

# GRACE

TARNEIT

EXISTING GRACE DEVELOPMENT





No.	REVISION	DATE	DESIGN	APPROVED
E	AS CONSTRUCTED	16.05.23	JK	TP
D	T.B.M. UPDATED	26.07.22	MR	TP
C	PITS 7-11 AMENDED	06.07.22	MR	TP
B	APPROVED FOR CONSTRUCTION	11.04.22	AY	TP
A	ISSUED FOR APPROVAL	15.02.22	AC	TP

**wyndhamcity**

As Constructed

Melway Reference  
234 F10

Principal

**UrbanDesign**  
and management

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Project Management | Land Development | Civil Engineering |  
Traffic and Transport Engineering | Urban Design

Designed  
A.CHAN

Checked  
T.PHILLIPS

Approved  
A.GRODZKI

Date  
JULY 2022

**44 DAVIS RD TARNEIT**  
STAGE 1  
WYNDHAM CITY COUNCIL  
DETAIL PLAN

Drawing No: 21021-01-02

Revision: E

Sheet No: 02 of 18

Scale @ A1 0 5 10 20  
1:500

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ABN 62 525 443 156

# GRACE

TARNEIT

DESIGN GUIDELINES



# As one of the biggest investments in life, your home is more than just bricks and mortar.

It's fertile ground for your dreams and that special place where you plant the seeds of a happy and prosperous future. At Grace, we want to help you realise those dreams and ensure your investment thrives and flourishes.

This is why this high-quality estate has a set of practical, reasonable and carefully considered design guidelines that are in place to protect the integrity and reputation of your Grace address for years to come.

DEVELOPED BY



MARKETED BY



## Designed for liveability

We understand that everyone's idea of style and good design is different.

While most builders and architects will easily be able to achieve your ideal design within these guidelines, there may be instances where a minor deviation from these conditions is permissible at the absolute discretion of the Grace Design Review Panel.

# The Guidelines

The following guidelines must be adhered to by all homeowners, architects and builders who wish to build a dwelling at Grace, unless express written consent to deviate from these design guidelines has been given by the Grace Design Review Panel.

## LOTS WITH AN AREA OF LESS THAN 300M<sup>2</sup>

- In addition to these design guidelines, the small lot housing code is applicable for these lots
- Some requirements of these design guidelines do not apply to dwellings on these lots
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the Grace Design Review Panel

## USE OF LAND

- Two or more lots may not be consolidated
- Your dwelling's primary frontage must face or address the road, a laneway or an open space
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be of the same design character
- Architectural features such as façade materials, window designs and verandahs used on the front facade must continue on secondary frontage where it is visible to the public

## SITE AND SERVICING

- Your new home must:
  - Include fittings and connections which allow toilets and gardens to be flushed and/or irrigated by recycled water
  - Be cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time
  - Meet all applicable requirements of the National Construction Code's legislative energy efficiency standards, and
  - Be set back from your lot boundary as required under the Victorian Building Regulations 2006

## HOME EXTERIORS

- Your home must include a front verandah, portico, porch or other entrance feature which is clearly visible from the street and consistent with the design of the dwelling
- Designs should be in keeping with the character of a modern, boutique address and must not attempt to reproduce period styles such as Colonial, Federation, Georgian or Art Deco

## Façades

- The façade of your home must include at least two different material finishes, each of which must cover a minimum of 30% of the façade
- The front façade finishes must also continue for at least one metre around the sides of your home (excluding parapets)
- The design of your front façade must not be inherently similar to that of the next two homes to the left and to the right of your lot, or the dwelling across the road from your lot
- Colours chosen for roof tiles, brick faces, façade materials, accents, and architectural features must complement the base colour palette, and not contrast with it

Brick



Accent



Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.

Base (Gutters / Fascia / Downpipes)



## Windows & frames

- Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling and not contrast with it
- Windows must not contain leadlight or stained glass features

## Roof & overall height

- The height of your home must be no more than 8.5 metres from the natural surface level
- Your roof must be:
  - At a pitch of at least 22 degrees (if pitched)
  - Constructed out of metal-sheet roofing or roof tiles
  - Only in a colour from the Colourbond contemporary range (or a similar colour)

## Garage

- Before moving in to your home, you must make sure your garage is roofed and enclosed
- The garage must be set back a minimum of 840 millimetres from the main building line of the dwelling
- Your garage door or opening must take up no more than 40% of the width of the lot
- Provide a sectional or tilt panel garage door that is either:
  - In the same colour scheme as that of your house, or
  - Finished with a wood grain or timber panel

### Outbuildings & attachments

- All outbuildings and attachments – including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding – must be:
  - Less than 20 square metres in area
  - Less than 3.6 metres in height
  - Placed so they cannot be seen from any street or private open space area of any other lot or from any public open space, and
  - Constructed only from materials or finishes, and in a style or colours, which are consistent with the main dwelling

### Fences

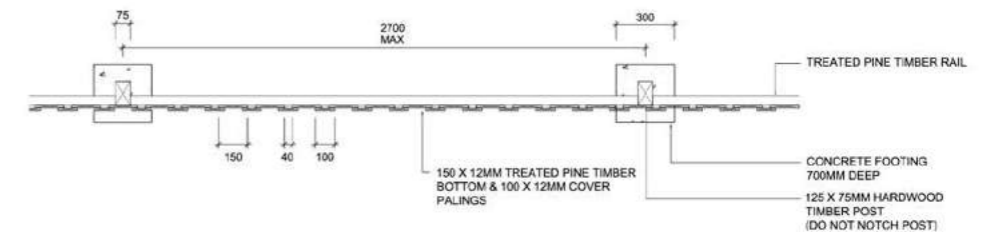
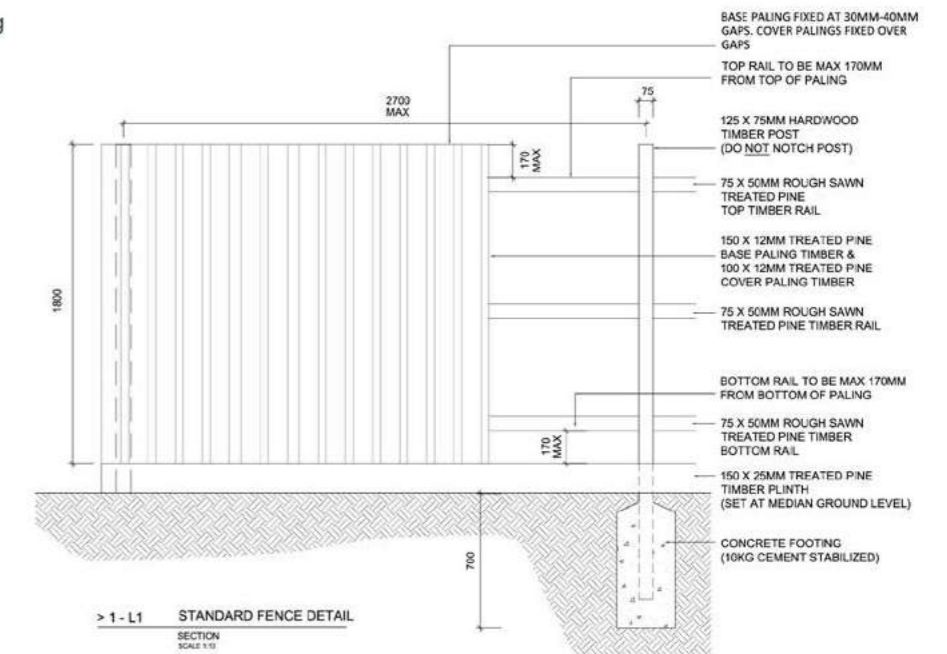
- Your front fence must:
  - Be 1.2 metres high or less
  - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
  - Be consistent with your home's design in relation to style, materials and colours
  - Only be constructed from timber slats or masonry pillars with metal infill panels, and
  - Not include mock Victorian, Edwardian or other heritage detailing
- Side and rear fencing must:
  - Be constructed only out of timber paling
  - Be 1.8 metres in height (except where there is a front fence)

- You may only erect side fencing that extends in front of the building line if a front fence has been installed. In such cases, the additional side fencing must be 1.2 metres in height
- On a corner lot, any fence built to a secondary boundary which is a street or public space, must:
  - Return a minimum of 2 metres behind the front building line
  - Be timber paling feature fencing, and
  - Be 1.8 metres in height

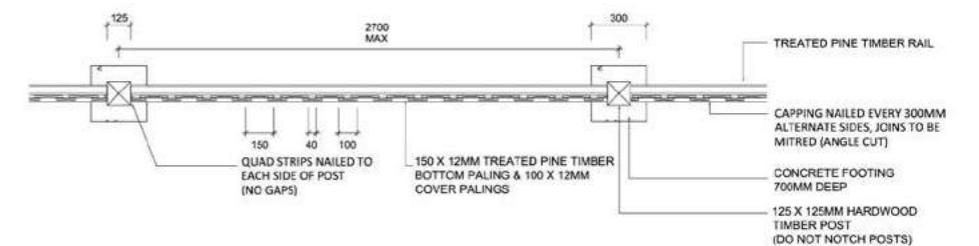
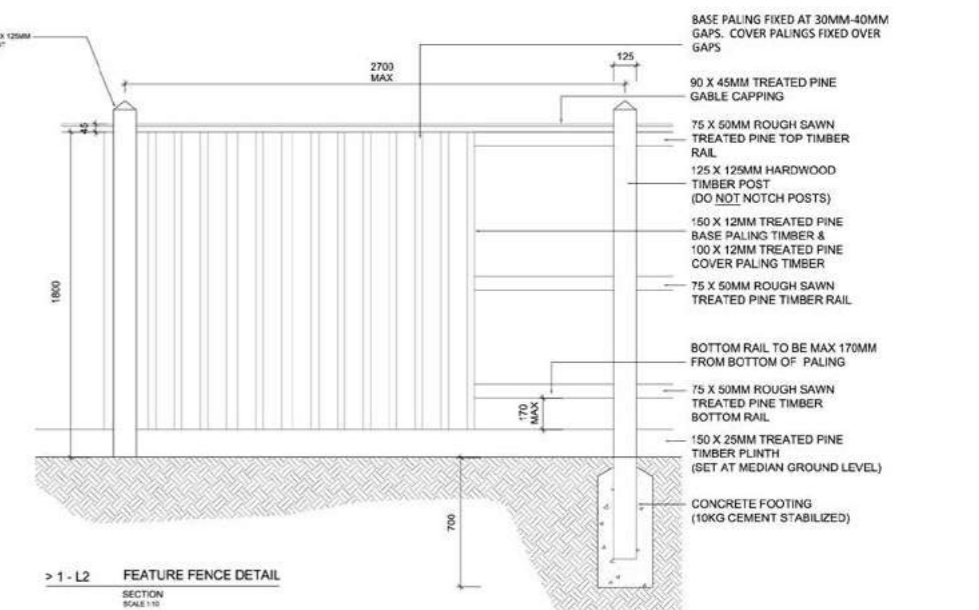
### Retaining Walls

- Retaining walls and structures between your home and a street or public space must be 1.2 metres in height or less
- The vertical face of a retaining wall that can be seen by the public must be made from a material that complements the character of your home and may include:
  - Natural or hewn stone
  - Rendered masonry
  - No timber or gabion (rock-filled mesh) type retaining walls allowed

### Side & Rear Paling Fencing



### Paling Feature Fencing



### Driveways

- Only one vehicle crossover to your lot is permitted
- Your driveway must be:
  - No wider than 3.5 metres
  - Completed before you move into your home
  - Constructed using only coloured concrete (not stamped or plain concrete), and
  - In a colour that's consistent with the materials and finishes of your home

### Front yards & gardens

- Your front yard must be landscaped within 3 months from the date you were issued the occupancy permit for your house
- Your letterbox must be located and constructed to Australia Post standards and in a way that complements the character, materials, colour, style and design of your home
- Weeds and grass must be maintained and not allowed to grow excessively
- All rubbish must be stored in an appropriately sized skip or bin and not allowed to accumulate or remain unsecured on your lot

### Building Materials

- All building materials must be delivered and stored fully on your property and may not be placed on the nature strip or outside the boundary of your lot
- During construction, you must ensure that construction rubbish or other rubbish does not move from your lot to other lots
- Trade and/or delivery vehicles are not to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction

### PROCESS

1. Work with your chosen builder and/or architect to design a new home that fits your needs and meets the requirements of the Grace Design Guidelines
2. Complete your application online, by simply visiting <http://gracetarneit.com.au/application-form> and uploading required documentation
3. The required documents include:
  - a. A copy of the site plan
  - b. Floorplans (A3 size)
  - c. Roofplans and elevations, including all ancillary items (A3 size)
  - d. Clearly annotated schedule of colours (with sample images)
  - e. Clearly explained list of materials to be used (with images)
4. Once the Grace Design Review Panel has assessed your submission, the Panel will notify you of its decision
5. If the Panel requires you to make amendments, you are to discuss these with your builder and/or architect and submit your new or amended designs to the Panel
6. Upon receiving design approval from the Panel, apply to Wyndham City Council or private building surveyor for your building permit
7. When you have received your building permit, notify your builder that it's time to start creating your new, dream home

# Grace Design Guidelines Online Application Form

## Complete your application online

Simply visit:  
<http://gracetarneit.com.au/application-form>  
to submit your design.

### Completing The Online Application Form:

You will be asked to provide information as listed below. Your builder and/or architect should be able to provide and assist with all the required information.

If you have any queries please contact us via email at:  
[admin@landcore.com.au](mailto:admin@landcore.com.au)

<b>YOUR LOT</b>	<b>ALL ANNOTATED BUILDING PLANS, INCLUDING:</b>
Lot Number	Site Plan <input type="checkbox"/>
Street	Floor Plan/s <input type="checkbox"/>
	Roof Plan <input type="checkbox"/>
	Materials and colour schedules <input type="checkbox"/>
<b>YOUR DETAILS</b>	<b>ANNOTATIONS ON BUILDING PLANS SHOULD CLEARLY INDICATE THE FOLLOWING DETAILS:</b>
Full Name/s	
Postal Address	Fences: location, materials, height, and type of all fences <input type="checkbox"/>
Daytime Phone	
Mobile Phone	Driveway: colour and construction materials used <input type="checkbox"/>
Email Address	Garage door: colour, style and materials <input type="checkbox"/>
	Retaining walls: location, materials, height, type and colour <input type="checkbox"/>
<b>YOUR BUILDERS DETAILS</b>	Crossover: Any proposed changes to the crossover location <input type="checkbox"/>
Contact Name	
Company Name	<b>THE POSITION OF THE FOLLOWING EXTERNAL FITTINGS ARE TO BE INDICATED ON THE PLANS:</b>
Postal Address	Garden shed and/or outbuildings <input type="checkbox"/>
Daytime Phone	Hot water unit and/or solar water heater <input type="checkbox"/>
Mobile Phone	Air conditioner and/or ducted heating unit <input type="checkbox"/>
Email Address	Clothesline <input type="checkbox"/>
	TV antenna / Satellite dish <input type="checkbox"/>
<b>OTHER DETAILS</b>	Letter box <input type="checkbox"/>
Home Design Name*	
Facade Type*	
*If Applicable	

# Front Lot Landscaping – Online Application Form

As part of our welcome to new homeowners, you get to choose a free front lot landscaping package. Not only does it give you one less thing to budget for and organise, but it also means that you can enjoy a beautiful, professionally designed garden sanctuary that adds to the beauty and value of your home.

### COMPLETING THIS FORM:

Please read the following application form carefully ensuring all required fields are completed. We cannot process incomplete applications. We also ask that you read through your contract of sale, ensuring all conditions of receiving this package have been met and that you are still eligible. If you have any queries regarding your contract or the conditions, please contact us via email at: [admin@landcore.com.au](mailto:admin@landcore.com.au)

### Allotment Details

Lot Number \_\_\_\_\_

Lot Frontage Size \_\_\_\_\_

### Your Details

Landowners Name/s \_\_\_\_\_

Email address \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_

### Select Preferred Garden Type

Traditional \_\_\_\_\_

Low-maintenance

Modern \_\_\_\_\_

### Date Site Ready for Landscaping

Occupancy Certificate \_\_\_\_\_ Date of Issue \_\_\_\_\_

### Signatures

Landowner 1 \_\_\_\_\_ Date \_\_\_\_\_

Landowner 2 \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE COMPLETE THIS ONLINE FORM & EMAIL TO: [admin@landcore.com.au](mailto:admin@landcore.com.au)**  
To be eligible for this offer, the landowner must comply with all obligations in the contract of sale, and the terms and conditions at [gracetarneit.com.au](http://gracetarneit.com.au)  
*\*Please submit this application form, along with your Certificate of Occupancy*

### Office Use Only

Actual Settlement Date: \_\_/\_\_/\_\_

Application Received Within 12 Months of Settlement

Grace Have Granted Covenant Approval

Certificate of Occupancy is Attached

Home Completed Within 12 Months of Settlement

Landscaping: Approved/Declined Date: \_\_/\_\_/\_\_



# Landscaping options

**Prior to the landscaping contractor commencing works, you as the homeowner must ensure the following:**

1. Your site boundary fencing, driveway and any hardscapes (concrete paths, retainers etc) to the property are completed.
2. Front yard levels to be **100mm below hard surfaces** for installation of soil and mulch. Site to be cleared of all rubbish, rocks and weeds.

### Option 1

## TRADITIONAL

#### TREES



Lagerstroemia indica 'Natchez'  
White Crepe Myrtle



Magnolia grandiflora 'Greenback'  
Dwarf Greenback Magnolia



#### SHRUBS, GROUNDCOVERS & GRASSES



Phlomis fruticosa  
Jerusalem Sage



Lavandula dentata  
French Lavender



Westringia glabra  
'Deep Purple'  
Native Rosemary Purple



Stachys byzantina  
Lamb's Ear

### Option 2

## MODERN

#### TREES



Pyrus calleryana 'Bradford'  
Bradford Pear



Olea europaea 'Swan Hill'  
Swan Hill Olive (Sterile)



#### SHRUBS, GROUNDCOVERS & GRASSES



Tulbaghia violacea  
Society Garlic



Leucandendron 'Yellow Devil'  
Yellow Devil Leucandendron



Agave attenuata  
Century Plant



Lamandra longifolia 'Tanika'  
Tanika

### Option 3

## LOW-MAINTENANCE

#### TREES



Corymbia ficifolia 'Fairfloss'  
Flowering Gum Pink Dwarf



Banksia integrifolia  
Coastal Banksia



#### SHRUBS, GROUNDCOVERS & GRASSES



Callistemon citrinus  
'White Anzac'  
Yellow Callistemon



Banksia 'Birthday Candles'  
Birthday Candles Banksia



Chrysocephalum apiculatum  
Yellow Buttons



Crassula Ovata 'Blue Bird'  
Crassula

\*Driveway, Footpath to Portico, Letterbox and Fencing is not included.  
Version 1 - 22 / 11 / 2016







# PLAN OF SUBDIVISION

PS 810963U

## LOCATION OF LAND

PARISH: TARNEIT  
 TOWNSHIP:  
 SECTION: 7  
 CROWN ALLOTMENT:  
 CROWN PORTION: A (PART)  
 TITLE REFERENCE: VOL FOL  
  
 LAST PLAN REFERENCE: LOT N ON PS810960B  
 POSTAL ADDRESS: DAVIS ROAD  
 (at time of subdivision) TARNEIT 3029  
  
 MGA CO-ORDINATES: E: 293 110 ZONE:55  
 (of approx centre of land N: 5 806 800  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL

LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENTS E-1 TO E-4 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED - 7749m<sup>2</sup>

### NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:  
This plan is based on a survey

STAGING:  
This is not a staged subdivision.  
Planning Permit No. WYP9287/16

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS810940H PS810940H	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS810907F PS810907F	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-7 E-7	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

GRACE ESTATE - 7

17 LOTS

LICENSED SURVEYOR: ANDREW J. REAY



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 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

LyssnaGroup.com

DATE: 24/09/18 REFERENCE: AA0028  
 DRAWING: SU07AE DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 7

# PLAN OF SUBDIVISION

PS 810963U



GRACE ESTATE - 7

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:1000



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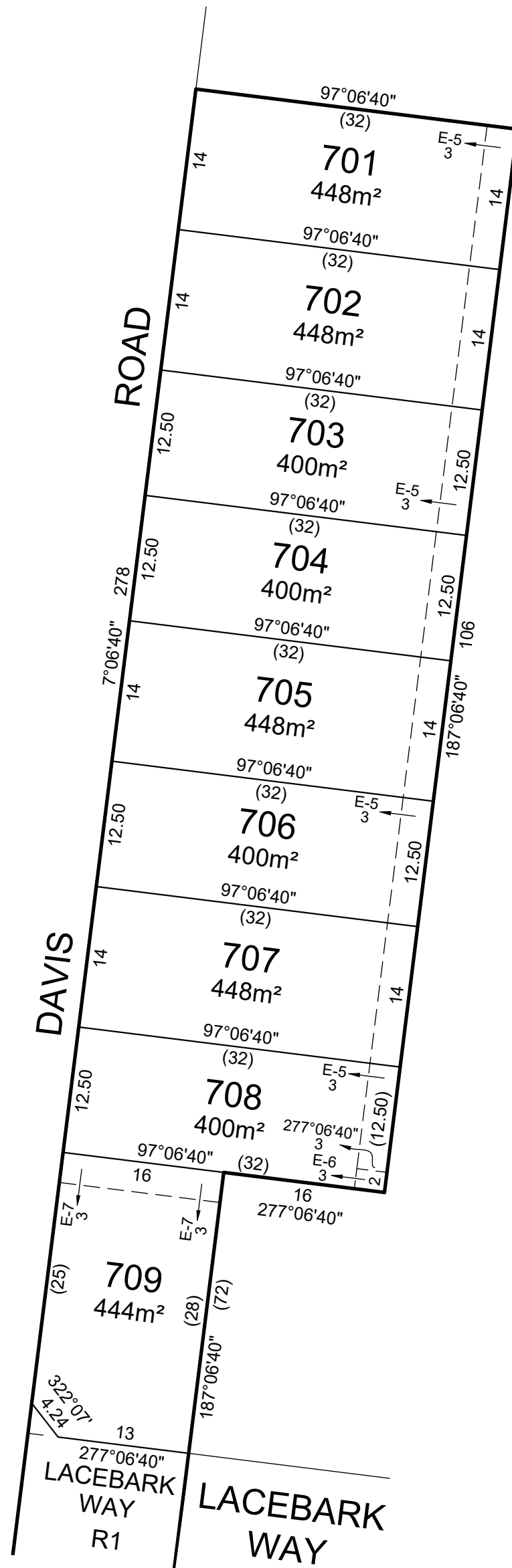
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 SHEET 2

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# PLAN OF SUBDIVISION

PS 810963U



SEE SHEET 4

GRACE ESTATE - 7

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:500



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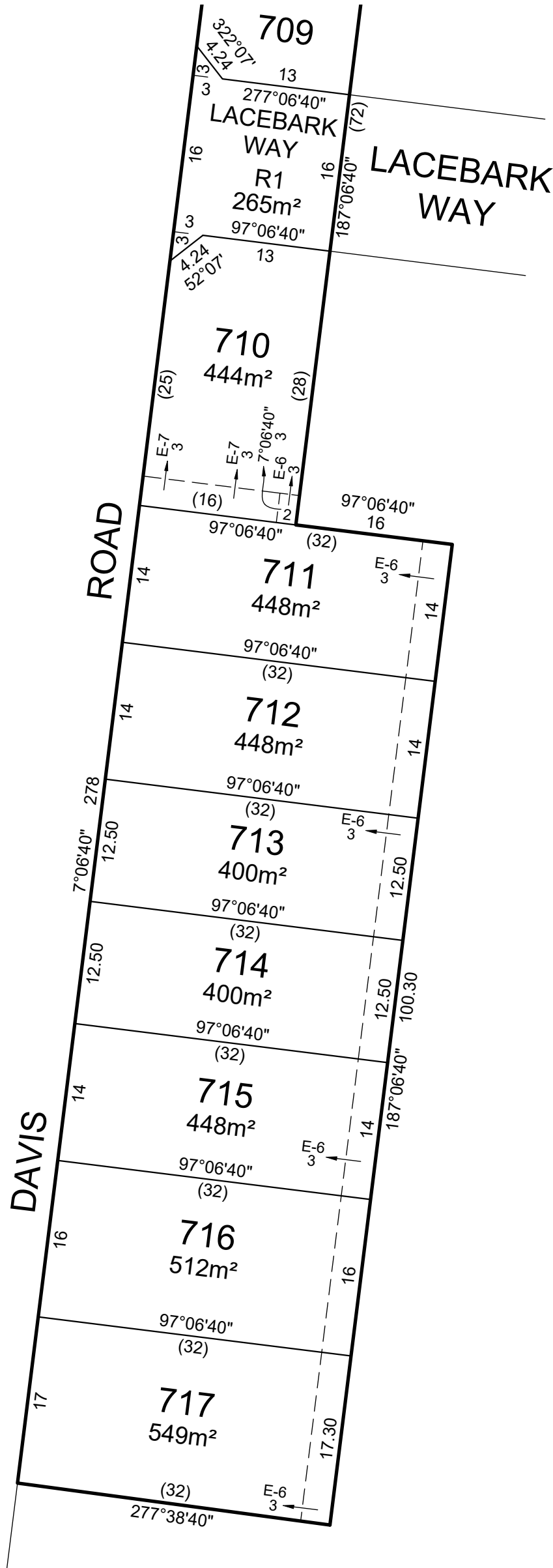
REFERENCE: AA0028  
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 3

# PLAN OF SUBDIVISION

PS 810963U

SEE SHEET 3



GRACE ESTATE - 7

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1:500



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ORIGINAL SHEET SIZE: A3  
 SHEET 4

## CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

## DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
701	702
702	701, 703
703	702, 704
704	703, 705
705	704, 706
706	705, 707
707	706, 708
708	707, 709
709	708
710	711
711	710, 712
712	711, 713
713	712, 714
714	713, 715
715	714, 716
716	715, 717
717	716

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) consolidate or allow a lot to be consolidated;
- (b) build or allow to be built on the Lot any dwelling:
  - i. whose primary frontage does not face and address the road or a laneway or open space;
  - ii. without a front verandah, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
  - iii. where the facade is fully constructed in brick;
  - iv. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;
  - v. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction);
  - vi. with contrasting base, accent, face brick and roof tile colours;
  - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;
  - viii. containing any leadlight or stained glass features;
  - ix. whose height is greater than 8.5 metres from the natural surface level;
  - x. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;
  - xi. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
  - xii. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of two dwelling houses in each direction or directly opposite.
- (c) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
  - i. setback a minimum of 840mm from the main building line of the dwelling;
  - ii. where the opening occupies 40% or less of the width of the lot; and
  - iii. with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
- (d) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
  - i. exceed 20 square metres in area;
  - ii. exceed 3.6m in height;
  - iii. are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or
  - iv. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling;
- (e) build or allow to be built any dwelling with a roof:
  - i. if pitched, a pitch of less than 22 degrees;
  - ii. of any material other than steel or masonry; or
  - iii. of any other colour other than from the Colorbond contemporary range or a similar colour;

Continued on sheet 6

GRACE ESTATE - 7

LICENSED SURVEYOR: ANDREW J. REAY



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 DRAWING: SU07AE

REFERENCE: AA0028  
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 5

DESCRIPTION OF RESTRICTION "A" (CONTINUED)

- (f) build or allow to be built any front fence:
  - i. more than 1.2 metres in height;
  - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
  - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
  - iv. of materials other than timber slats or masonry pillars with metal infill panels;
  - v. with mock Victorian, Edwardian or other heritage detailing;
- (g) build or allow to be built any side or rear fencing:
  - i. of materials other than timber paling;
  - ii. other than 1.8 metres in height (except where there is a front fence);
- (h) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (i) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
  - i. which does not return a minimum of 2 metres behind the front building line;
  - ii. of materials other than timber paling feature fencing;
  - iii. other than 1.8 metres in height;
- (j) on a corner lot, build or allow to be built any dwelling where the home design does not 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 on that part of the secondary frontage visible from the public realm;
- (k) build or allow to be built:
  - i. more than one vehicle crossover to the Lot;
  - ii. a driveway exceeding 3.5 metres in width;
  - iii. a dwelling which is occupied before completion of the driveway;
  - iv. a driveway constructed of stampcrete or plain concrete;
  - v. a driveway of a color which is inconsistent with the materials and finishes of the dwelling;
- (l) build or allow to be built:
  - i. any retaining structures greater than 1.2 metres in height between a dwelling and a street or public space;
  - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (m) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (n) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (o) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Wyndham Planning Scheme;
- (p) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (q) allow any grass or weeds on the Lot to grow excessively;
- (r) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (s) during construction:
  - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
  - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (t) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (u) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.
- (v) Build or allow to be built any dwelling that falls outside the relevant building envelope contained in this restriction without written consent of the responsible authority

The restriction shall expire ten years after the date of registration of this plan.

Continued on sheet 7

GRACE ESTATE - 7

LICENSED SURVEYOR: ANDREW J. REAY



**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

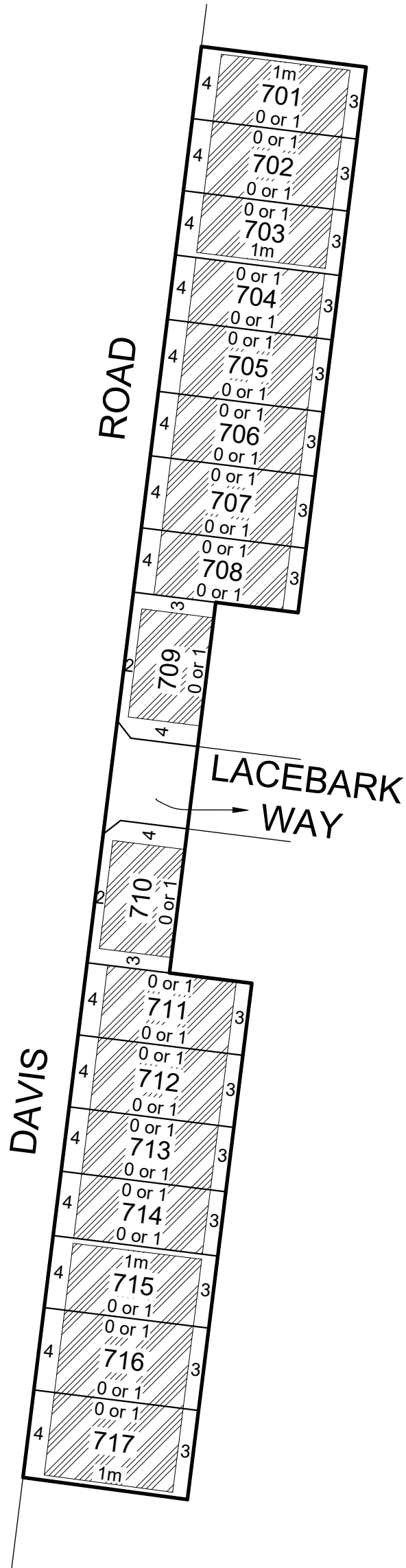
LyssnaGroup.com

DATE: 24/09/18  
 DRAWING: SU07AE

REFERENCE: AA0028  
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 6

CREATION OF RESTRICTION (CONTINUED)  
SCHEDULE "A"



LEGEND

 BUILDING ENVELOPE

NOTE: FOR SETBACKS SHOWN "0 or 1", ONLY ONE SIDE BOUNDARY MAY BE BUILT TO WHICH ACCORDS WITH THE CROSSOVER LOCATION

GRACE ESTATE - 7

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:1000



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LyssnaGroup.com

DATE: 24/09/18  
DRAWING: SU07AE

REFERENCE: AA0028  
DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
SHEET 7



# PLAN OF SUBDIVISION

# PS 826698X

## LOCATION OF LAND

**PARISH:** TARNEIT  
**TOWNSHIP:**  
**SECTION:** 7  
**CROWN ALLOTMENT:**  
**CROWN PORTION:** A (PART) & B (PART)  
**TITLE REFERENCE:** VOL 8168 FOL 426  
  
**LAST PLAN REFERENCE:** LOT 1 ON TP251610G  
**POSTAL ADDRESS:** 44 DAVIS ROAD  
 (at time of subdivision) TARNEIT 3029  
  
**MGA CO-ORDINATES:** E: 293 200 ZONE:55  
 (of approx centre of land N: 5 806 600  
 in plan)

Council Name: Wyndham City Council

Council Reference Number: WYS5448/20  
 Planning Permit Reference: WYP10447/17  
 SPEAR Reference Number: S159851B

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Carolyn Harriott for Wyndham City Council on 09/06/2022

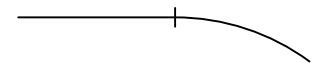
## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL
RESERVE No.1	THE MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
RESERVE No.2	THE MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
RESERVE No.3	POWERCOR AUSTRALIA LTD
RESERVE No.4	THE MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 3.598ha

TANGENT POINTS ARE SHOWN THUS:



## NOTATIONS

DEPTH LIMITATION NIL

**SURVEY:**  
 This plan is based on survey.

**STAGING:**  
 This is not a staged subdivision.

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

GRACE ESTATE - 8

36 LOTS AND BALANCE LOT A

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 31/05/22 REFERENCE: AA0028  
 DRAWING: SU08AL DRAWN BY: AVR

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 7

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 02/06/2022, SPEAR Ref: S159851B

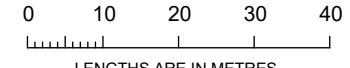
# PLAN OF SUBDIVISION

PS 826698X




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GRACE ESTATE - 8  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 31/05/22 REFERENCE: AA0028  
 DRAWING: SU08AL DRAWN BY: AVR

SCALE  
 1:1000  
  
 LENGTHS ARE IN METRES  
 Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (L),  
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ORIGINAL SHEET  
 SIZE: A3  
 SHEET 2  
 Digitally signed by:  
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 09/06/2022,  
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# PLAN OF SUBDIVISION

PS 826698X



SEE SHEET 2

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GRACE ESTATE - 8  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 31/05/22 REFERENCE: AA0028  
 DRAWING: SU08AL DRAWN BY: AVR

SCALE  
 1:750  
 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES  
 Digitally signed by: Andrew Reay, Licensed Surveyor,  
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 02/06/2022, SPEAR Ref: S159851B

ORIGINAL SHEET SIZE: A3 SHEET 3  
 Digitally signed by:  
 Wyndham City Council,  
 09/06/2022,  
 SPEAR Ref: S159851B

# PLAN OF SUBDIVISION

PS 826698X

## CREATION OF RESTRICTION "A"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the 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.

## DESCRIPTION OF RESTRICTION

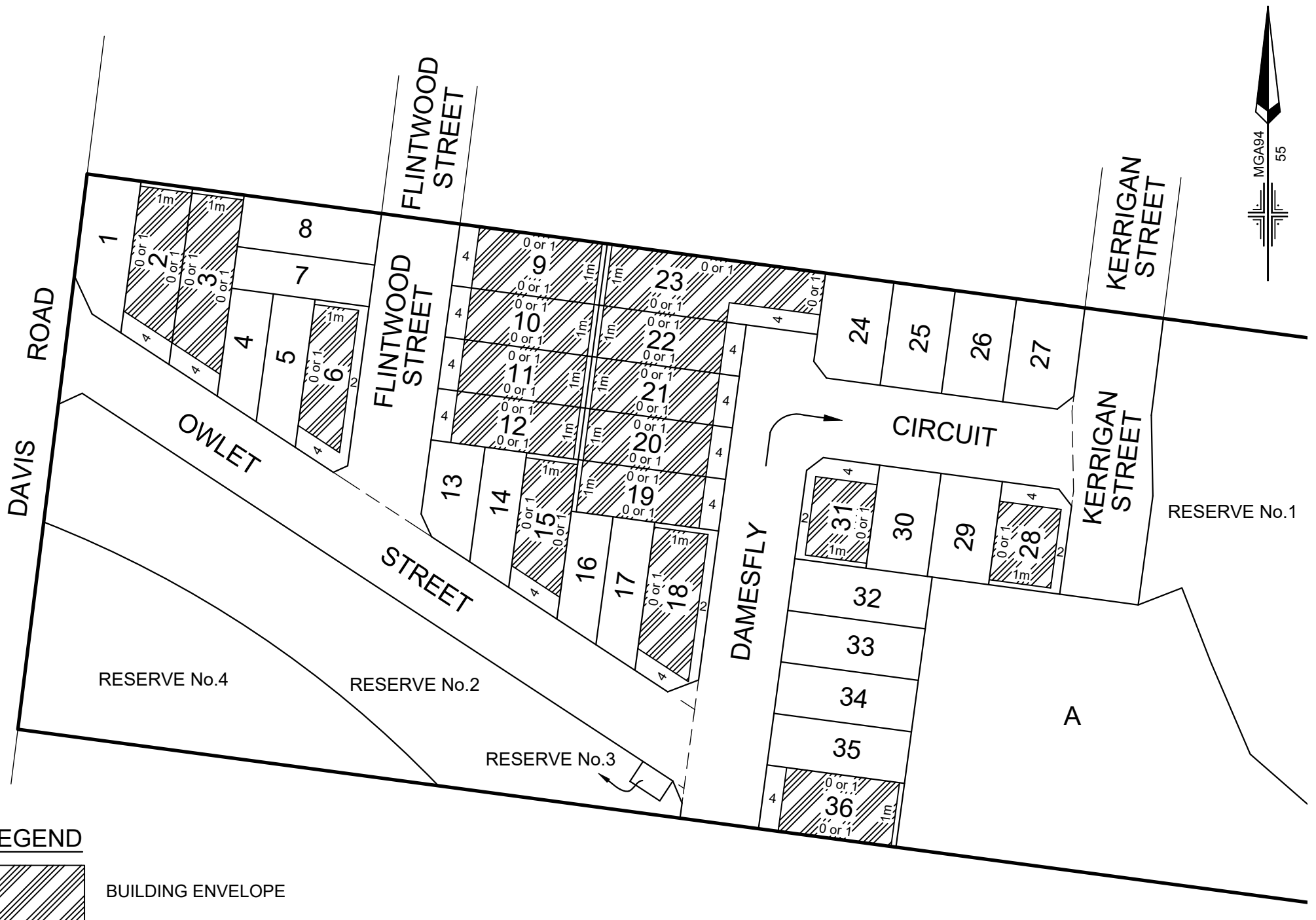
Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2	1, 3
3	2, 4, 7, 8
6	5, 7
9	10, 23
10	9, 11, 22
11	10, 12, 21
12	11, 13, 14, 15, 20
15	12, 14, 16, 19
18	17, 19

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
19	15, 16, 17, 18, 20
20	12, 19, 21
21	11, 20, 22
22	10, 21, 23
23	9, 22, 24
28	29
31	30, 32
36	35

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built any dwelling that falls outside the relevant building envelope contained in this restriction and endorsed under Permit WYP10447/17 unless with the written consent of the responsible authority.

The restriction shall expire ten years after the date of registration of this plan.



### LEGEND

 BUILDING ENVELOPE

NOTE: FOR SETBACKS SHOWN "0 or 1", ONLY ONE SIDE BOUNDARY MAY BE BUILT TO WHICH ACCORDS WITH THE CROSSOVER LOCATION

GRACE ESTATE - 8

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:1000

0 10 20 30 40  
LENGTHS ARE IN METRES



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DATE: 31/05/22  
DRAWING: SU08AL

REFERENCE: AA0028  
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ORIGINAL SHEET SIZE: A3  
SHEET 4

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02/06/2022, SPEAR Ref: S159851B

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09/06/2022,  
SPEAR Ref: S159851B

# PLAN OF SUBDIVISION

# PS 826698X

## CREATION OF RESTRICTION "B"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the 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.

## DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOT No.	SMALL LOT HOUSING CODE TYPE
1	2	A
4	3, 5, 7	A
5	4, 6, 7	A
7	3, 4, 5, 6, 8	A
8	3, 7	A
13	12, 14	A
14	12, 13, 15	A
16	15, 17, 19	A
17	16, 18, 19	A
24	23, 25	B

BURDENED LOT No.	BENEFITING LOT No.	SMALL LOT HOUSING CODE TYPE
25	24, 26	B
26	25, 27	B
27	26	B
29	28, 30, 32	B
30	29, 31, 32	B
32	29, 30, 31, 33	A
33	32, 34	A
34	33, 35	A
35	34, 36	A

Unless in accordance with a planning permit granted to construct a dwelling on the lot, the registered proprietor or proprietors for the time being for any burdened lot on this plan must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code Type as per the 'Type' listed in the above table.

The restriction shall expire after the issuance of an occupancy certificate.

## CREATION OF RESTRICTION "C"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the 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.

## DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
22	LOTS ON THIS PLAN
23	LOTS ON THIS PLAN

The registered proprietor or proprietors for the time being for any burdened lot on this plan must not;

- (a) build or permit to be built or remain on the lot more than one dwelling;
- (b) place bins for rubbish collection unless placed in the local street.

GRACE ESTATE - 8



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LICENSED SURVEYOR: ANDREW J. REAY

DATE: 31/05/22  
DRAWING: SU08AL

REFERENCE: AA0028  
DRAWN BY: AVR

ORIGINAL SHEET SIZE: A3  
SHEET 5

Digitally signed by: Andrew Reay, Licensed Surveyor,  
Surveyor's Plan Version (L),  
02/06/2022, SPEAR Ref: S159851B

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Wyndham City Council,  
09/06/2022,  
SPEAR Ref: S159851B

# PLAN OF SUBDIVISION

PS 826698X

## CREATION OF RESTRICTION "D"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the 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.

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4, 7, 8
4	3, 5, 7
5	4, 6, 7
6	5, 7
7	3, 4, 5, 6, 8
8	3, 7
9	10, 23
10	9, 11, 22
11	10, 12, 21
12	11, 13, 14, 15, 20

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
13	12, 14
14	12, 13, 15
15	12, 14, 16, 19
16	15, 17, 19
17	16, 18, 19
18	17, 19
19	15, 16, 17, 18, 20
20	12, 19, 21
21	11, 20, 22
22	10, 21, 23
23	9, 22, 24
24	23, 25

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
25	24, 26
26	25, 27
27	26
28	29
29	28, 30, 32
30	29, 31, 32
31	30, 32
32	29, 30, 31, 33
33	32, 34
34	33, 35
35	34, 36
36	35

## DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) consolidate or allow a lot to be consolidated;
- (b) build or allow to be built on the Lot any dwelling:
  - i. whose primary frontage does not face and address the road or a laneway or open space;
  - ii. without a front verandah, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;
  - iii. where the facade is fully constructed in brick;
  - iv. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;
  - v. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (excluding parapet construction);
  - vi. with contrasting base, accent, face brick and roof tile colours;
  - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;
  - viii. containing any leadlight or stained glass features;
  - ix. whose height is greater than 8.5 metres from the natural surface level;
  - x. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;
  - xi. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;
  - xii. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of two dwelling houses in each direction or directly opposite.
- (c) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
  - i. setback a minimum of 840mm from the main building line of the dwelling;
  - ii. where the opening occupies 40% or less of the width of the lot; and
  - iii. with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
- (d) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
  - i. exceed 20 square metres in area;
  - ii. exceed 3.6m in height;
  - iii. are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or
  - iv. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling;
- (e) build or allow to be built any dwelling with a roof:
  - i. if pitched, a pitch of less than 22 degrees;
  - ii. of any material other than steel or masonry; or
  - iii. of any other colour other than from the Colorbond contemporary range or a similar colour;
- (f) build or allow to be built any front fence:
  - i. more than 1.2 metres in height;
  - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
  - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
  - iv. of materials other than timber slats or masonry pillars with metal infill panels;
  - v. with mock Victorian, Edwardian or other heritage detailing;
- (g) build or allow to be built any side or rear fencing:
  - i. of materials other than timber paling;
  - ii. other than 1.8 metres in height (except where there is a front fence);
- (h) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (i) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
  - i. which does not return a minimum of 2 metres behind the front building line;
  - ii. of materials other than timber paling feature fencing;
  - iii. other than 1.8 metres in height.

The restriction shall expire ten years after the date of registration of this plan.

GRACE ESTATE - 8



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LICENSED SURVEYOR: ANDREW J. REAY

DATE: 31/05/22  
 DRAWING: SU08AL

REFERENCE: AA0028  
 DRAWN BY: AVR

ORIGINAL SHEET SIZE: A3  
 SHEET 6

Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (L),  
 02/06/2022, SPEAR Ref: S159851B

Digitally signed by:  
 Wyndham City Council,  
 09/06/2022,  
 SPEAR Ref: S159851B

# PLAN OF SUBDIVISION

PS 826698X

## CREATION OF RESTRICTION "E"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the 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.

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4, 7, 8
4	3, 5, 7
5	4, 6, 7
6	5, 7
7	3, 4, 5, 6, 8
8	3, 7
9	10, 23
10	9, 11, 22
11	10, 12, 21
12	11, 13, 14, 15, 20

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
13	12, 14
14	12, 13, 15
15	12, 14, 16, 19
16	15, 17, 19
17	16, 18, 19
18	17, 19
19	15, 16, 17, 18, 20
20	12, 19, 21
21	11, 20, 22
22	10, 21, 23
23	9, 22, 24
24	23, 25

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
25	24, 26
26	25, 27
27	26
28	29
29	28, 30, 32
30	29, 31, 32
31	30, 32
32	29, 30, 31, 33
33	32, 34
34	33, 35
35	34, 36
36	35

## DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) on a corner lot, build or allow to be built any dwelling where the home design does not 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 on that part of the secondary frontage visible from the public realm;
- (b) build or allow to be built:
  - i. more than one vehicle crossover to the Lot;
  - ii. a driveway exceeding 3.5 metres in width;
  - iii. a dwelling which is occupied before completion of the driveway;
  - iv. a driveway constructed of stampcrete or plain concrete;
  - v. a driveway of a color which is inconsistent with the materials and finishes of the dwelling;
- (c) build or allow to be built:
  - i. any retaining structures greater than 1.2 metres in height between a dwelling and a street or public space;
  - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (d) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (e) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (f) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Wyndham Planning Scheme;
- (g) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (h) allow any grass or weeds on the Lot to grow excessively;
- (i) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (j) during construction:
  - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
  - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (k) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (l) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.

The restriction shall expire ten years after the date of registration of this plan.

GRACE ESTATE - 8



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LICENSED SURVEYOR: ANDREW J. REAY

DATE: 31/05/22  
 DRAWING: SU08AL

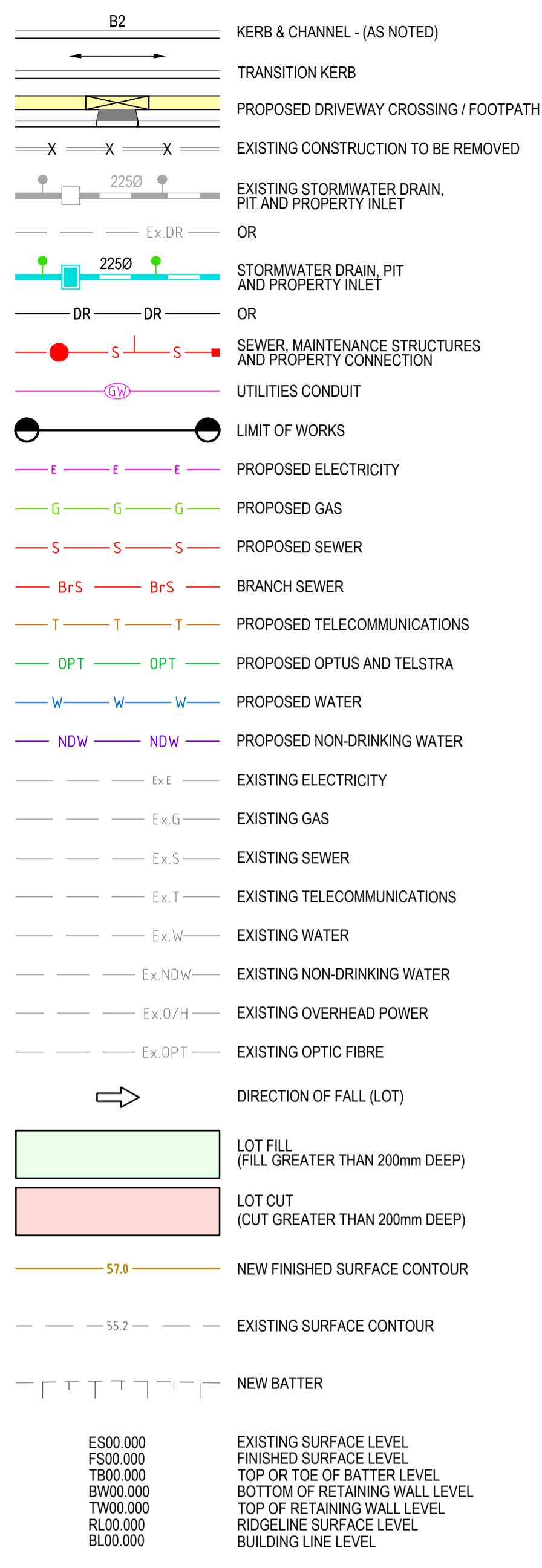
REFERENCE: AA0028  
 DRAWN BY: AVR

ORIGINAL SHEET SIZE: A3  
 SHEET 7

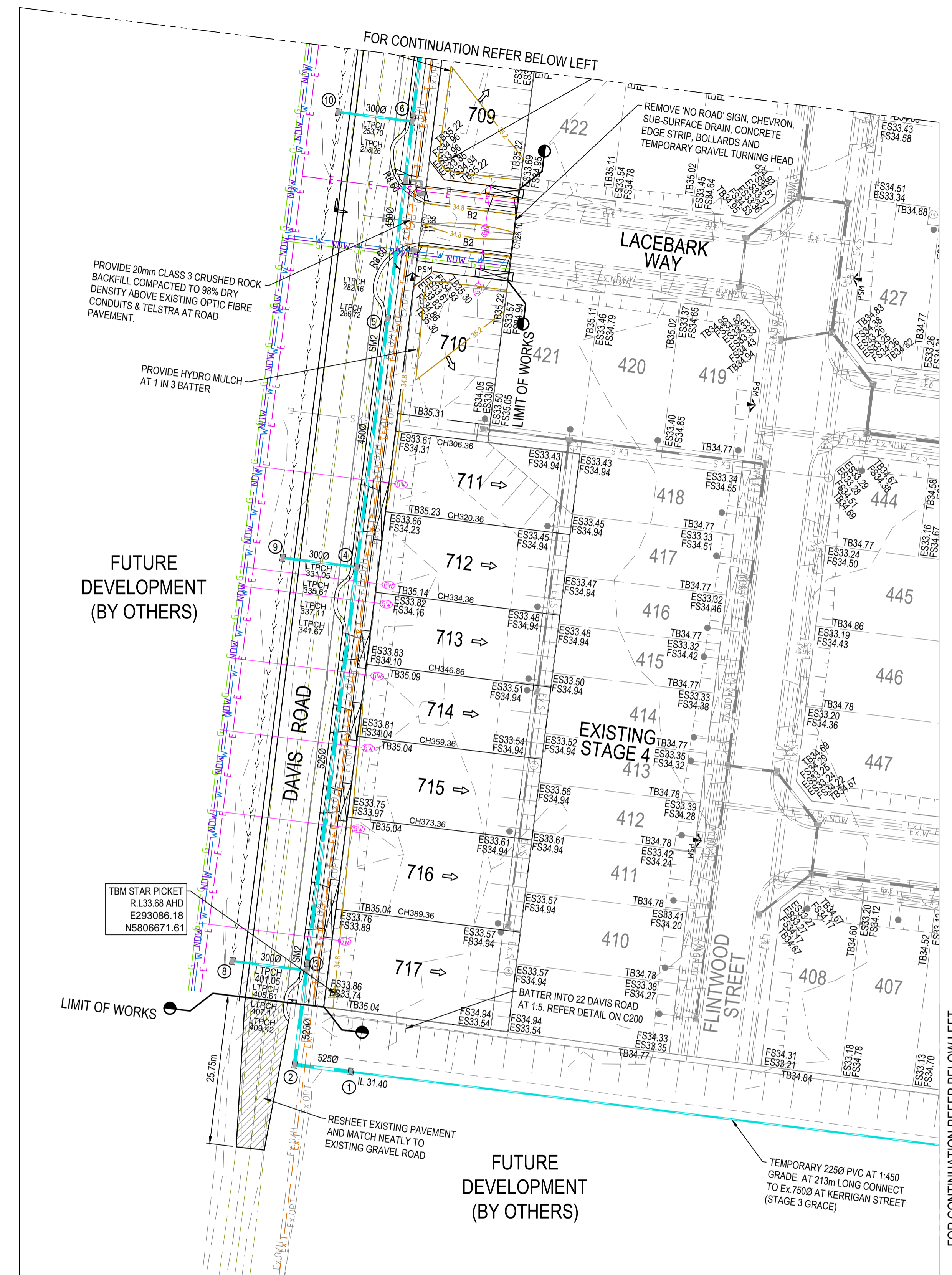
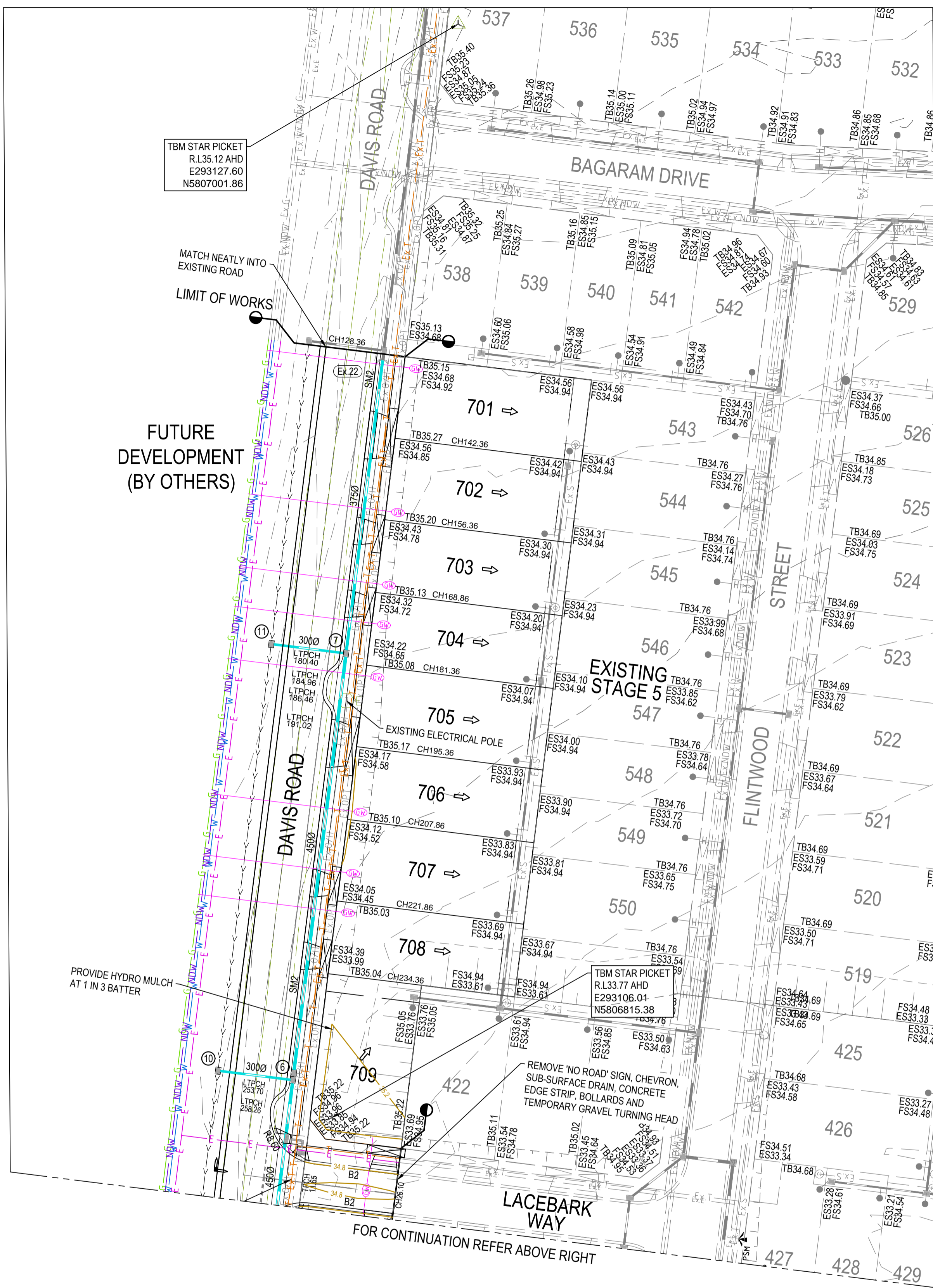
Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (L),  
 02/06/2022, SPEAR Ref: S159851B

Digitally signed by:  
 Wyndham City Council,  
 09/06/2022,  
 SPEAR Ref: S159851B

**ROADWORKS LEGEND (FLP)**



- NOTES:**
- EXISTING OVERHEAD POWERLINES TO BE REMOVED AT THE DIRECTION OF THE RELEVANT AUTHORITY, TO THEIR TIMING & SATISFACTION.
  - EXISTING OPTIC FIBRE TO BE BACKFILLED WITH CLASS 3 FCR. WORKS TO BE COMPLETED TO THE RELEVANT AUTHORITY REQUIREMENTS & SATISFACTION.



**SERVICE OFFSET TABLE**

STREET NAME	GAS		NDW		WATER		TELECOMMS.		ELECTRICITY		ELECTRICITY POLE (Ex.)	NEXT GEN (Ex.)						
	NBN	Ex.T	NBN	Ex.OH	NBN	Ex.OH	NBN	Ex.OH	NBN	Ex.OH								
LACEY WAY	2.10	W	2.60	W	3.10	W	1.85	E	VARIES (1.3-2.1)	E	2.70	E	2.45	E	1.00 (BOK)	E	VARIES (0.7-1.25)	E
DAVIS ROAD	23.50	E	23.00	E	22.50	E	1.85	E	VARIES (1.3-2.1)	E	2.70	E	2.140	E	1.00 (BOK)	E	VARIES (0.7-1.25)	E

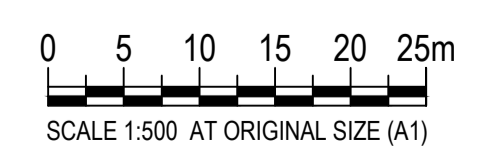
NOTE: OFFSETS SHOWN ARE IN METRES (m)



**WARNING PROPOSED SERVICES**  
THE LOCATION AND EXTENT OF PROPOSED SERVICES IS INDICATIVE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. REFER TO AUTHORISED DOCUMENTATION BY RELEVANT AUTHORITY FOR CONSTRUCTION DETAILS

**WARNING BEWARE OF UNDERGROUND SERVICES**  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REV	DESCRIPTION	BY	APP	DATE
700	PRELIMINARY ISSUE	RT	CK	7.12.18
400	APPROVAL ISSUE	RT	CK	21.02.19



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CLIENT  
TARNIET PROJECTS PTY LTD  
P.O BOX 8023  
CAMBERWELL NORTH, VIC. 3124

TITLE  
LAYOUT PLAN

PROJECT  
GRACE - STAGE 7  
605 HOGANS ROAD, TARNEIT  
WYNDHAM CITY COUNCIL

STATUS  
FOR APPROVAL  
NOT FOR CONSTRUCTION

DESIGNED: CK  
DRAWN: RT  
APPROVED: RP

PROJECT No: 114652-07  
DRAWING No: C100

PROJECT NORTH

SCALE @ A1 SHOWN

REV A00

DWG FILE: \\114652\_005\_Hogans Road\114652-07-C100.dwg - MHPLOT TIME: 21 Feb 2019, 2:33pm



# GRACE

TARNEIT



# GRACE

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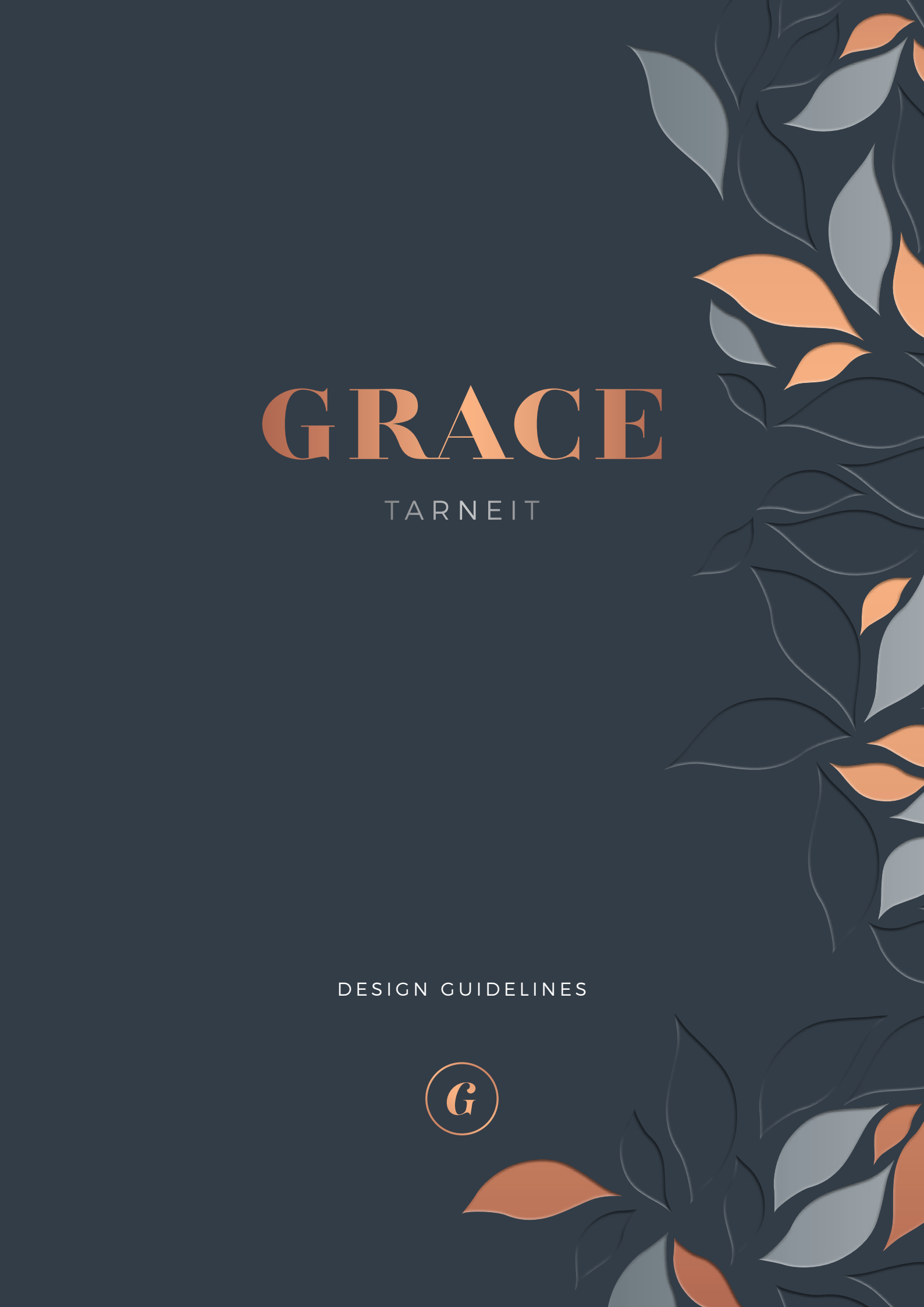
## STAGE 7 - DAVIS RELEASE

\*Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. All photos, illustrations and façades are for indicative purposes only and may be subject to change without notice. While we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to this brochure or the information, products, services, or related graphics contained on the website for any purpose. To the fullest extent permitted by law, the vendor, its directors, employees and agents exclude all liability in respect of any loss arising in any way from reliance on the information contained in this brochure. In no event will the vendor or its agent be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising out of, or in connection with, reliance on this brochure.

# GRACE

TARNEIT

DESIGN GUIDELINES



# As one of the biggest investments in life, your home is more than just bricks and mortar.

It's fertile ground for your dreams and that special place where you plant the seeds of a happy and prosperous future. At Grace, we want to help you realise those dreams and ensure your investment thrives and flourishes.

This is why this high-quality estate has a set of practical, reasonable and carefully considered design guidelines that are in place to protect the integrity and reputation of your Grace address for years to come.

DEVELOPED BY



MARKETED BY



## Designed for liveability

We understand that everyone's idea of style and good design is different.

While most builders and architects will easily be able to achieve your ideal design within these guidelines, there may be instances where a minor deviation from these conditions is permissible at the absolute discretion of the Grace Design Review Panel.

# The Guidelines

The following guidelines must be adhered to by all homeowners, architects and builders who wish to build a dwelling at Grace, unless express written consent to deviate from these design guidelines has been given by the Grace Design Review Panel.

## LOTS WITH AN AREA OF LESS THAN 300M<sup>2</sup>

- In addition to these design guidelines, the small lot housing code is applicable for these lots
- Some requirements of these design guidelines do not apply to dwellings on these lots
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the Grace Design Review Panel

## USE OF LAND

- Two or more lots may not be consolidated
- Your dwelling's primary frontage must face or address the road, a laneway or an open space
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be of the same design character
- Architectural features such as façade materials, window designs and verandahs used on the front facade must continue on secondary frontage where it is visible to the public

## SITE AND SERVICING

- Your new home must:
  - Include fittings and connections which allow toilets and gardens to be flushed and/or irrigated by recycled water
  - Be cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time
  - Meet all applicable requirements of the National Construction Code's legislative energy efficiency standards, and
  - Be set back from your lot boundary as required under the Victorian Building Regulations 2006

## HOME EXTERIORS

- Your home must include a front verandah, portico, porch or other entrance feature which is clearly visible from the street and consistent with the design of the dwelling
- Designs should be in keeping with the character of a modern, boutique address and must not attempt to reproduce period styles such as Colonial, Federation, Georgian or Art Deco

## Façades

- The façade of your home must include at least two different material finishes, each of which must cover a minimum of 30% of the façade
- The front façade finishes must also continue for at least one metre around the sides of your home (excluding parapets)
- The design of your front façade must not be inherently similar to that of the next two homes to the left and to the right of your lot, or the dwelling across the road from your lot
- Colours chosen for roof tiles, brick faces, façade materials, accents, and architectural features must complement the base colour palette, and not contrast with it

Brick



Accent



Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.

Base (Gutters / Fascia / Downpipes)



## Windows & frames

- Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling and not contrast with it
- Windows must not contain leadlight or stained glass features

## Roof & overall height

- The height of your home must be no more than 8.5 metres from the natural surface level
- Your roof must be:
  - At a pitch of at least 22 degrees (if pitched)
  - Constructed out of metal-sheet roofing or roof tiles
  - Only in a colour from the Colourbond contemporary range (or a similar colour)

## Garage

- Before moving in to your home, you must make sure your garage is roofed and enclosed
- The garage must be set back a minimum of 840 millimetres from the main building line of the dwelling
- Your garage door or opening must take up no more than 40% of the width of the lot
- Provide a sectional or tilt panel garage door that is either:
  - In the same colour scheme as that of your house, or
  - Finished with a wood grain or timber panel

### Outbuildings & attachments

- All outbuildings and attachments – including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding – must be:
  - Less than 20 square metres in area
  - Less than 3.6 metres in height
  - Placed so they cannot be seen from any street or private open space area of any other lot or from any public open space, and
  - Constructed only from materials or finishes, and in a style or colours, which are consistent with the main dwelling

### Fences

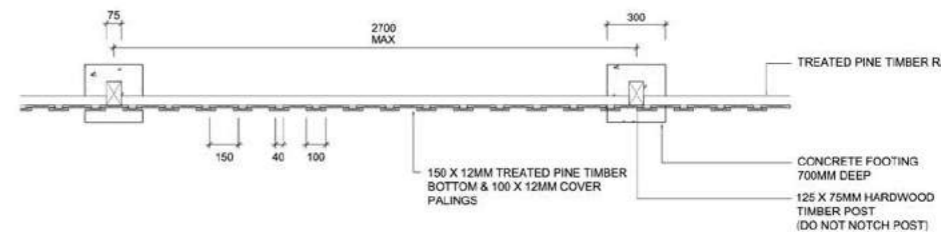
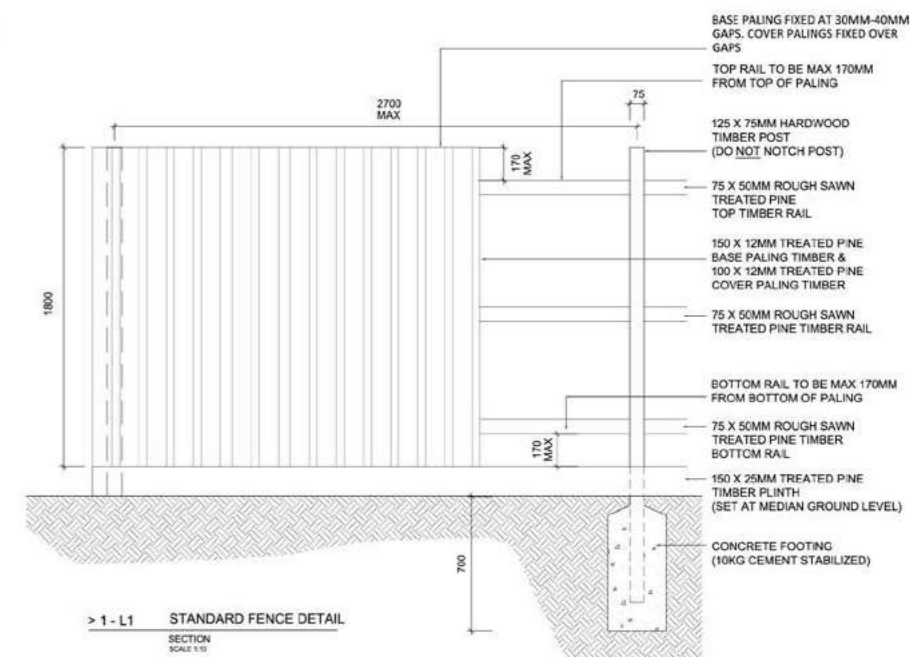
- Your front fence must:
  - Be 1.2 metres high or less
  - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
  - Be consistent with your home's design in relation to style, materials and colours
  - Only be constructed from timber slats or masonry pillars with metal infill panels, and
  - Not include mock Victorian, Edwardian or other heritage detailing
- Side and rear fencing must:
  - Be constructed only out of timber paling
  - Be 1.8 metres in height (except where there is a front fence)

- You may only erect side fencing that extends in front of the building line if a front fence has been installed. In such cases, the additional side fencing must be 1.2 metres in height
- On a corner lot, any fence built to a secondary boundary which is a street or public space, must:
  - Return a minimum of 2 metres behind the front building line
  - Be timber paling feature fencing, and
  - Be 1.8 metres in height

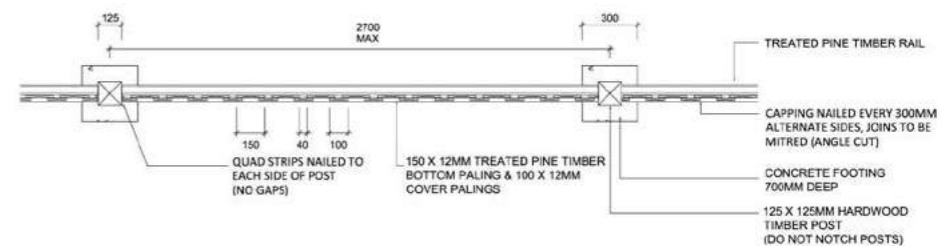
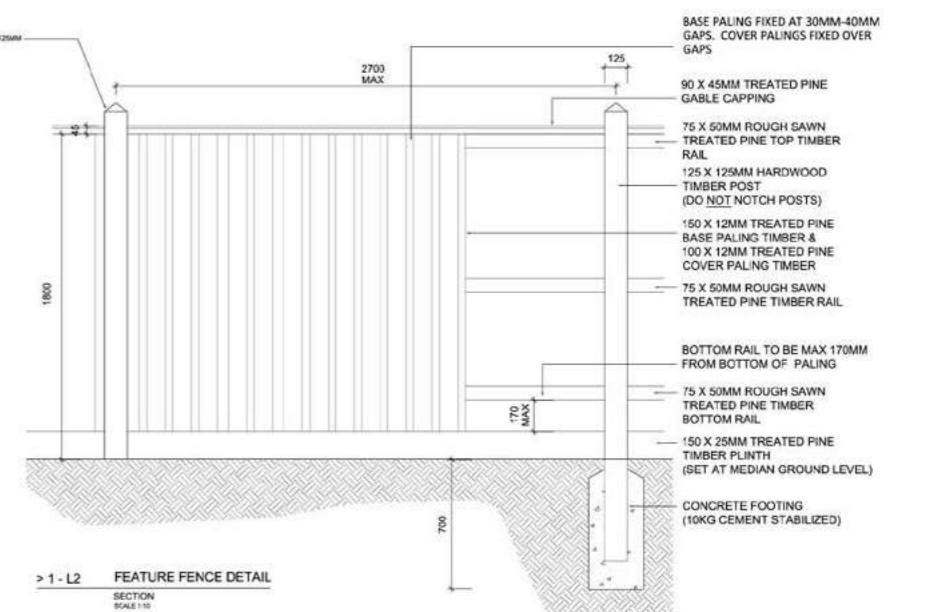
### Retaining Walls

- Retaining walls and structures between your home and a street or public space must be 1.2 metres in height or less
- The vertical face of a retaining wall that can be seen by the public must be made from a material that complements the character of your home and may include:
  - Natural or hewn stone
  - Rendered masonry
  - No timber or gabion (rock-filled mesh) type retaining walls allowed

### Side & Rear Paling Fencing



### Paling Feature Fencing



### Driveways

- Only one vehicle crossover to your lot is permitted
- Your driveway must be:
  - No wider than 3.5 metres
  - Completed before you move into your home
  - Constructed using only coloured concrete (not stamped or plain concrete), and
  - In a colour that's consistent with the materials and finishes of your home

### Front yards & gardens

- Your front yard must be landscaped within 3 months from the date you were issued the occupancy permit for your house
- Your letterbox must be located and constructed to Australia Post standards and in a way that complements the character, materials, colour, style and design of your home
- Weeds and grass must be maintained and not allowed to grow excessively
- All rubbish must be stored in an appropriately sized skip or bin and not allowed to accumulate or remain unsecured on your lot

### Building Materials

- All building materials must be delivered and stored fully on your property and may not be placed on the nature strip or outside the boundary of your lot
- During construction, you must ensure that construction rubbish or other rubbish does not move from your lot to other lots
- Trade and/or delivery vehicles are not to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction

### PROCESS

1. Work with your chosen builder and/or architect to design a new home that fits your needs and meets the requirements of the Grace Design Guidelines
2. Complete your application online, by simply visiting <http://gracetarneit.com.au/application-form> and uploading required documentation
3. The required documents include:
  - a. A copy of the site plan
  - b. Floorplans (A3 size)
  - c. Roofplans and elevations, including all ancillary items (A3 size)
  - d. Clearly annotated schedule of colours (with sample images)
  - e. Clearly explained list of materials to be used (with images)
4. Once the Grace Design Review Panel has assessed your submission, the Panel will notify you of its decision
5. If the Panel requires you to make amendments, you are to discuss these with your builder and/or architect and submit your new or amended designs to the Panel
6. Upon receiving design approval from the Panel, apply to Wyndham City Council or private building surveyor for your building permit
7. When you have received your building permit, notify your builder that it's time to start creating your new, dream home

# Grace Design Guidelines Online Application Form

## Complete your application online

Simply visit:  
<http://gracetarneit.com.au/application-form>  
to submit your design.

### Completing The Online Application Form:

You will be asked to provide information as listed below. Your builder and/or architect should be able to provide and assist with all the required information.

If you have any queries please contact us via email at:  
[admin@landcore.com.au](mailto:admin@landcore.com.au)

<b>YOUR LOT</b>	<b>ALL ANNOTATED BUILDING PLANS, INCLUDING:</b>
Lot Number	Site Plan <input type="checkbox"/>
Street	Floor Plan/s <input type="checkbox"/>
	Roof Plan <input type="checkbox"/>
	Materials and colour schedules <input type="checkbox"/>
<b>YOUR DETAILS</b>	<b>ANNOTATIONS ON BUILDING PLANS SHOULD CLEARLY INDICATE THE FOLLOWING DETAILS:</b>
Full Name/s	
Postal Address	
Daytime Phone	Fences: location, materials, height, and type of all fences <input type="checkbox"/>
Mobile Phone	
Email Address	Driveway: colour and construction materials used <input type="checkbox"/>
	Garage door: colour, style and materials <input type="checkbox"/>
<b>YOUR BUILDERS DETAILS</b>	Retaining walls: location, materials, height, type and colour <input type="checkbox"/>
Contact Name	
Company Name	Crossover: Any proposed changes to the crossover location <input type="checkbox"/>
Postal Address	
Daytime Phone	<b>THE POSITION OF THE FOLLOWING EXTERNAL FITTINGS ARE TO BE INDICATED ON THE PLANS:</b>
Mobile Phone	Garden shed and/or outbuildings <input type="checkbox"/>
Email Address	Hot water unit and/or solar water heater <input type="checkbox"/>
	Air conditioner and/or ducted heating unit <input type="checkbox"/>
<b>OTHER DETAILS</b>	Clothesline <input type="checkbox"/>
Home Design Name*	TV antenna / Satellite dish <input type="checkbox"/>
Facade Type*	Letter box <input type="checkbox"/>
*If Applicable	

# Front Lot Landscaping – Online Application Form

As part of our welcome to new homeowners, you get to choose a free front lot landscaping package. Not only does it give you one less thing to budget for and organise, but it also means that you can enjoy a beautiful, professionally designed garden sanctuary that adds to the beauty and value of your home.

### COMPLETING THIS FORM:

Please read the following application form carefully ensuring all required fields are completed. We cannot process incomplete applications. We also ask that you read through your contract of sale, ensuring all conditions of receiving this package have been met and that you are still eligible. If you have any queries regarding your contract or the conditions, please contact us via email at: [admin@landcore.com.au](mailto:admin@landcore.com.au)

### Allotment Details

Lot Number \_\_\_\_\_

Lot Frontage Size \_\_\_\_\_

### Your Details

Landowners Name/s \_\_\_\_\_

Email address \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_

### Select Preferred Garden Type

Traditional \_\_\_\_\_

Low-maintenance

Modern \_\_\_\_\_

### Date Site Ready for Landscaping

Occupancy Certificate \_\_\_\_\_ Date of Issue \_\_\_\_\_

### Signatures

Landowner 1 \_\_\_\_\_ Date \_\_\_\_\_

Landowner 2 \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE COMPLETE THIS ONLINE FORM & EMAIL TO: [admin@landcore.com.au](mailto:admin@landcore.com.au)**  
To be eligible for this offer, the landowner must comply with all obligations in the contract of sale, and the terms and conditions at [gracetarneit.com.au](http://gracetarneit.com.au)  
*\*Please submit this application form, along with your Certificate of Occupancy*

### Office Use Only

Actual Settlement Date: \_\_/\_\_/\_\_

Application Received Within 12 Months of Settlement

Grace Have Granted Covenant Approval

Certificate of Occupancy is Attached

Home Completed Within 12 Months of Settlement

Landscaping: Approved/Declined Date: \_\_/\_\_/\_\_



# Landscaping options

**Prior to the landscaping contractor commencing works, you as the homeowner must ensure the following:**

1. Your site boundary fencing, driveway and any hardscapes (concrete paths, retainers etc) to the property are completed.
2. Front yard levels to be **100mm below hard surfaces** for installation of soil and mulch. Site to be cleared of all rubbish, rocks and weeds.

### Option 1

## TRADITIONAL

#### TREES



Lagerstroemia indica 'Natchez'  
White Crepe Myrtle



Magnolia grandiflora 'Greenback'  
Dwarf Greenback Magnolia



#### SHRUBS, GROUNDCOVERS & GRASSES



Phlomis fruticosa  
Jerusalem Sage



Lavandula dentata  
French Lavender



Westringia glabra  
'Deep Purple'  
Native Rosemary Purple



Stachys byzantina  
Lamb's Ear

### Option 2

## MODERN

#### TREES



Pyrus calleryana 'Bradford'  
Bradford Pear



Olea europaea 'Swan Hill'  
Swan Hill Olive (Sterile)



#### SHRUBS, GROUNDCOVERS & GRASSES



Tulbaghia violacea  
Society Garlic



Leucandendron 'Yellow Devil'  
Yellow Devil Leucandendron



Agave attenuata  
Century Plant



Lamandra longifolia 'Tanika'  
Tanika

### Option 3

## LOW-MAINTENANCE

#### TREES



Corymbia ficifolia 'Fairfloss'  
Flowering Gum Pink Dwarf



Banksia integrifolia  
Coastal Banksia



#### SHRUBS, GROUNDCOVERS & GRASSES



Callistemon citrinus  
'White Anzac'  
Yellow Callistemon



Banksia 'Birthday Candles'  
Birthday Candles Banksia



Chrysocephalum apiculatum  
Yellow Buttons



Crassula Ovata 'Blue Bird'  
Crassula

\*Driveway, Footpath to Portico, Letterbox and Fencing is not included.  
Version 1 - 22 / 11 / 2016







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