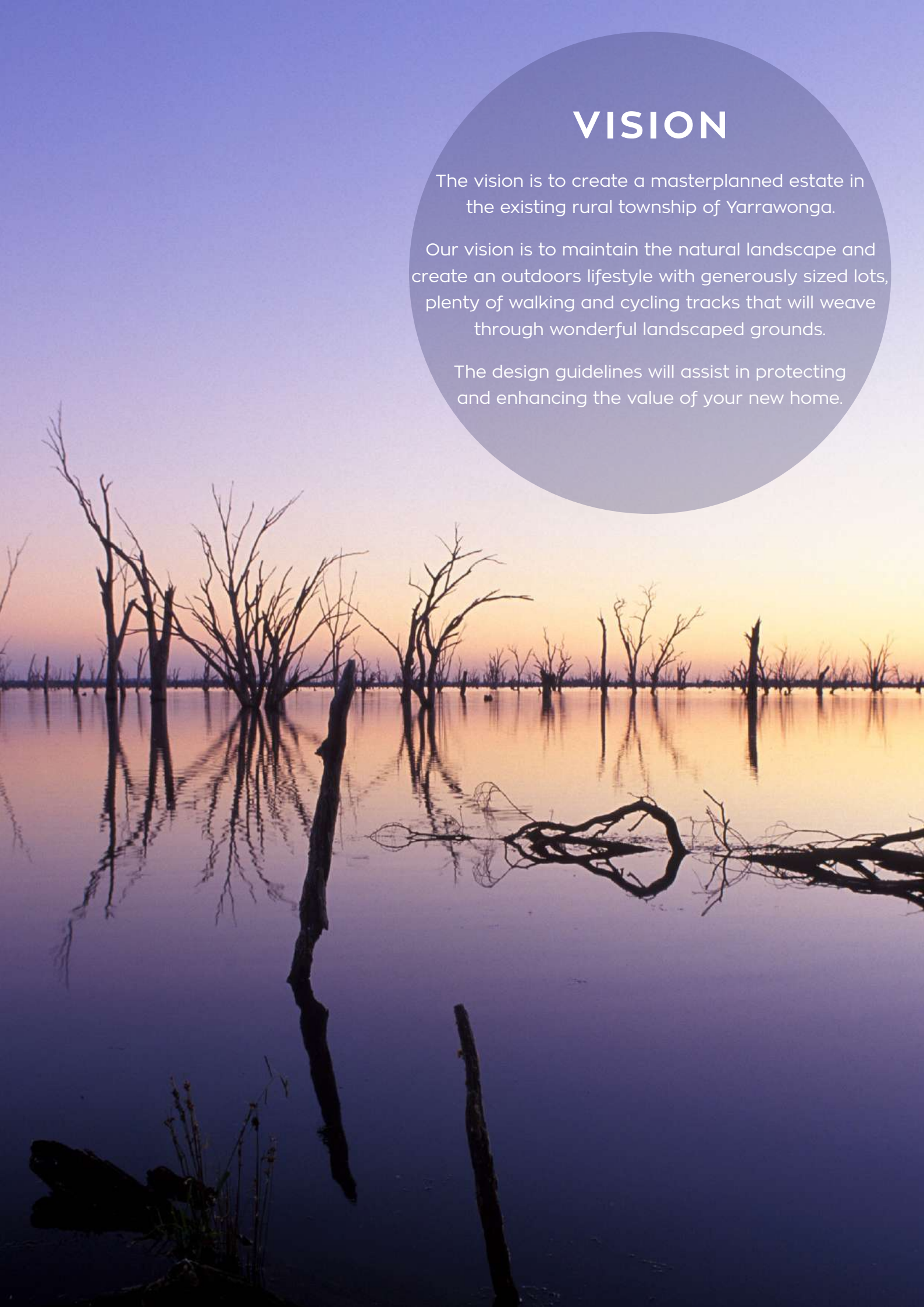
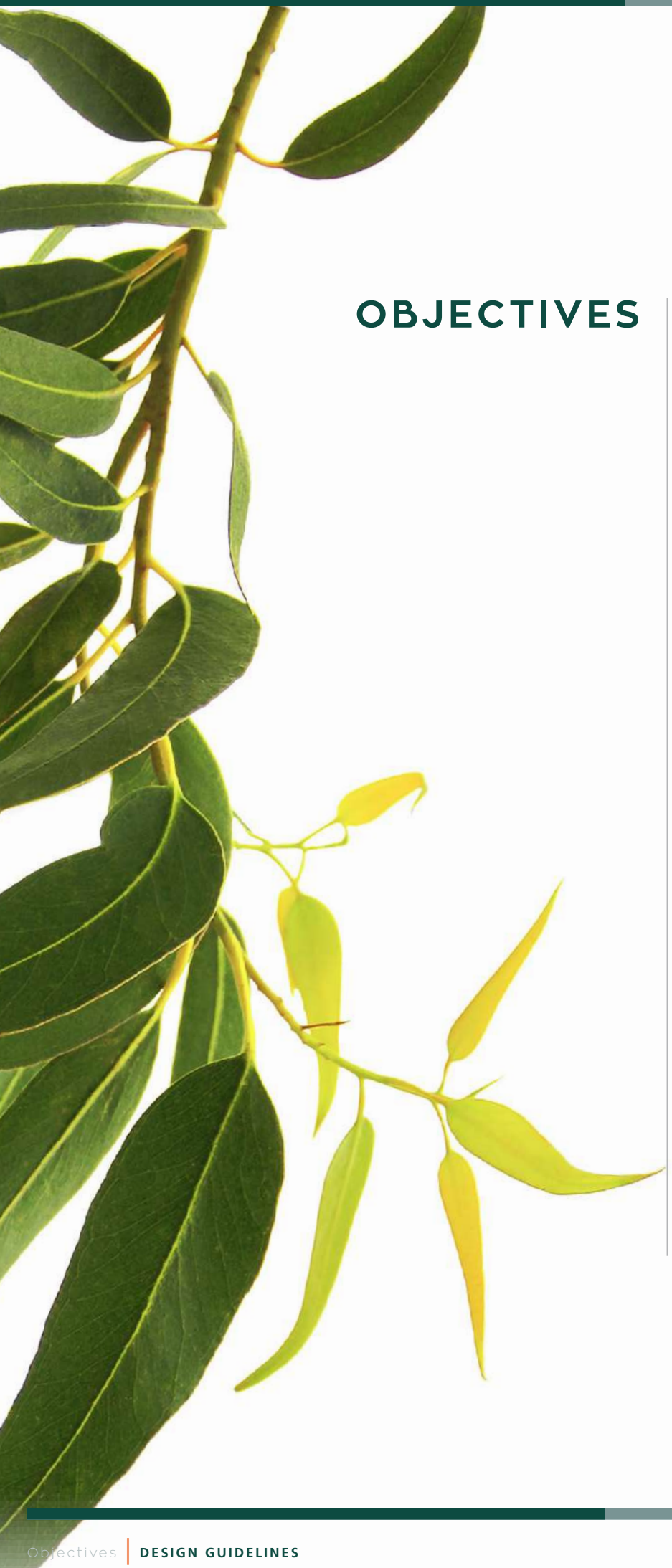


VISION

The vision is to create a masterplanned estate in the existing rural township of Yarrawonga.

Our vision is to maintain the natural landscape and create an outdoors lifestyle with generously sized lots, plenty of walking and cycling tracks that will weave through wonderful landscaped grounds.

The design guidelines will assist in protecting and enhancing the value of your new home.



OBJECTIVES

The key intent of the Design Guidelines is to ensure that future development respects the landscape significance of the site, while ensuring that the interface between residential lots and the public realm is managed appropriately.

The objectives are outlined as follows:

- To create a sense of place where the community can enjoy a safe and relaxed lifestyle
- To create a pedestrian orientated environment
- Ensure a good outcome particularly in this established attractive area and protecting home investments by promoting quality design;
- Provide guidance to appropriate built form so that it does not cause detriment to the scenic landscape and street scape environment;
- Ensure sufficient front and rear setbacks to provide space for new landscaping and create a consistent sense of character through siting.

BUILT FORM

Objective

To discourage visually bulky and obtrusive dwellings and promote high quality architectural design.

Requirements

R1 Buildings should meet Clause 54 of the Moira Planning scheme in addition to these guidelines.

R2 The entry to the home must be visible from the street.

R3 Passive surveillance should be provided to streets with use of at least one habitable window facing the street scape.

R4 Built form should not exceed 9m in height and two storeys.

R5 Garages are to be designed and sited to ensure that they are not dominant upon the street frontage.

R6 Carports are permitted provided they are located within the side or rear setbacks and are minimally visible from the streetscape.

R7 Outbuildings for storage must be located to the rear of the dwelling and must not be viewable from the street scape.

R8 Outbuildings should be chosen in subdued Colorbond® colours to complement the dwellings.

FAÇADE ARTICULATION

Objective

To ensure buildings contribute positively to the street scape by using a variety of external finishes and creating interesting and highly articulated façades.

Requirements

R1 Two dwellings with the same façade shall not be built within 5 house lots of the original lot

R2 Dwellings must include a covered porch of a minimum 1.5m in depth.

R3 Colours and materials should comprise of subdued earthy tones that are reflective of the natural surrounds.

*METRICON BOTANICA ASCENT

ROOF LINES

Objective

To ensure roof designs are complimentary to the street scape, are contemporary in nature and do not dominate the skyline.

Requirements

R1 Roof materials may be constructed in Colorbond® roof sheeting or an approved tile material, to embody contemporary Australian design.

R2 Roofs should be pitched at a minimum 20 degrees.

R3 Pitched roofs, with the exception of walls on boundaries or facing south, require extended eaves at a minimum 450mm except where parapet walls are provided.

R4 The use of skillion roofs are permitted at a minimum of 15 degrees with a minimum of two roof planes.

R5 Parapet walls are encouraged to utilise shading structures above windows if facing north or west for sun protection but must not exceed more than 50% of any façade.

R6 Air conditioning/Evaporative cooling units mounted on roofs, antennas and satellites should not be visible at the street interface.

*KENNEDY BUILDERS

DRIVEWAYS & PATHS

Objective

To increase permeable areas and maintain space for landscaping to soften hard surfaces.

Requirements

R1 A maximum of one crossover per lot is permitted.

R2 Driveways must be a minimum of 3m wide and upon entry maintain setbacks to side boundaries of at least 0.5m to allow space for landscaping.

R3 Pedestrian paths of permeable materials should be incorporated in the landscape plans to provide formal access to the dwelling entrance.

R4 Driveways should be constructed in concrete or permeable pavement systems. The latter is preferable to allow water infiltration into plant root zones.

*METRICON DELTA VALE

BUILDING MATERIALS

Objective

To ensure materials are complimentary, varied and representative of contemporary architectural design.

Requirements

R1 Façades must incorporate at least two aesthetic building materials.

R2 Any one material should only cover a maximum of 70% of the building façade.

R3 Garage door materials should be horizontal timber boarding, grooved ply or muted coloured metal cladding representative of timber boards.

R4 Outbuildings should be chosen in subdued Colorbond® colours to complement the dwellings

Suggested Materials

- Brick veneer in an approved colour (no more than two muted tones, no heritage colours);
- Rendered masonry painted in stripped back tones;
- Lightweight materials such as weatherboard or feature timber cladding;
- Stonework; and
- Painted precast fibre cement cladding.

COLORBOND® PALETTE

COLORBOND® Steel Colours

*METRICON DAVENPORT WHITEHAVEN

SETBACKS

Objective

To produce a pattern of spacious areas between dwellings and maintain areas for landscaping.

Requirements

R1 Front setbacks must not be less than 5m to the front facade of the dwelling.

R2 Porches can enter the front setback in accordance with the requirements of clause 54 of the Moira Plannning Scheme.

R3 Side setbacks are permitted to be 'zero' along one boundary, in accordance with the requirements of Clause 54 of the Moira Planning Scheme and must provide a least 1m on the opposite side. A minimum of 2m down one side boundary is preferable.

R4 Rear setbacks must not be less than 3m to ensure that space for landscaping is maintained. Permeable structures such as pergolas or terraces can encroach on this setback.

FENCING

Objective

To facilitate an openness of frontages and permeability with vegetation to create a social environment and contribute to passive surveillance of the street.

The detail of all fencing is to be submitted with plans for approval.

Requirements

R1 Front fences are discouraged. If a front fence is desired, the maximum height allowed will be 1.2m, have a minimum of 60% transparency and should reflect the semi rural character, such as low post and rail

R2 Fencing between lots are to be 1.8m in height and clad with Woodland Grey Colorbond®. On a corner lot this may partially face the streetscape.

LANDSCAPING

Objective

To contribute to the attractiveness of the development and the visual quality of the street, as well as to provide a sustainable vegetated and attractive leafy setting for each home.

Requirements

R1 At least 40% of the front garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn.

R2 Landscape works for the front yard should occur within 6 months of the date of issue of the occupancy permit for each home.

This time frame allows for planting when the weather is less harsh
for plants to establish and should be taken into consideration.

R3 A specified mature deciduous tree must be planted between the front façade of the home and the front street as per the Glanmire Park Landscape Master Plan.

R4 Where appropriate, the use of drought tolerant and predominantly native species is encouraged.

R5 Lots that contain retained trees must not be removed, destroyed, lopped or inflicted damage upon to said trees unless deemed hazardous by a qualified arborist and written consent is given by the Responsible Authority.

BED 4
2780 x 3220
ROBE
L'DRY
FAMILY/MEALS
4040 x 5490
BATH
WC
WIP
KITCHEN
BED 3
2780 x 3000
ROBE
WIL
BED 2
2940 x 3000
ROBE
WIR
ENS
GARAGE
5500 x 6000
ENTRY
MASTER
BED
3540 x 3390
PORCH

TURNKEY OPTIONS

Colour on Concrete Paving
Driveway (up to 30m^2).

Fencing
Full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).

Wing Fence
1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.

Front Landscaping
includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.

Rear Landscaping
Includes mulched garden bed with trees and / or plants to rear boundary, 12m^2 of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m^2 of colour on concrete pad and 12m^2 of colour on concrete paving to rear or alfresco area (plan specific).

TV Antennae
Connection to roof including connection to internal TV points.

Split System Air Conditioner
(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.

Alarm System
Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Reconstituted Stone
Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.

Holland Blinds
Comes with metal chain and Vibe Block out (design specific).

Flyscreens
Aluminium framed to all openable windows - colour to match window colour.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.

Effective date: 01.05.2024

ROYSTON HOMES SPECIFICATIONS

Kitchen Appliances

Oven
Stainless steel 600mm fan forced oven.

Hot Plate
Stainless steel 600mm gas cook top with wok burner.

Rangehood
Stainless steel 600mm wide canopy range hood.

Dishwasher
Stainless steel dishwasher.

Sink
Double bowl stainless steel sink.

Tap
Flickmaster tap, chrome finish.

Cabinetry

Cupboards
Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.

Doors/Drawers
Standard laminate from builder's predetermined colour boards.

Microwave Provision
Standard laminate including single power point.

Kitchen Bench Top
Laminate square edge from builder's predetermined colour boards.

Vanity Bench Tops
850mm high laminate square edge benchtop from builder's predetermined colour boards.

Handles
Selected from builder's predetermined colour boards.

Bathroom & Ensuite

Basins
Vitreous china vanity basin (white).

Mirrors
1150mm high polished edge mirror to full width of vanity.

Bath
Vega 1500mm freestanding bath (white). Product Specific.

Shower Bases
Tiled shower bases with waterproof system throughout.

Shower Screens
Step free tiled shower bases with waterproof system throughout. (Product Specific)

Taps
Chrome mixer tapware.

Shower Outlet
Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

Toilet Suite
Vitreous china, close coupled toilet suite in white with soft close top.

Accessories
600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.

Exhaust Fans
Exhaust fans vented to outside air via a duct.

Ceramic Tiling

Wall Tiles
Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor Tiles
Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

Floor Coverings

Laminate Flooring
Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet
Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

Timberwork
Gloss enamel to internal doors, jambs & mouldings.

Ceilings
Flat acrylic to ceilings.

Internal Walls
Washable low sheen acrylic to internal walls.

Entry Door
Gloss enamel to front entry door.

Colours
Colours selected as per builder's predetermined colour boards.

Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

External Features

Bricks
Clay brick selection from builders' pre-determined colour boards to single storey homes and ground floor of double storey homes.

Mortar Joints
Face Brickwork - Natural colour rolled joints.

Light Weight Cladding
Rendered lightweight foam to single and double storey facades including first floor of double storey facades. Finish and colour to be selected from builder's pre-determined colour boards (design specific – refer to working drawings for extent of cover).

Front Elevations
As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows and Doors:

Single Storey Homes
Feature aluminium windows to front elevation (Product Specific).
Sliding aluminium windows to sides and rear.
Double glazed awning windows and sliding doors as required to meet 7-star energy rating. Aluminium improved windows throughout.

Double Storey Homes
Double glazed awning windows and sliding doors throughout as required to meet 7 star energy rating.

Entry Frame
Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

Front Entry Door
2040mm high feature front door as per facade.

Door Furniture
Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door
Entrance lockset in polished stainless steel to external door.

Infill Over Windows
Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

Door Seal
Door seal and weather seal to all external hinged doors.

Balcony Balustrade
Facade Specific

Balcony Tiling
Builders range external ceramic tile.

Insulation

Ceiling
Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).

Walls
Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

Garage

General
Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.

External Walls
Brick veneer.

Pedestrian Door
Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame
Aluminium powder coat finish.

Door Furniture
Entrance lockset.

Internal Features

Doors
2040mm high flush panel hinged or sliding doors (house design specific).

Door Furniture
Lever door furniture in polished chrome finish to all rooms.

Mouldings
67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

Door Stops
Plastic white door stops to hinged doors (where applicable).

Door Seals
Door seal to nominated internal doors.
Note: This will be in accordance with energy rating assessor's report.

Hot Water System (Estate Specific)

Hot Water
Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

Laundry

Trough
Stainless steel tub and melamine cupboard with bypass.

Tap
Flickmaster tap, chrome finish.

Washing Machine
Chrome washing machine stops/grubs.

Plaster

Plasterwork
10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

Plumbing

Taps
2 No. external taps.
(1 to front water meter and 1 next to laundry door). Product Specific.

Roofing

Pitch
Roof pitch to be 22.5 degrees.

Material
Dark colour on roof tiles from builder's predetermined colour boards to meet 7 star energy rating.

Fascia & Guttering
Colorbond® fascia, guttering and downpipes.

Heating

Heating
Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

Framing

Framing
Engineered pine wall frame and roof trusses.

Storage

Shelving
Walk In Robe: One white melamine shelf with single hanging rail.

Robe
One white melamine shelf with single hanging rail.

Pantry/Linen
Four white melamine shelves.

Doors
Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen
2040mm high readicote flush panel, hinged door(s).

Handles
Handles in polished chrome finish.

Ceilings

Height
2440mm (nominal) height throughout.

Electrical

Solar PV
Solar PV (Photovoltaic) System 2.5kW.

Internal Light Points
100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights
100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points
Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

TV Points
Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point
Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - ***basic pack only.***

Switch Plates
White wall mounted switches.

Smoke Detector(s)
Hardwired with battery backup.

Safety Switches
RCD safety switch and circuit breakers to meter box.

Site Conditions / Foundations

Foundation Class
Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

Temporary Fencing
Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence
Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance
Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment
Termite spray system where required by relevant authority.

Angle of Repose
Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).

Structural

Warranty
10 year structural warranty and 3 month maintenance warranty

Service Connections

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

7 Star Energy

Minimum 7 star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

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INCLUSIONS RANGE

Bathroom

Phoenix Sonata hand shower & rail in chrome

Executive shower screen tiled base

Towel rail & toilet roll holder

White acrylic bath

Shower Mixer in chrome

Ceramic basin - white

Toilet suite with soft close seat in white

Basin Mixer in chrome

Laundry & Hot Water Service

Laminated white cabinet with 45 litre stainless steel trough

Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)

OR

Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

INCLUSIONS RANGE

Kitchen & Flooring

Double bowl sink

600mm dishwasher
12 settings, 7 programs

600mm electric fan forced inbuilt oven with manual timer

600mm canopy range hood

Benchtop (Laminate)

600mm cooktop 4 burner w/wok cast iron trivets

Sink Mixer - Chrome

Bolero timber look laminate flooring

Garage & Roofing

Remote controlled Colorbond® Sectional overhead garage door with 2 remotes

Monier Atura roof tile

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CLASSIC
(Included)

EXTERNAL COLOURS - HAVANA

1. Brickwork
Putty

2. Render 1
Cloudy Sky

3. Render 2
Surfmist

4. Garage Door
Surfmist

5. Roof Tiles
Salt Spray

6. Gutters
Surfmist

7. Fascias
Surfmist

8. Front Entry Door
Titanium White

CLASSIC
(Included)

EXTERNAL COLOURS - OLYMPIA

1. Brickwork
Bark

2. Render 1
Wallaby

3. Render 2
Dune

4. Garage Door
Monument

5. Roof Tiles
Sambuca

6. Gutters
Night Sky

7. Fascias
Night Sky

8. Front Entry Door
Wallaby

CLASSIC
(Included)

EXTERNAL COLOURS - SAHARA

1. Brickwork
Red Rock

2. Render 1
Shale Grey

3. Render 2
Fossil Creek

4. Garage Door
Monument

5. Roof Tiles
Barramundi

6. Gutters
Monument

7. Fascias
Monument

8. Front Entry Door
Monument

CLASSIC
(Included)

EXTERNAL COLOURS - VERONA

1. Brickwork
Mocha

2. Render 1
Shale Grey

3. Render 2
Basalt

4. Garage Door
Monument

5. Roof Tiles
Barramundi

6. Gutters
Monument

7. Fascias
Monument

8. Front Entry Door
Monument

PREMIUM
($2,500)

EXTERNAL COLOURS - INDIANA

1. Brickwork
Heathwood

2. Render 1
Thunderbolt

3. Render 2
Floral White

4. Garage Door
Timberlook
Blushed Teak

5. Roof Tiles
Sambuca

6. Gutters
Night Sky

7. Fascias
Night Sky

8. Front Entry Door
Wallaby

PREMIUM
($2,500)

EXTERNAL COLOURS - VALENCIA

1. Brickwork
Black Ash

2. Render 1
Morning Grey

3. Render 2
Charcol

4. Garage Door
Timberlook
Ashen Black Oak

5. Roof Tiles
Sambuca

6. Gutters
Night Sky

7. Fascias
Night Sky

8. Front Entry Door
Black

INTERNAL COLOURS - CASHMERE

1. Splashback
United Ice Grey

2. Overhead cupboards
Idyllic

3. Base cupboards
Seal Grey

4. Kitchen Benchtop
Pure Marble

5. Laminate flooring
Maize

6. Carpet
Rainstorm

7. Floor tiles
Belga Grey

8. Cupboards
Idyllic

9. Vanity benchtop
Pure Marble

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INTERNAL COLOURS - CLOUDBURST

1. Splashback
United White

2. Overhead cupboards
Autumn Oak

3. Base cupboards
Crystal White

4. Kitchen Benchtop
Pure Marble

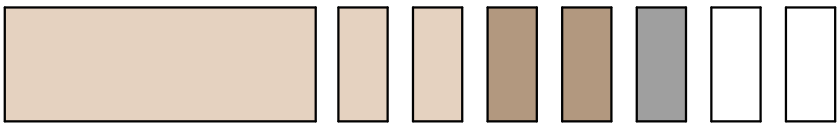
5. Laminate flooring
Rustic Oatmeal

6. Carpet
Vintage Pewter

7. Floor tiles
Belga White

8. Cupboards
Autumn Oak

9. Vanity benchtop
Pure Marble



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INTERNAL COLOURS - TEMPO

1. Splashback
United Ice Grey

2. Overhead cupboards
Silver Riftwood

3. Base cupboards
Crystal White

4. Kitchen Benchtop
Pure Marble

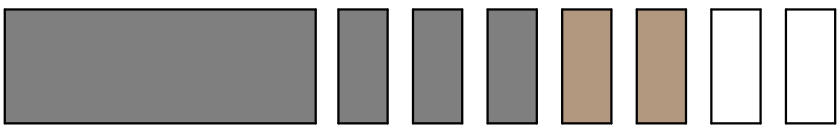
5. Laminate flooring
Rye

6. Carpet
City Shadow

7. Floor tiles
Warehouse Dark

8. Cupboards
Seal Grey

9. Vanity benchtop
Pure Marble



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