



Neighbourhoods
designed for
movement
and connection.

Resting beside the seasonal Bonshaw Creek, but just moments from the life of the city, lies a sanctuary of rare peace and tranquillity in an otherwise busy world.

Exclusively residential, Rivulet is an address of treelined avenues and welcoming streets, that's calm but still connected.

Creekside walking, trails through restored nature reserves linking residents to nearby playgrounds and community spaces, and then guiding them back again to the relaxed ambience of home.

Rivulet

BALLARAT



The source
of your
new lifestyle
begins at
Rivulet.

BROUGHT TO YOU BY  LINKAGE
— GROUP —

Embracing life's flow.

A tranquil creekline meanders through green nature reserves. Quiet leafy streets welcome new residents and established locals alike. It's calm, it's soothing, it's Rivulet.



A stone's throw away from everything you need.

Against a backdrop of country fields, yet just moments from the pulsing heart of one of Victoria's most celebrated cities, Rivulet lets you escape the daily grind, but still be close to all you desire in this idyllic, exclusive residential address.



Lake Wendouree Reserve

Ballarat Town Centre

Goodstart Early Learning

Ballarat Station
11min drive

Phoenix P-12 Community College

Sovereign Hill Historical Park

Tait Street

Sales Centre

Playground Reserve

Bonshaw Creek

Future residential

Delacombe Shopping Centre
← 4min drive

Early Learning Child Care
→ 600 metres



R
/ B

A gentle creek
sets the scene for
moments of peace or
hours of adventure.

Riding a wave of prosperity and convenience.

Victoria's third largest city, Ballarat offers every amenity for modern, connected, convenient living. From sport and leisure to fine dining and shopping; first-class education to a booming services industry; historic gardens to fast and seamless transport links, this great goldfields' city offers everything modern living demands, and all the luxuries a modern lifestyle desires.



*Timings and distances are measured from Rivulet and are approximate only.



Neighbourhoods designed for movement and connection.

Resting beside the seasonal Bonshaw Creek, but just moments from the life of the city, lies a sanctuary of rare peace and tranquillity in an otherwise busy world.

Exclusively residential, Rivulet is an address of treelined avenues and welcoming streets, that's calm but still connected.

Creekside walking, trails through restored nature reserves linking residents to nearby playgrounds and community spaces, and then guiding them back again to the relaxed ambience of home.

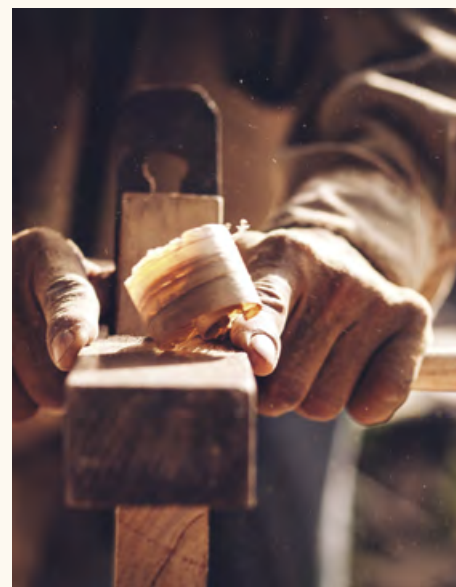
Easy Accessibility.



Rivulet opens up an array of transport options in every direction. An easy commute brings you to the heart of Ballarat, and from there, one of dozens of regular V/Line trains will whisk you away in comfort – to Melbourne in 90 minutes or south to Geelong, north to Maryborough and west to Ararat. Or set your own timetable, with easy access to the M8 into Melbourne, or the iconic Midland Highway to Geelong, spa country, Bendigo and beyond.



Delacombe
Town Centre
makes life a
breeze.



Just a 4-minute drive from Rivulet, the Delacombe Town Centre shopping hub brings all of life's daily essentials into one convenient spot. Whether you're after regular groceries or something gourmet, a nice drop of red or fresh green veggies, a small gift for someone special or a big-ticket item for the home or garden, you're bound to find it at Delacombe Town Centre. What's more, amid the Woolworths supermarket and specialty shops, Kmart department store and much-loved hardware icon Bunnings, you'll also find health services, eateries, bottle shops including Dan Murphy's and even a Showbiz Cinema.

A hop, skip and
a jump away.



Life amid a rich seam of history.



Few Australian cities are as steeped in history as Ballarat. Once a mighty goldrush town with grand buildings and narrow lanes, today, it still honours that heritage, while being a vibrant and thriving 21st century city.

A flood of learning options.



From the earliest years, Rivulet allows young minds to be surrounded by a range of outstanding education options. From highly ranked early learning centres just around the corner, to quality private and public schools nearby, including Ballarat High and Clarendon College – one of the state's top schools.

Ballarat is also home to tertiary and further education choices, including the vast Federation University, campuses of the University of Melbourne, Australian Catholic University, and a host of vocational training centres.



Soaked
in style.



Behind heritage facades and soaring display windows, Ballarat is awash with retail chic for every taste and style – from high-end boutiques and luxury labels to inspiring local designers, regional artists, rare crafts and quirky vintage pieces for home and wardrobe.

Simply
mouth-watering.



When you're surrounded by orchards, vineyards, farms and market gardens, and just 90 minutes from the sea, it's no wonder the region is renowned for its fresh gourmet produce, vibrant dining scene and warm, hearty, laid-back pub culture.



What's on in Ballarat.

The festival and events calendar of Ballarat is so jam packed, it's easy to fill up a weekend, no matter what you're into.

Art and culture buffs can revel in live music gigs – either weekly at intimate local pubs or at vast, multi-day festivals – or savour the regular concerts, dance spectacles, singing and music that local talent and international stars bring to the city's theatres and venues.

The renowned Art Gallery of Ballarat, with its major program of exhibitions, is just one of many exceptional galleries showcasing the creativity of the past and of today.



BALLARAT INTERNATIONAL FOTO BIENNALE

The city's own contemporary photographic festival, the BIFB, showcases some of the most innovative visual artists from around the world, as well as tours, talks and workshops.



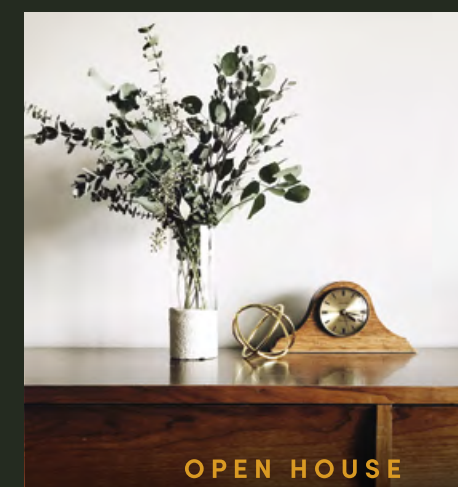
FARMERS' MARKETS

Just about every town in the region – including Ballarat itself – proudly boasts a regular farmers' market, each one offering fresh produce, plants, gifts, gourmet treats and more.



BALLARAT BEER FESTIVAL

For just one day each January, the city raises a glass to Australia's best craft brewers and cider makers, helped along with healthy dose of gourmet food, live music and friendly banter.



OPEN HOUSE BALLARAT

Keen to see what's behind the doors of some of the region's most impressive, intriguing or simply quirkiest buildings? For two days each year, Open House Ballarat lets you satisfy your curiosity.

Whet your appetite for life.



✂ DINE

Spend a day in Ballarat and you'd be forgiven for thinking that every street is home to a great café or restaurant; spend a lifetime living in Ballarat and you still might not get to try all of them, such is the array of dining options in this truly gastronomic city. Century-old warehouses and sleek, modern buildings are home to a mouth-watering range of cafes, restaurants and bistros, serving up prize-winning signature dishes, modern takes on old favourites, exotic flavours from across the globe and the finest fare from the farms, gardens and waters of the surrounding region.

🏠 EXPERIENCE

For over half a century, the multi-award-winning Sovereign Hill living museum has been delighting and fascinating visitors of all ages. Throughout its 64 acres of traditionally inspired streetscapes, public buildings, shops and eateries, a bevy of local 'inhabitants' welcome guests to their bustling goldrush-era town of the 1850s. Experts, keeping the old crafts alive, amaze with their skill and handiwork, while the senses get transported back in time to enjoy old fashioned sweets, and the sights and sounds of colonial Victoria.

🍷 DRINK

Whatever your tittle – and it doesn't even need to be alcoholic – you'll find someone in Ballarat perfecting it for your enjoyment. Wine-lovers will go dizzy deciding where to head first: north for half an hour to the Pyrenees wine region with its full-bodied reds, or south to the cool climate vineyards of the 'Pinot Coast'. Or simply stay put and explore the city's own outstanding wine bars. For those who prefer a brew, the region is home to a number of outstanding craft and micro-brewers, all ready to welcome you in for a tittle and a chat. Not sure what you like? Ask for a 'flight' or a 'paddle' and try a few. Of course, in a spirited place like Ballarat there's local gin to be had, and at last count there were at least two wonderful distillers in the region.



🎨 ABSORB


Commanding pride of place amongst Ballarat's heritage and arts precinct, the grand Art Gallery of Ballarat is arguably the oldest and largest art gallery in regional Australia. Presenting colonial, 20th Century and contemporary pieces, its permanent showcase of visual art is complemented by important temporary exhibitions throughout the year. But it is certainly not alone. Dotted throughout the city and surrounding towns is a myriad of boutique private and public galleries, celebrating a keen artistic bent that's flourished over successive generations.








Why Rivulet

More than an address, Rivulet is an enclave of connectedness and tranquillity.

 Rivulet's boutique size means residents can get to know their neighbours and enjoy a true feeling of community.

 Close to established local and regional amenities, Rivulet is connected but also offers a sense of escape from the city.

 The unique wetlands precinct will not only be a habitat for wildlife, but also inspire young minds to explore the nature around them.

 The wide range of lot sizes is designed to bring variety and diversity, with a block to suit every lifestyle and stage in life.



Tait Street, Ballarat

RIVULETESTATE.COM.AU

Rivulet Estate Design Guidelines

Architectural Attributes

1. Siting and setbacks

The siting of new home and how it relates to other houses in the street is an important criteria in delivering an appealing streetscape. All houses must be sited in accordance with the following requirements:

- 1.1 The dwelling (front building line) must be setback a minimum of 4 metres from the front boundary, except for lots of between 250 and 300 square metres opposite or abutting the passive or active open space area or local centre where the front setback may be reduced to 3 metres, subject to Council planning approval.
Eaves, gutters, fascias, verandas, porches, porticos and balconies may encroach 1.5m into the setback (i.e. setback 2.5m from the front of the boundary).
- 1.2 For dwellings and garages that are not built on or within 200mm of the side boundary, they must be set back a minimum of 1.0m from the side boundary.
- 1.3 Side setbacks must be a minimum of 1.0 metre from at least one side boundary.
- 1.4 The following permitted encroachments into the approved side and rear setback by up to 600mm: a porch, verandah, masonry chimney, pergola, eave, fascia, gutter, sunblind, screen (to extent needed to protect a neighbouring property from direct view), flues, pipes, domestic fuel tanks, water tanks, heating and cooling equipment and other services.
- 1.5 Where a lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2m.
Eaves and gutters may encroach 1.5 metres into the side setback.
- 1.6 Garages must be stepped back a minimum of 450 mm from the front building line.
- 1.7 Garages must be setback a minimum of 4.45 metres from the front boundary.

All dwelling designs within Rivulet Estate are required to ensure all ceiling and building heights comply with Ballarat Council Planning Scheme.

Compliance with the above statutory requirements will be assessed by Building Surveyor.

2. Architectural Character

To ensure the consistency of Rivulet Estate character and streetscape, the following sets out the form of housing styles permitted:

- 2.1 All homes are to be of a modern contemporary design. Period styles, such as Edwardian, Federation and Georgian, are not permitted.
- 2.2 Period detailing, such as quoins, corbelling, fretwork and lacework are not permitted.

3. Roof Design

Roof designs at Rivulet Estate are an important element in creating the character of the area. The following sets out what roof elements are permitted:

- 3.1 A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables, dormer windows, verandahs and/or balconies details are preferred with an emphasis on contemporary forms and without period details.
- 3.2 Unless otherwise specified, all roofs must have a minimum eave width of 450mm where visible from the street, including to the secondary street frontage for corner lots.
- 3.3 On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the return wall.
- 3.4 Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed.
- 3.5 Corner lot dwellings must include eaves to both street frontages as stated above and if a double storey dwelling is proposed it must include eaves around the entire perimeter of the second level.

4. Corner Lots

Dwellings located on corner lots are in a prominent position within the estate, as such they are required to provide façade articulation to both the primary and secondary street frontages, so that the façade ‘wraps’ around the corner and becomes a feature in the streetscape.

With housing located on corners the following restrictions apply:

- 4.1 The proposed dwelling design must address both street frontages with façade articulation for a minimum length of 4 m from the front of the dwelling or the length of the first habitable room, whichever is greater.
- 4.2 The articulation of the secondary street frontage visible from the street, must include a minimum 2 features replicated from the primary façade.

These elements may include but are not limited to:

- Entry features, such as porticos, verandahs, pergolas and piers etc.
- Building materials and colours
- Windows and doors or similar proportions
- Roof projections, ie. Gables or hips
- Eave Line

5. Colour Scheme

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval.

The following sets out the requirements for colours to key elements of new home:

- 5.1 Any proposed façade colours must be of muted, neutral or earthy tones.

- 5.2 Proposed colour schemes are to include light and dark contrast colours within façades to provide highlights to each home and avoid flat, or all dark façades, that lack a variety of colours and textures.
- 5.3 Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- 5.4 Roof colours are to be dark grey tones only and be non-reflective.
- 5.5 Water tank, gutter and down pipe treatments must complement the house colour and style.

6. Building materials

When selecting materials for the home, there are a number of criteria need to follow:

- 6.1 A maximum coverage of 80% (not including doors or windows) of 1 material to the external walls facing the street.
- 6.2 The façades must include two external wall finishes visible from the street (not including windows, doors, garage door, fascias, barge boards etc.)
- 6.3 Materials other than brick which are permitted include:
 - Stacked stone
 - Stone
 - Sandstone or masonry blocks
 - Weatherboard (Painted)
 - Lightweight cladding
 - Rendered foam infill above garage (complimented by render to balance brickwork of garage)
 - Timber cladding
 - Render
 - Cement Sheet infill are not permitted to face street frontages.
- 6.4 External windows and doors must not contain leadlight features or reflective glass.
- 6.5 Aluminium sliding windows and doors must not be used on the front façade or on corner treatments visible from the street.
- 6.6 No dwelling is to be built with any exposed stumps.
- 6.7 Where the dwelling incorporates a masonry façade, the window and door lintels must be finished in the same wall finish. Lightweight infill panels will not be approved.
- 6.8 The roof material must complement the style of that house.
 - Acceptable materials include:
 - Matt finished powder coated metal roofing or similar in dark grey tones;
 - Matt finished shingle style or low profile concrete or terracotta tiles in dark grey tones

7. Garages and Carports

All dwellings must have a garage in line with the following:

- 7.1 Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling.
- 7.2 Lots with a frontage less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car.
- 7.3 Lots with a frontage greater than 18m are permitted to have triple garages. Triple garages must comprise either one double and one single garage element or three single garage elements with a column /pillar dividing at least two of the elements, to reduce the visual prominence of the garage.

- 7.4 All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme of the house. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.
- 7.5 Carports are not accepted.
- 7.6 Garage roller doors are not permitted.

8. Outbuildings and Screening

- 8.1 Of 20 m² or less are to be constructed of colorbond metal sheeting or a similar finish and in a colour to complement the exterior of the dwelling.
- 8.2 Of more than 20 m² are to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot, and must ensure the outbuilding does not encroach upon the dwelling's minimum secluded private outdoor space requirements.
- 8.3 Outbuildings are to be located at the rear of the lot and not be visible from the street.
- 8.4 The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from ground level.
- 8.5 The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from ground level.
- 8.6 The following items are to be positioned so they are not visible from the street or any public reserve:
 - Air Conditioning Units
 - Evaporative Cooling Units
 - Heating Systems
 - Satellite Dishes
 - External plumbing
 - Clothes lines
 - Water Tanks
 - Antennae
 - Rubbish Bins
 - Swimming Pools
 - Spa pumps
 - Meter boxes
 - Window roller shutter or security screens
 - Solar hot water tanks (panels are exempt)
 - Boats/caravans/trailers
- 8.7 Photovoltaic solar cells are strongly encouraged, however consideration should be given to positioning them to minimise their visual impact from the street, while maximising their efficiency.
- 8.8 Evaporative cooling units for home must be:
 - 8.8.1 A low profile 'contour' type unit
 - 8.8.2 The same colour as the roof
 - 8.8.3 Placed a minimum of ½ way to the rear of new home.
 - 8.8.4 Placed below the ridge line.
- 8.9 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.

9. Driveways

- 9.1 The driveway must be constructed of stamped, patterned or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape. Plain or colour concrete is not permitted.
- 9.2 Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.
- 9.3 Only one driveway is permitted per allotment.
- 9.4 The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3m at the front property boundary.
- 9.5 Driveways must be constructed within 60 days of the issue of the Occupancy Permit.

10. Landscaping

- 10.1 Letterboxes must be of a contemporary masonry design, which complements the dwelling in terms of materials, colour and style, and be located on the site or landscape plan. Letterboxes with period style details or single post supported letter boxes will not be approved.
- 10.2 A semi-mature canopy tree (greater than 2.5m in height) must be planted in an appropriate location in the front garden and located on the landscaping plan.
- 10.3 Landscaping to be completed within 90 days from the issue of an occupancy permit.

11. Fencing

Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and emphasises individual characteristics of each dwelling.

- 11.1 Side and rear boundary fencing must be constructed from capped timber palings with exposed posts.



capped timber palings with exposed posts

- 11.2 Side and rear boundary fencing must not be exceeded 1.8m in height, constructed using 125mm x 75mm posts with 2.4m post spacing.
- 11.3 Side boundary fencing must stop at least 0.5m behind the front façade. Fencing is not permitted along the side boundaries in the front yard.
- 11.4 Side boundary fencing must return at 90° to abut the dwelling or garage at least 1.0m behind the front façade (return fence). These fences including any gates, must be

constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences /gates must be set back to allow access to meter boxes.

11.5 Comer lots: Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length off the lot or be setback a minimum of 4.0m from the dwelling front façade (whichever is greater).

11.6 Comer lots: Fencing along a side boundary which abuts a road must be painted or stained.

11.7 If painted: a neutral colour must be used. A second colour may be used on fence posts if preferred (must be a darker tone than the rest of the fencing).

11.8 Fencing treatments on lots with direct open space or reserve interface on the side boundary should be the same as comer lots.

11.9 Fencing along the front boundary is strongly discouraged.

11.10 Fence must be completed prior to occupancy.

12. Recycled Water

12.1 Builder to provide third pipe provisions to the dwelling for future Recycled Water use.

13. Fibre

13.1 Builder to provide provisions for Fibre to the Premise (FTTP).

14. Water Tank

14.1 No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

15. Addition

15.1 Not to permit or allow the Land hereby transferred to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the land comprised in the Plan.

15.2 Not to further subdivide the Land hereby transferred.

15.3 Not to use or suffer to have used or permit the Land to be used for the carrying out of any noxious or offensive trade within the meaning of the Health Act 1958 (as amended) or for the keeping or maintenance of:

- (a) Greyhounds; or
- (b) Poultry; or
- (c) Pigeons or Pigeon lofts; or
- (d) Dog boarding kennels; or
- (e) Cat boarding kennels; or

15.4 Not to erect or allow to be erected on the Land whilst it is still vacant any advertisement, sign or hoarding of any nature whatsoever which advertises the Land or any other land as being for sale without first obtaining written approval from Linkage Group Pty Ltd.

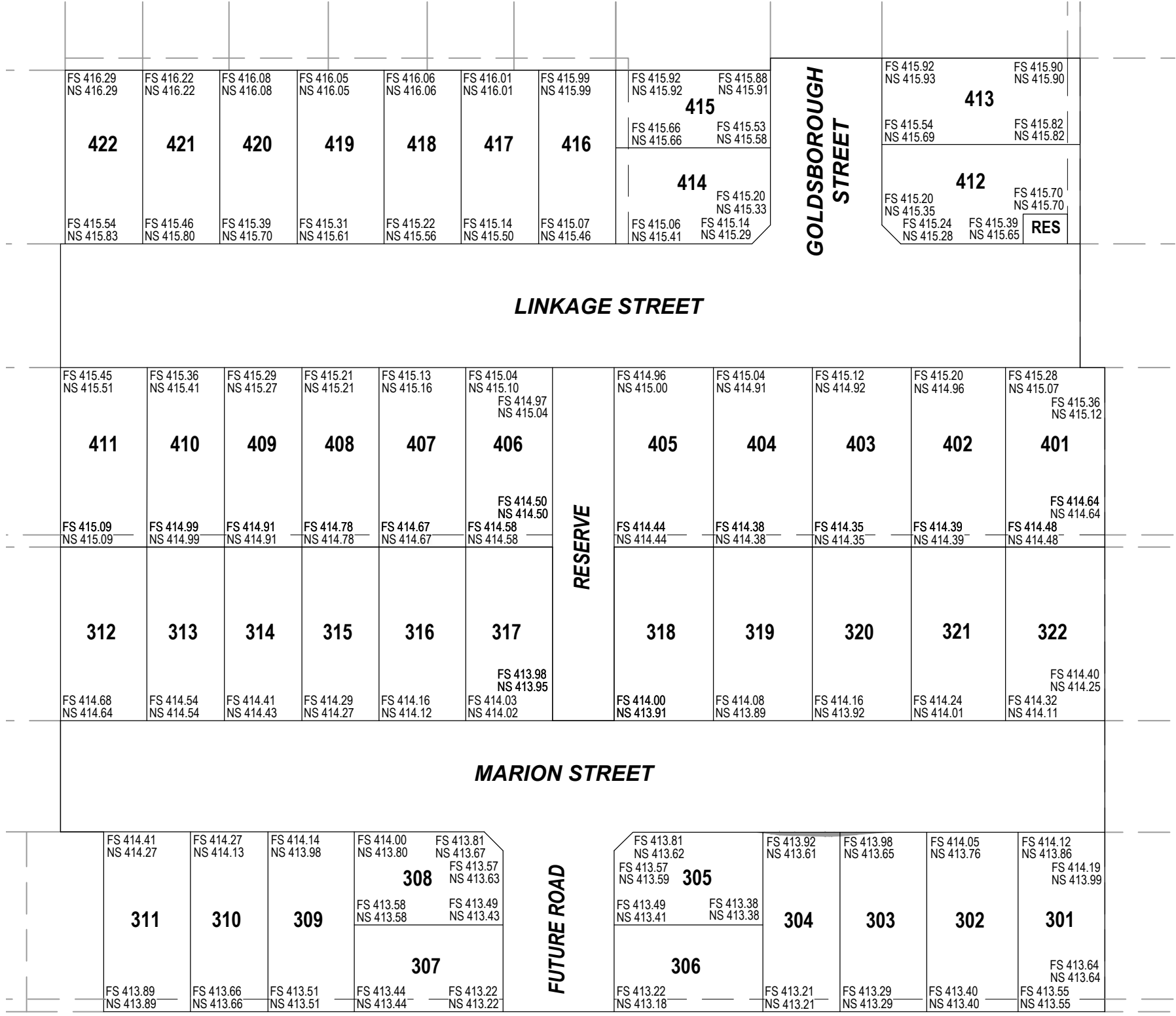
15.5 Not to construct or allow to be constructed on the Land any dwelling unless the construction of the dwelling is completed not more than twelve months after the date of the issue of a building permit and landscaping of the area in front of the building line and fencing is completed within six months of the issue of the Occupancy Permit.

FS415.97
NS415.63

FINISHED SURFACE LEVEL
NATURAL SURFACE LEVEL
EXTENT OF FILL (+300mm)


PROPOSED LOT BOUNDARY

PROPOSED EASEMENT



PLAN OF PRELIMINARY LOT GRADING
SCALE 1:400

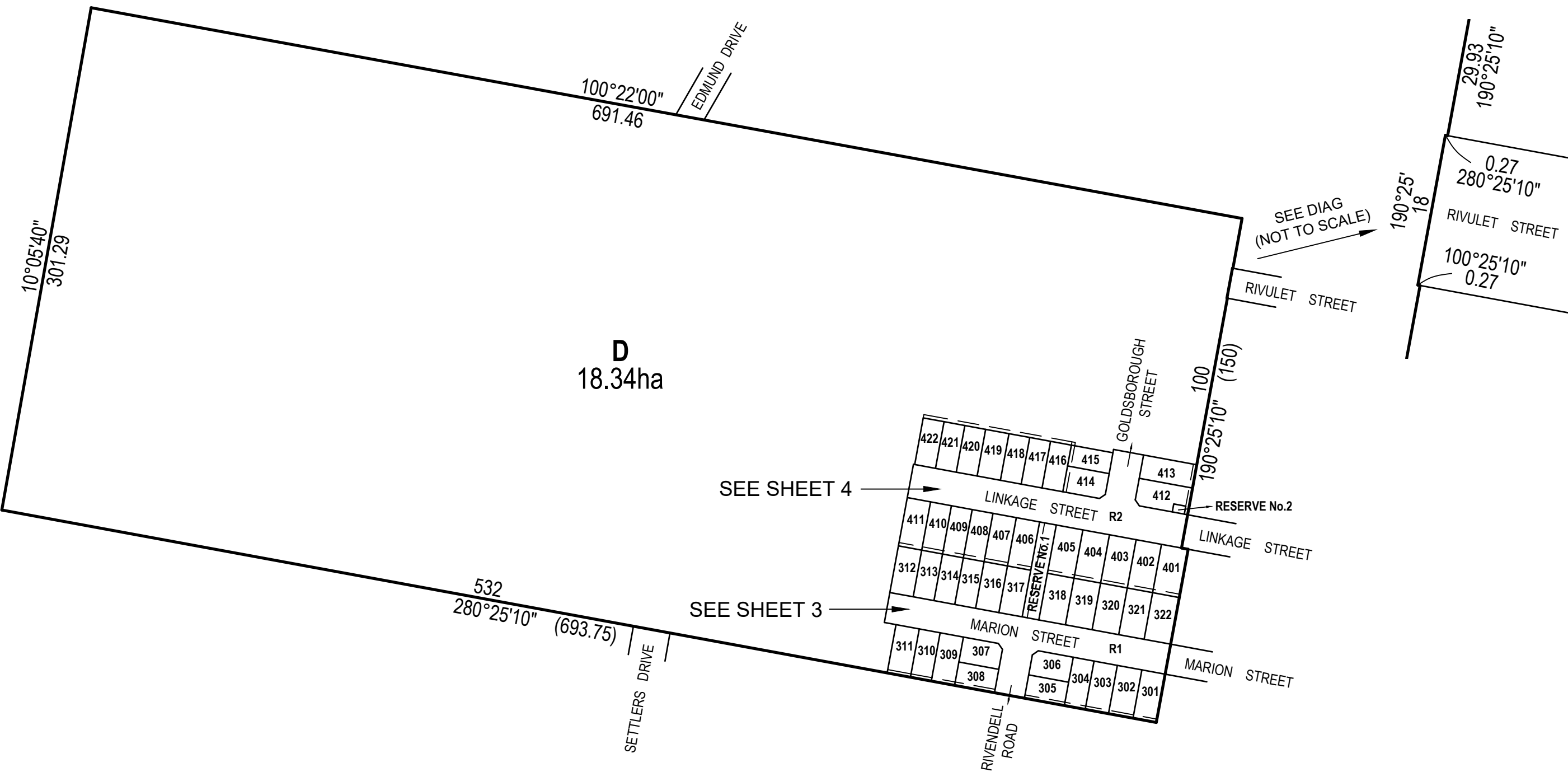
INFORMATION ONLY

PLAN OF SUBDIVISION				EDITION 1		PS 901501 E	
<div>LOCATION OF LAND</div> <div>PARISH : CARDIGAN</div> <div>TOWNSHIP : -----</div> <div>SECTION : 5</div> <div>CROWN ALLOTMENT : PARTS OF 7 & 8</div> <div>CROWN PORTION : -----</div> <div>TITLE REFERENCE : VOL. FOL.</div> <div>LAST PLAN REFERENCE : LOT C PS 848303C</div> <div>POSTAL ADDRESS : TAIT STREET, (At time of subdivision) BONSHAW, 3352.</div> <div>MGA Co-ordinates (of approx centre of land in plan) E 748 805 ZONE: 54 N 5 834 945 GDA 94</div>				<div>COUNCIL CERTIFICATION AND ENDORSEMENT</div> <div>COUNCIL NAME: CITY OF BALLARAT</div> <div>THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		See sheet 5 for details of a Restriction affecting lots on this plan.			
ROAD R1		CITY OF BALLARAT					
ROAD R2		CITY OF BALLARAT					
RESERVE No.1		CITY OF BALLARAT					
RESERVE No.2		POWERCOR AUSTRALIA LIMITED		<div>RIVULET ESTATE STAGES 3 & 4 47 LOTS, BALANCE LOT D</div>			
NOTATIONS							
DEPTH LIMITATION does not apply to the land in this plan							
SURVEY: This plan is based on survey (see PS848302E).							
STAGING: This is not a staged subdivision. Planning Permit No. PLP/2020/296							
This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 49							
Lot numbers 1 to 300 and 323 to 400 (all inclusive) have been omitted from this plan.							
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-1	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION			
E-2	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT			
<div> ABN 11 125 568 461 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350 Phone +61 3 5330 8888 Fax +61 3 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com</div>			FILE REF: 19589-103-PS901501E(S3-4)-04.dwg DATE: 17/08/2021		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5
			SURVEYOR: ANDREW STUART HARMAN VERSION: 4				

THIS IS A PRELIMINARY PLAN SUBJECT TO
APPROVAL BY REFERRAL AUTHORITIES,
COUNCIL AND EXAMINATION AND
REGISTRATION BY LAND USE VICTORIA.

PS 901501 E

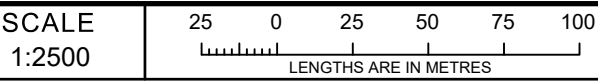
M.G.A.94
ZONE 54



FILE REF: 19589-103-PS901501E(S3-4)-04.dwg



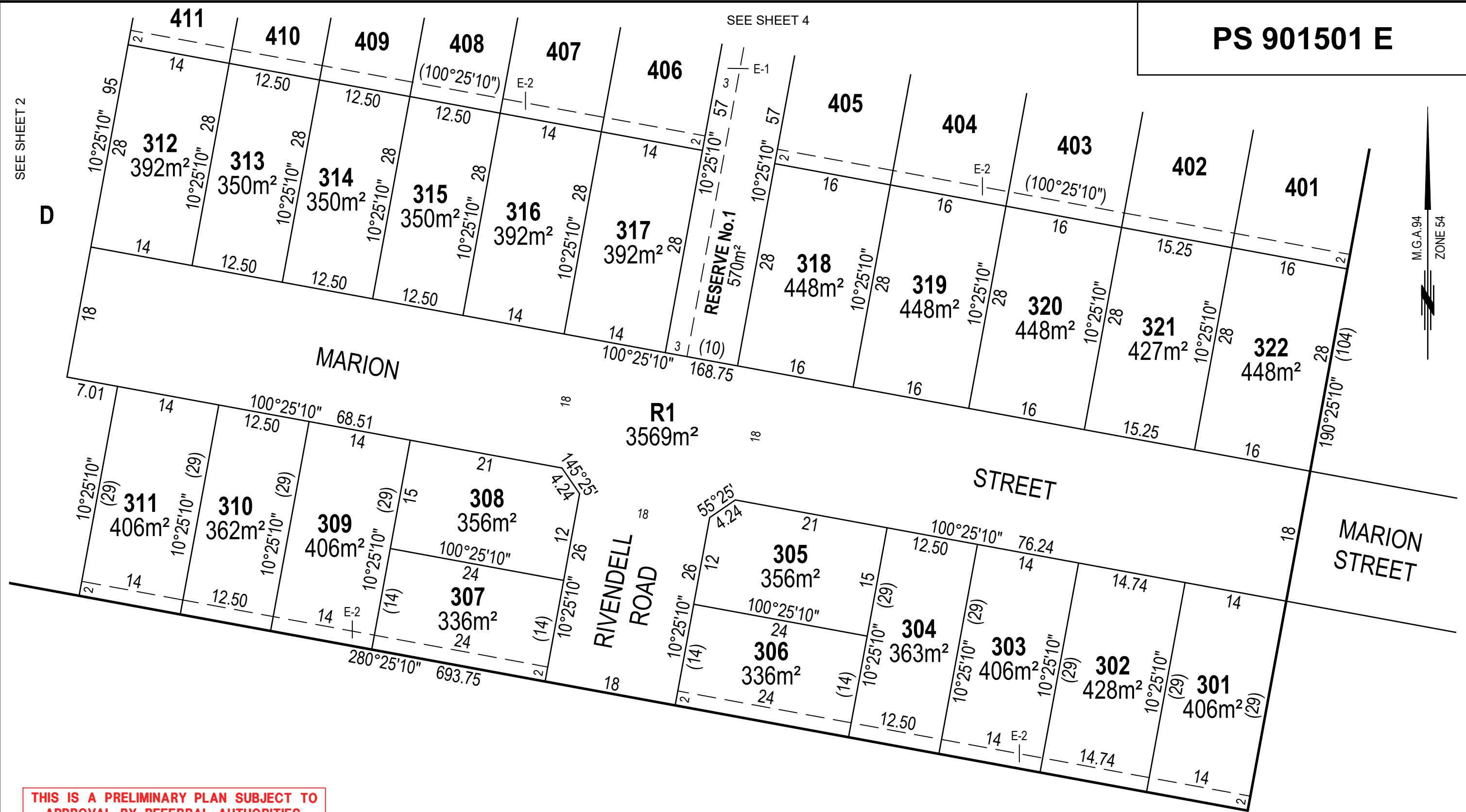
ABN 11 125 568 461
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
Phone +61 3 5330 8888 Fax +61 3 5333 3815
Email: victoria@cardno.com.au Web: www.cardno.com



SURVEYOR: ANDREW STUART HARMAN
VERSION: 4

ORIGINAL SHEET SIZE: A3

SHEET 2



THIS IS A PRELIMINARY PLAN SUBJECT TO
APPROVAL BY REFERRAL AUTHORITIES,
COUNCIL AND EXAMINATION AND
REGISTRATION BY LAND USE VICTORIA.

SEE SHEET 2

PS 901501 E

SEE SHEET 2

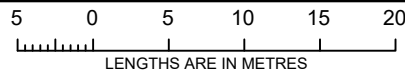
SEE SHEET 3

THIS IS A PRELIMINARY PLAN SUBJECT TO
APPROVAL BY REFERRAL AUTHORITIES,
COUNCIL AND EXAMINATION AND
REGISTRATION BY LAND USE VICTORIA.



ABN 11 125 568 461
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
Phone +61 3 5330 8888 Fax +61 3 5333 3815
Email: victoria@cardno.com.au Web: www.cardno.com

SCALE
1:500



SURVEYOR: ANDREW STUART HARMAN
VERSION: 4

FILE REF: 19589-103-PS901501E(S3-4)-04.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 4

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted 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 benefitted land.

LAND BURDENED: Lots 301 to 322 and 401 to 420 (all inclusive) in this plan

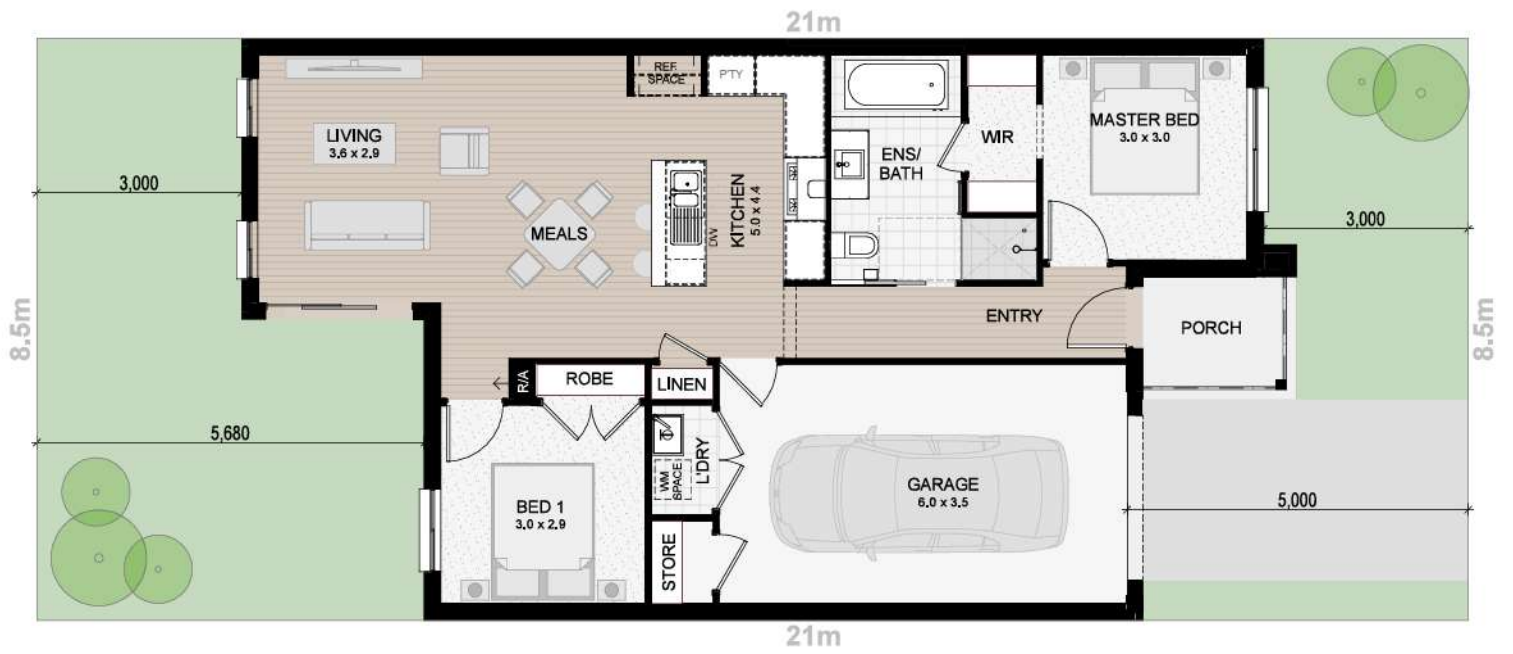
LAND TO BENEFIT: Lots 301 to 322 and 401 to 420 (all inclusive) in this plan

RESTRICTION:

No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

FILE REF: 19589-103-PS901501E(S3-4)-04.dwg



INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

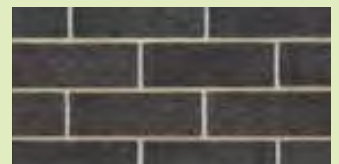
- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set



KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

Domain
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

WINDOWS

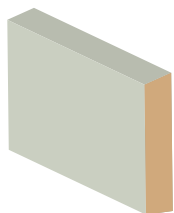
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

INTERNAL



HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

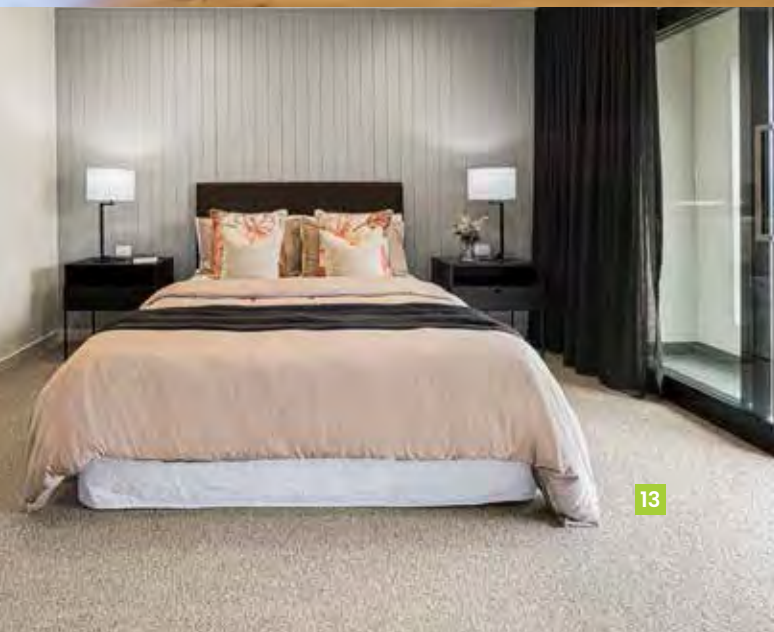
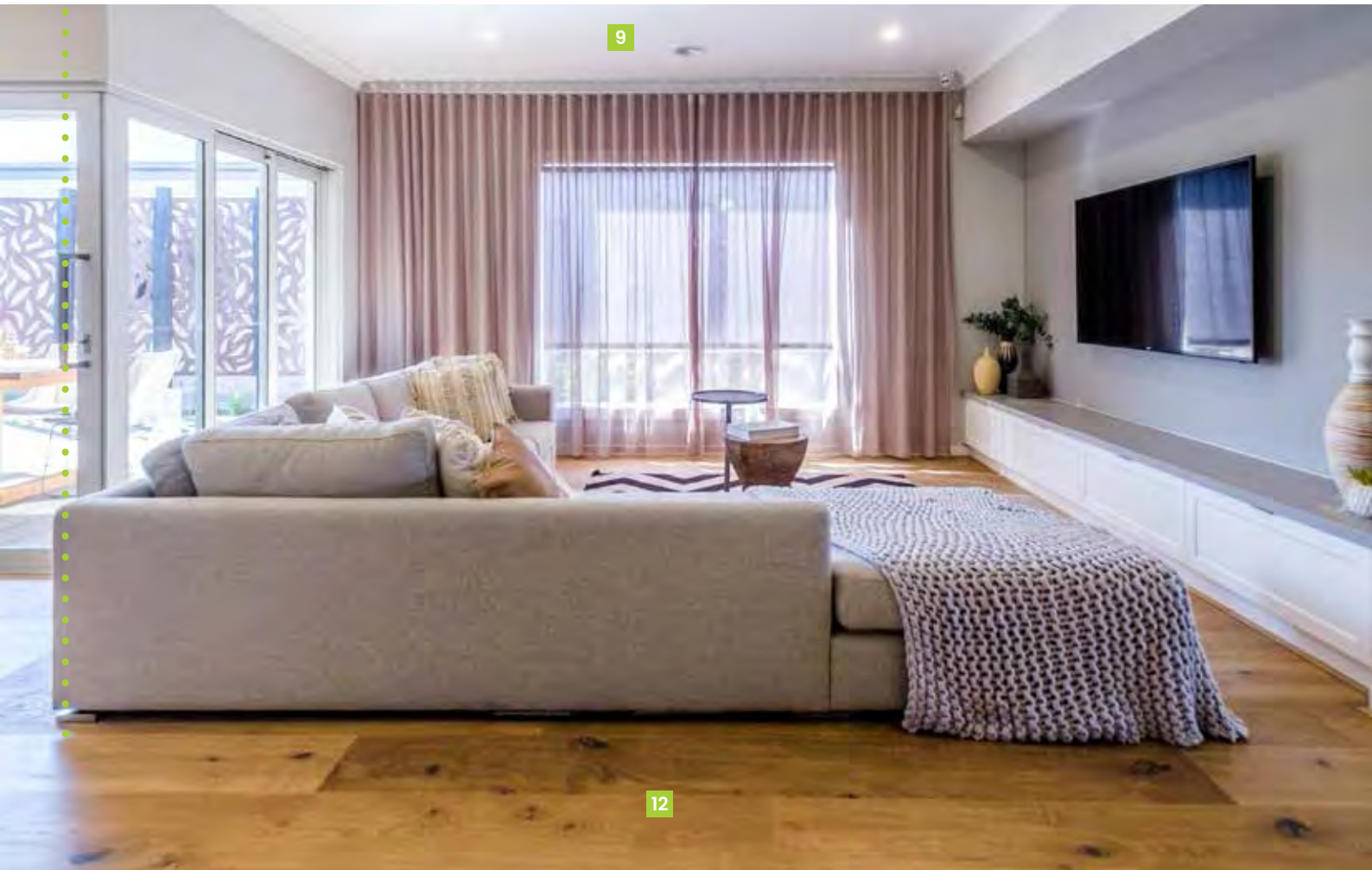
ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES



FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

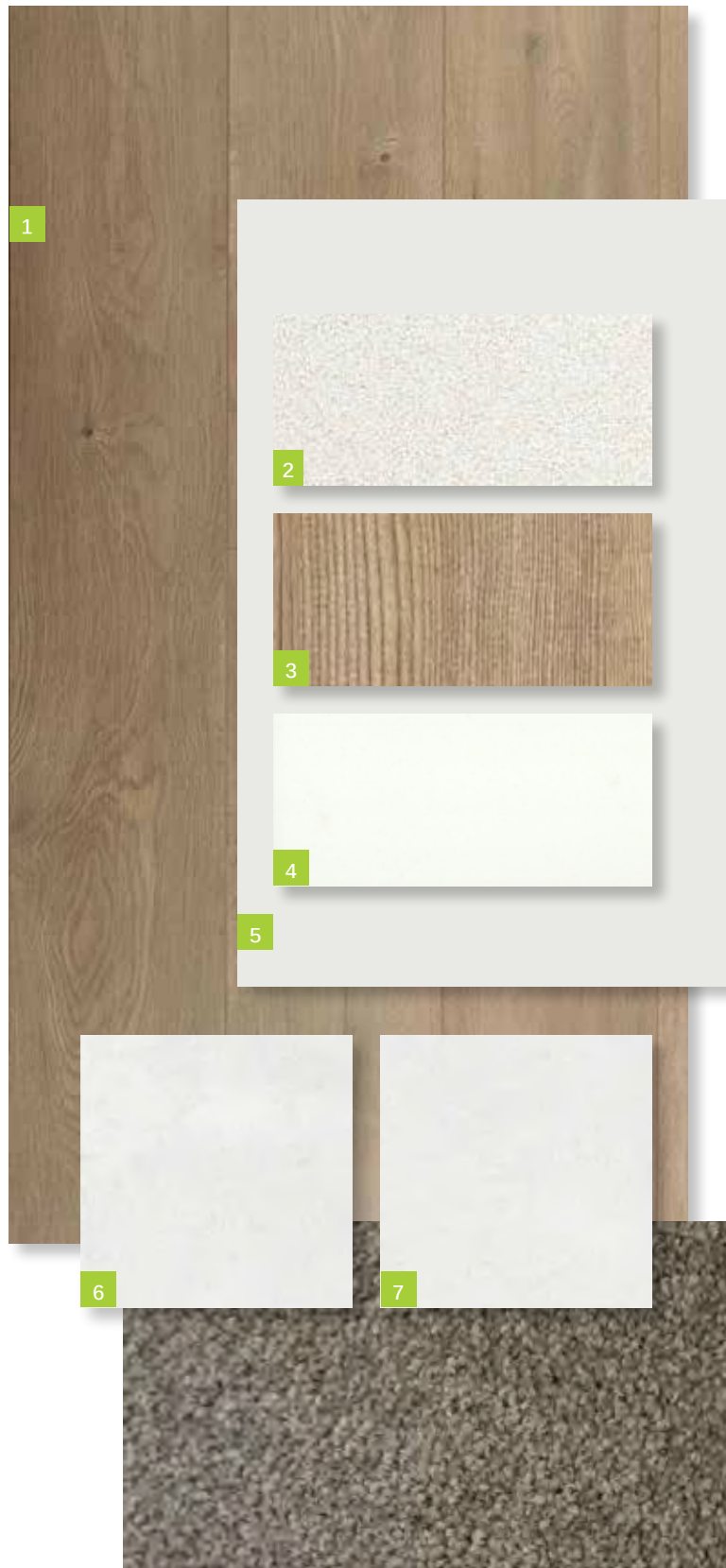
GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

INTERNAL COLOURS



INTERNAL COLOUR SELECTION ALPINE

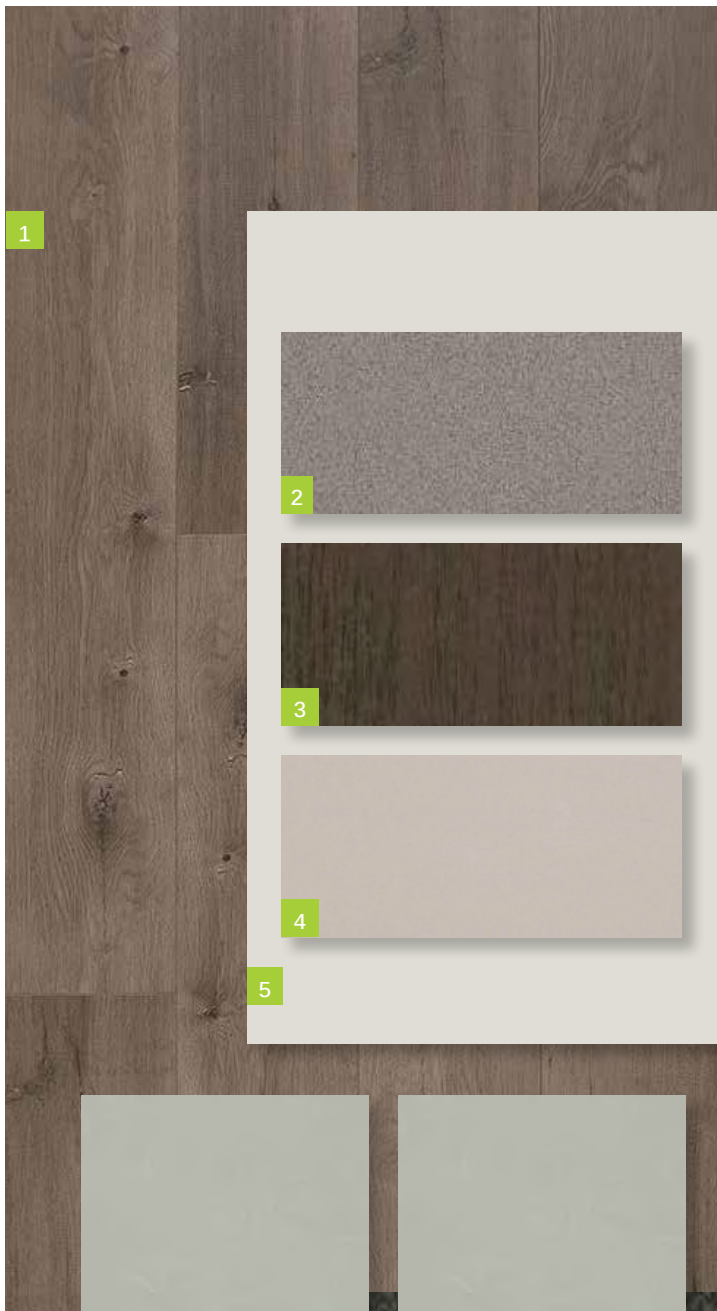


1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: United White Gloss (182174)
Size: 100x300mm
ARDEX
Grout: White
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Feather Dawn 19.40
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: March
Underlay – 7mm

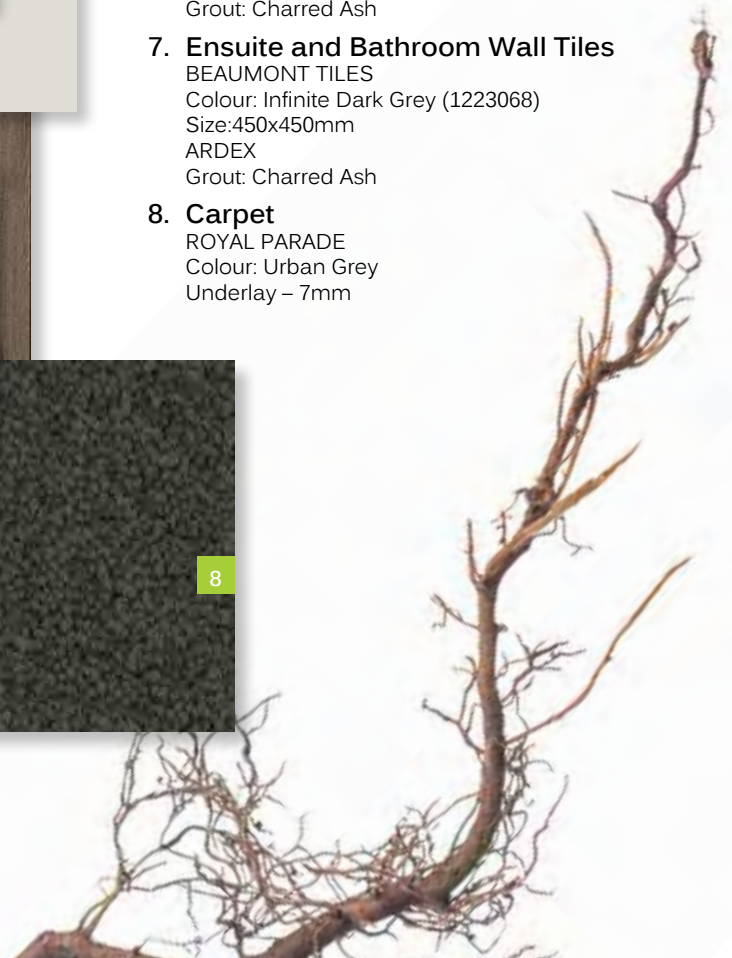




INTERNAL COLOUR SELECTION BASALT

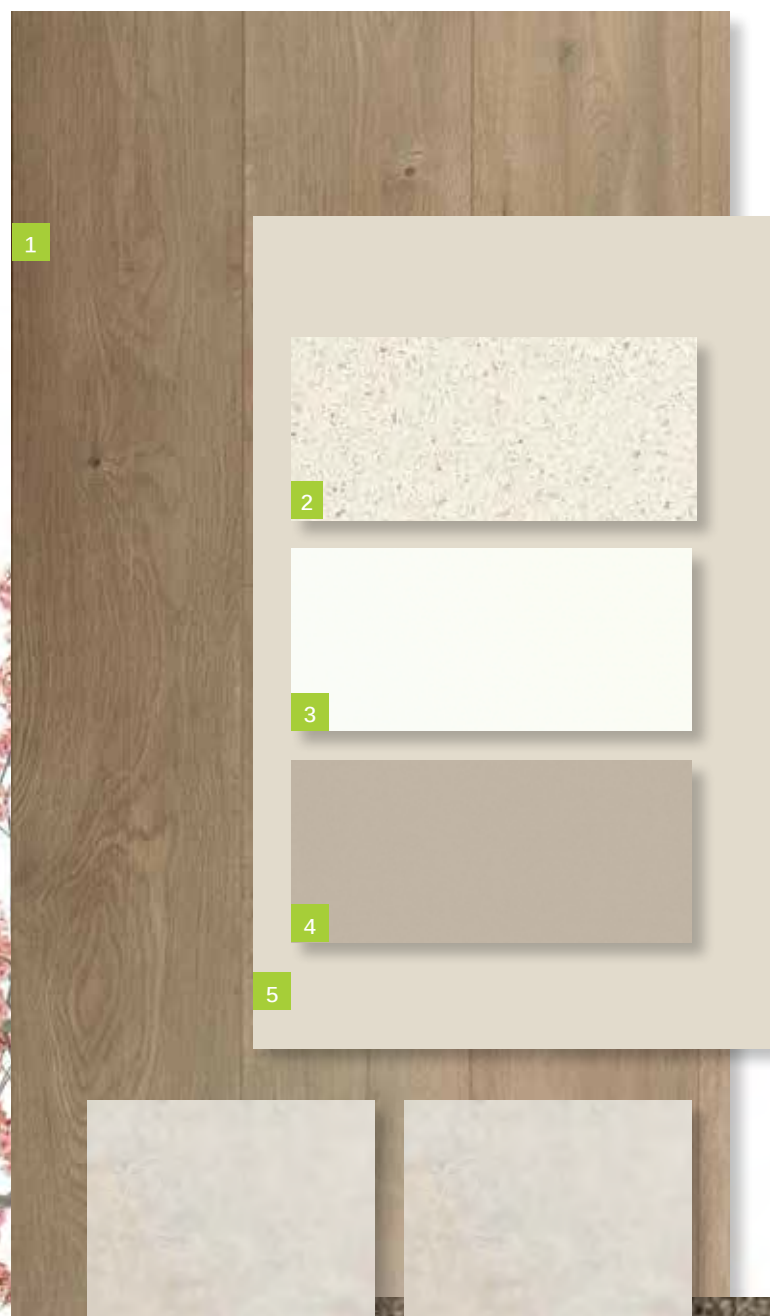


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Floral White ½ strength
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 8. Carpet**
ROYAL PARADE
Colour: Urban Grey
Underlay – 7mm





INTERNAL COLOUR SELECTION IVORY



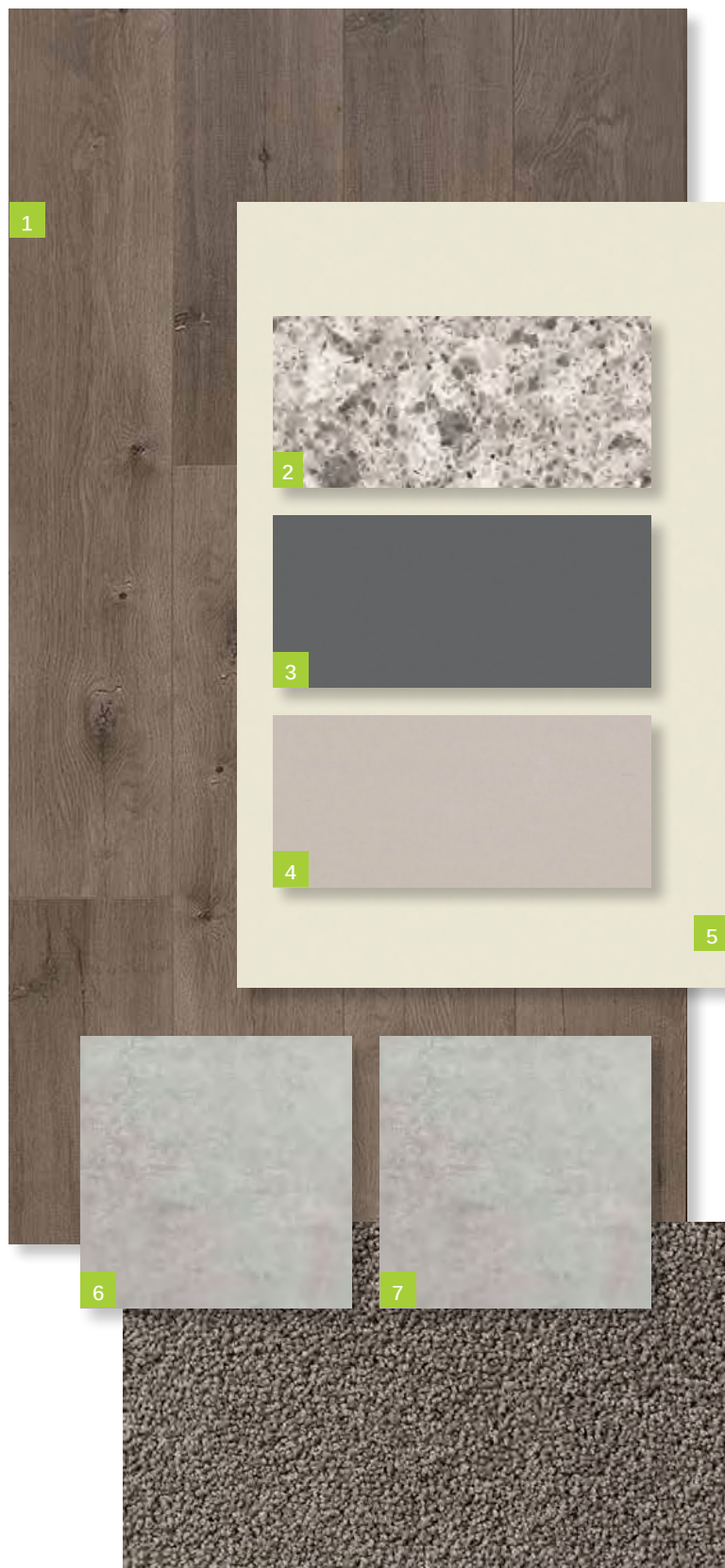
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
Colour: United Ash Latte Gloss (182055)
Size: 100x300mm
ARDEX
Grout: Travertine
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Grand Piano 1/4 A204
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Ivory (79934)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Ivory (79934))
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: Hazelnut
Underlay – 7mm



caesarstone®



INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn - Newtown
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Storm S2
4. **Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: White Smoke T15 3.6
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird Underlay –





 caesarstone®

