

# 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

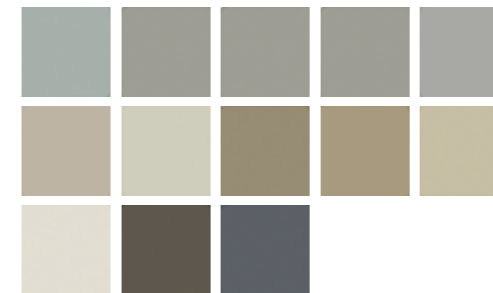
## Façades

- 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

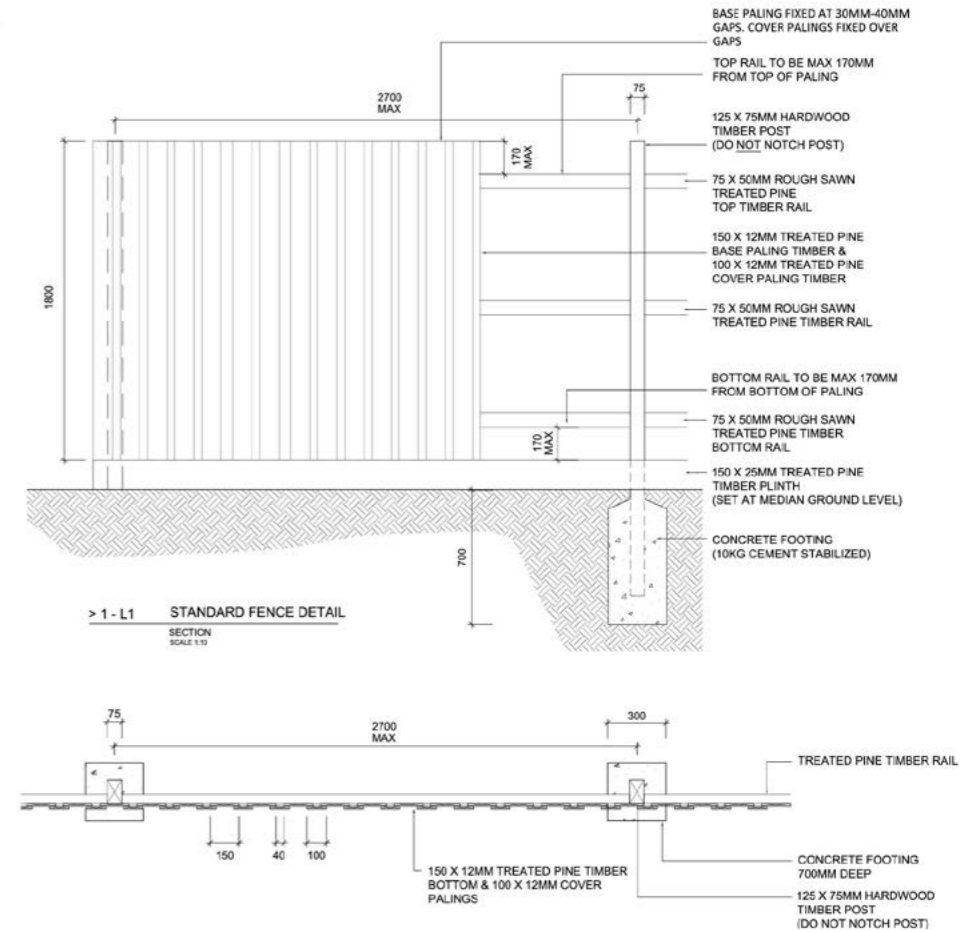
- Your front fence must:
  - Be 1.2 metres high or less
  - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
  - Be consistent with your home's design in relation to style, materials and colours
  - Only be constructed 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

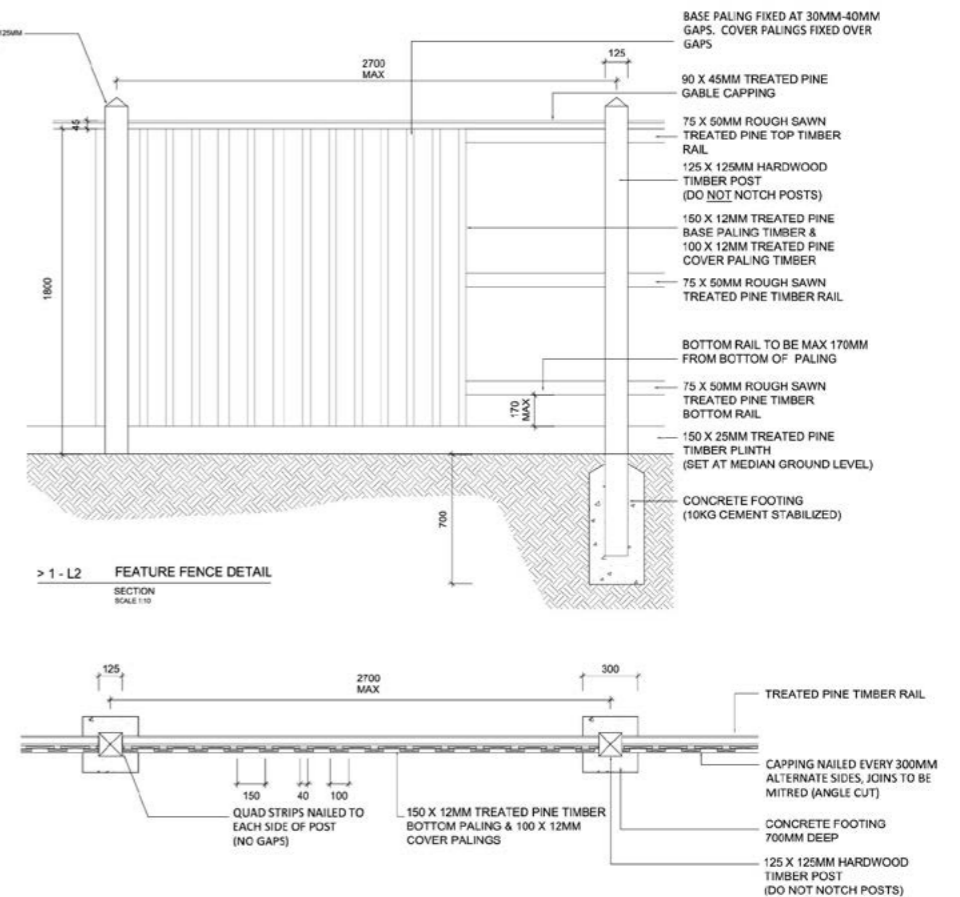
### Retaining Walls

- 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



*Lomandra longifolia 'Tanika'*  
Tanika

### Option 3

## LOW-MAINTENANCE

#### TREES



*Corymbia ficifolia 'Fairfloss'*  
Flowering Gum Pink Dwarf



*Banksia integrifolia*  
Coastal Banksia



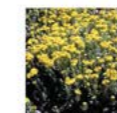
#### SHRUBS, GROUNDCOVERS & GRASSES



*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







DAVIS ROAD

FACEBARK WAY

FLINTWOOD STREET

SURIN ROAD

SURIN ROAD

WOLIN DRIVE

BODALLA DRIVE

MAROA STREET

ETOSHA STREET

BAGRAM DRIVE

WALKING WALK

SURIN ROAD

KERRIGAN ST

WOLIN DRIVE

ISLA STREET

FLORES STREET

HOGANS ROAD

BODALLA DRIVE

BOUWA ROAD

KUBAH STREET

TATRA STREET

KOMODO DRIVE



