

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 300M²

- 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



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



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

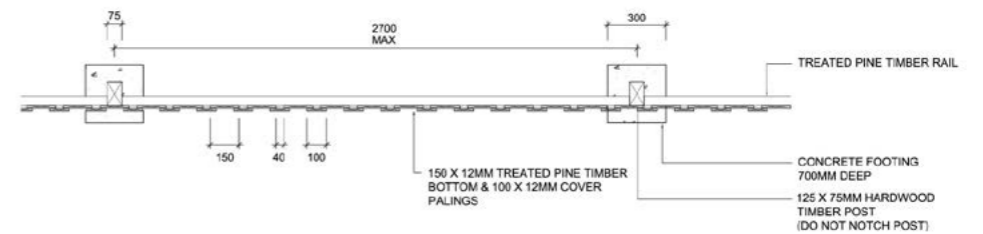
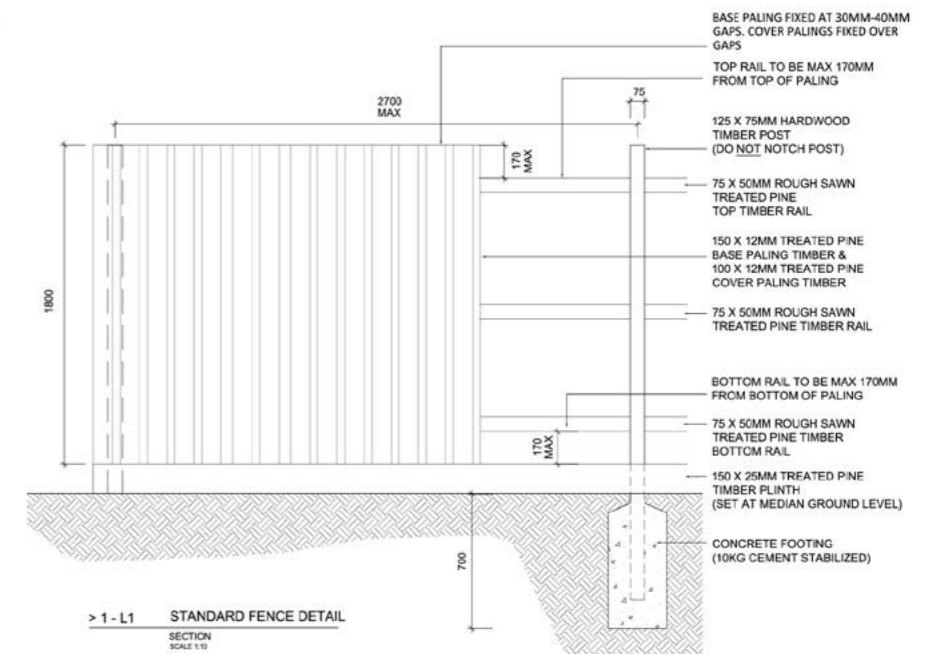
- Your front fence must:
 - Be 1.2 metres high or less
 - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
 - Be consistent with your home's design in relation to style, materials and colours
 - Only be constructed from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

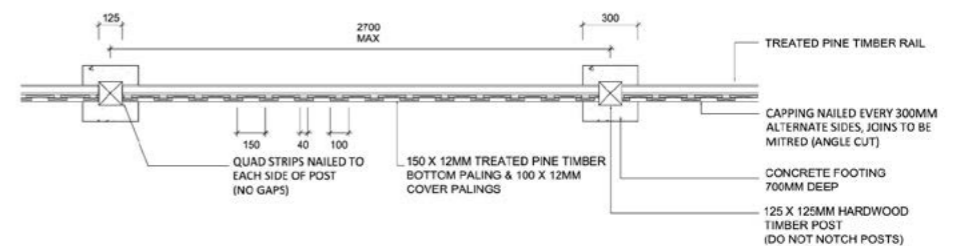
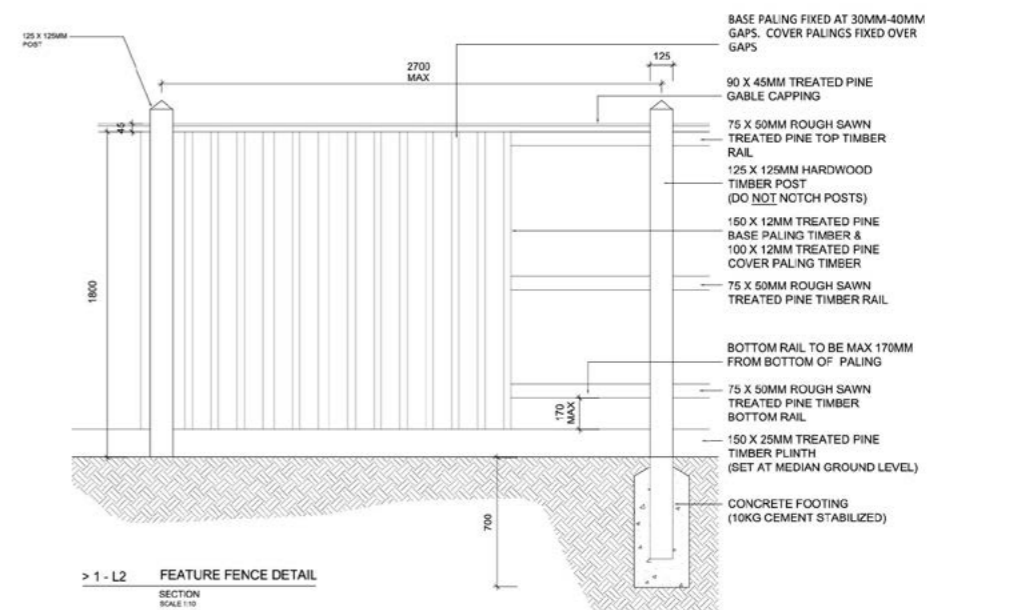
Retaining Walls

- 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

YOUR LOT	ALL ANNOTATED BUILDING PLANS, INCLUDING:
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"/>
YOUR DETAILS	ANNOTATIONS ON BUILDING PLANS SHOULD CLEARLY INDICATE THE FOLLOWING DETAILS:
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"/>
YOUR BUILDERS DETAILS	Crossover: Any proposed changes to the crossover location <input type="checkbox"/>
Contact Name	
Company Name	THE POSITION OF THE FOLLOWING EXTERNAL FITTINGS ARE TO BE INDICATED ON THE PLANS:
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"/>
OTHER DETAILS	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

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
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
**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



Lagerstomaia 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



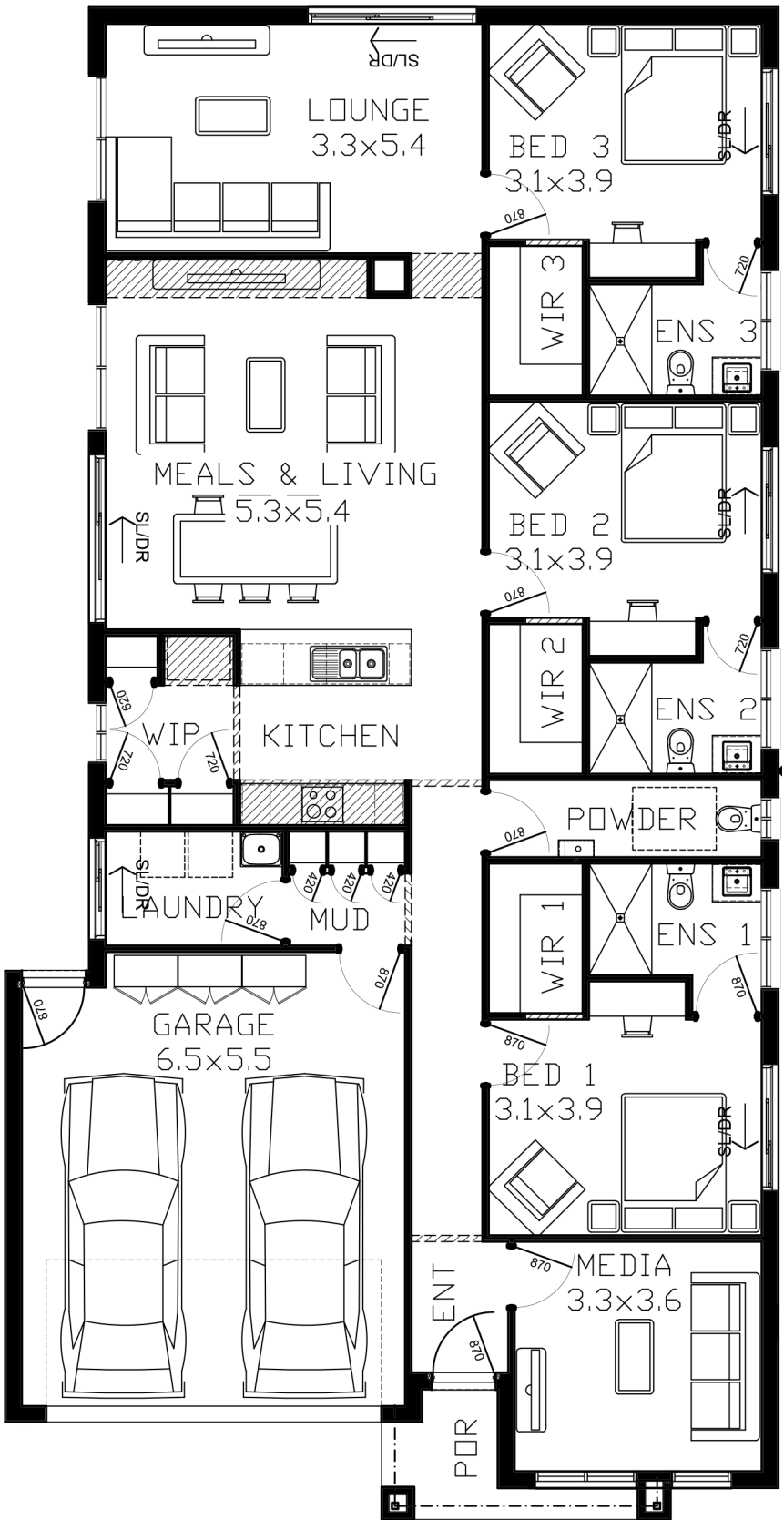
Crassula Ovata 'Blue Bird'
Crassula

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











Site Works

- Fixed Site Costs
- Class 'H1' concrete slab

Termite

- Part A Termite Treatment to slab penetrations
- Part B Termite Treatment to slab perimeter

Connections

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on up to 375m2 block with less than 300mm fall & 5.5m setback to garage
- Electricity and telephone consumer account opening fees by Owner
- 2 No. external taps

Structural

- 7 year structural guarantee

Insulation

- R3.5 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

Solar Hot Water Service

- Gas boosted solar hot water including Continuous Flow Booster, 1 No. solar collector and all associated electrical & plumbing connections.

Note: Panel and storage tank positioned at the Builder's discretion.

Ceiling

- 2440mm (overall plates) ceiling height

Roofing

- Builder's Range Concrete colour on roof tile
- Coloured metal fascia & gutter

Garage

- Metal sectional panel lift garage door with remote control unit including 3 No. handsets and cradle
- Weatherproof hinged flush panel access door

Air Conditioning

- Min. 5kw Reverse Cycle Split System unit to Lounge room

Heating (Natural Gas only)

- Gas ducted heating unit in roof space

Alarm

- Security alarm system including 3 No. sensors, Code pad, Internal sreamer, External siren and strobe light with tamper proof switch

Electrical

- Double power points and batten light points as per working drawings
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to Kitchen
- 1 No. TV antenna including 2 No. TV points
- 3 No. external light points outside laundry, rear sliding door & front porch
- Downlights as nominated on electrical plan

Ceramic Tiling

- Builder's Standard Range Wall tiles, Floor Tiles and Skirting Tiles to Bathroom, Ensuite and Laundry as per working drawings

Floor Covering

- Builder's Standard Range Ceramic Tiles to Kitchen, Meals and Hallway, with carpet from Builder's Range to the balance of dwelling as nominated on drawings

Fixing

- 67mm MDF square dressed architraves & 67mm MDF square dressed skirtings
- Flush panel doors
- Lever passage sets and pull handles
- Hinged opening doors to wardrobes (as per working drawings)

Windows & External Doors

- Sliding aluminium windows including window locks
- Entry door facade specific refer drawings
- Lever handle set, single cylinder deadlock & key in knob entry set to garage access door.
- Aluminium Venetian blinds to front elevation windows and Rod Roller blinds to all other windows and sliding doors
- Fly screens to opening windows and fly doors to sliding doors as nominated on drawings

Paint - 2 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceilings (white optional)
- Satin finish to internal woodwork
- Satin finish to front entry and internal doors

Note: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

Bathroom & Ensuite

- Fully lined laminated base cabinet with laminate bench (post formed or square edge benchtops) as per working drawings
- Vitreous china above counter hand basins (white)
- Acrylic designer bath (white) set in a tiled podium
- Dual flush vitreous china close coupled toilet suite (white) including skirted pan & enclosed trap
- Polished edge mirrors - above vanity benchtop
- Laminated glass pivot doors & metal frame to Showers, with polymarble base
- Chrome Pin lever mixer tapware Square Style
- Chrome shower rose and wall bath outlet
- Exhaust fans to Bathroom & Ensuite
- Towel rails & toilet roll holder to Bathroom or WC and Ensuite

Cupboards

- Robes with melamine shelf and hanging rail
- Melamine Shelves to Linen and Pantry cupboards

Kitchen

- 600mm Stainless Steel Appliances including: Electric underbench oven, Gas cooktop & Slideout Rangehood
- Fully lined laminated base cupboards with laminate bench (post formed or square edge benchtops) as per working drawings
- 1.5 Bowl stainless Steel sink with waste basket & Chrome Mixer tap
- Dishwasher with single power point & plumbing connection

Laundry

- Feature 45lt trough and cabinet (white) with tapware
- Washing machine taps located within cabinet

External

- Clothesline to location nominated on drawings.
- Feature Letterbox
- Concrete paving to driveway with path to front porch based on 5m setback. Does not include crossover.
- 1920mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate as per drawings
- Perimeter fence as per developers guidelines included

Landscaping

- Landscaping including Seeded Turf, Mulched or Stone Garden beds, plants

Client 1 Signature:.....

Client 2 Signature:.....