

BLUESTONE

TARNEIT

DESIGN GUIDELINES

A PLACE OF PRIDE



Image supplied by Boutique Homes

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INTRODUCTION

At Satterley Property Group, we're committed to creating beautiful communities. As part of this commitment, it is essential to ensure that the quality of the homes in Bluestone reflect the quality of the estate. The masterplan and design principles for the estate encourage a diversity of housing options to suit the lifestyle expectations of future residents. The masterplan will promote healthy lifestyle, convenience and safety.

The road networks and street orientation have been designed to maximise outlook and offer good connectivity to open spaces and existing and new neighbourhood facilities. These guidelines provide you with an opportunity to enhance the architectural appeal of your home. They also certify that your neighbours will adhere to the same standards, thereby ensuring the enhancement of the estate overall. All of our residents will benefit from living in a beautiful estate.

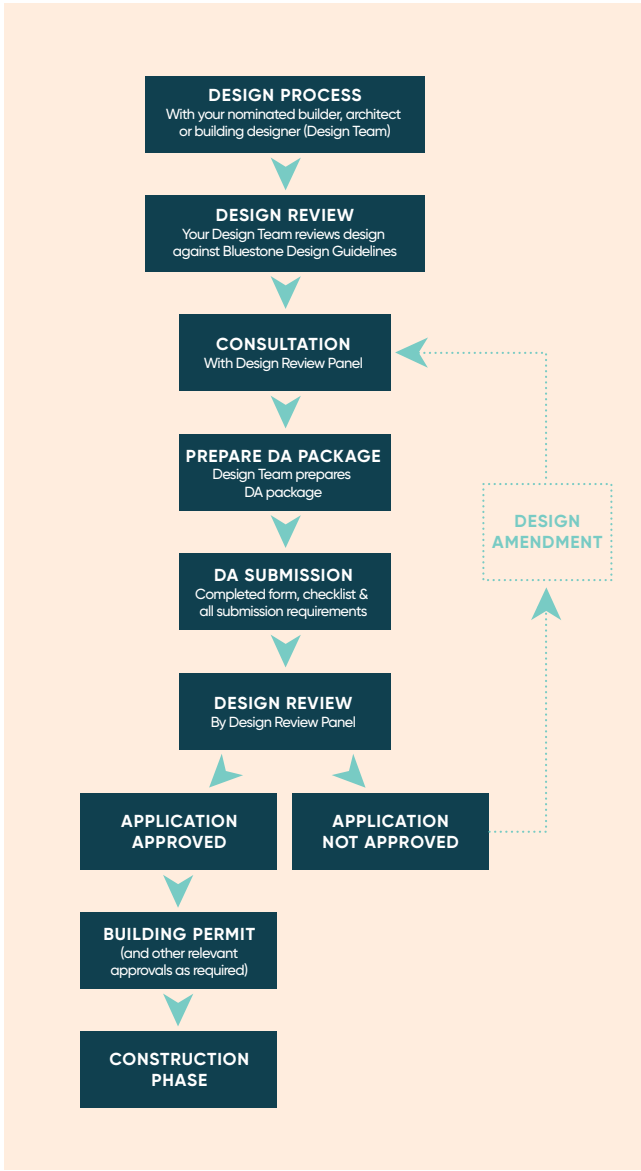
1.0 DESIGN AND BUILDING APPROVAL PROCESS

All house and landscape design proposals must be submitted to the Design Review Panel (the Panel) for review prior to construction. The role of the Panel, representative of Satterley Property Group, is to provide guidance and interpretation of these guidelines, and assist applicants with the design approval process.

Design approval from the Panel does not exempt any building from statutory regulations, and it is the owner's responsibility to ensure compliance with all relevant regulations. It is the purchasers' responsibility to provide a copy of these design guidelines to their selected architect, building designer, builder and building surveyor.

Design approval does not replace the need for a building permit from a building surveyor. For all lots under 300m² in size, the 'Small Lot Housing Code' may also apply and a planning permit may also be required. Please contact the Wyndham City Council for further information.

The design and building approval process is illustrated to the right.



2.0 SUBMITTING YOUR DESIGN APPROVAL APPLICATION

Please provide three copies of the following information to the design review panel for approval:

- Design Response
 - » Explain how the design meets the principles within design guidelines
- Site Plan (Scale 1:200)
- All drawings to be fully dimensioned showing all proposed setbacks and building structures
- Allotment boundaries and any easement/s on title (if applicable)
- Proposed building footprint
- Lot number
- Contours (at 0.5 metre interval or less) or spot levels
- Location of private open space(s), with dimensions and areas
- Locate on-site car parking, driveways, external structures and pools/spas.
- All floor plans, roof plans and elevations (Scale 1:100)
 - » Dimensioned internal layout and include all pergola, decks, terraces, balconies, verandas, windows, doors and other openings
 - » Location of all ancillary items, with proposed floor levels (to Australian Height Datum) This includes, and is not limited to, water tanks, solar panels, water storage units, television antennas, air-conditioning units, evaporative cooling/heating units, bin storage area, sheds and any outbuildings
- Materials and Colours Board
 - » Provide indication of all proposed external materials and colour selection on a scanned PDF copy of a 'materials sample board'
- Landscape Plan (Scale 1:100)
- Indicate extent of all hardscape and softscape
- Provide planting schedule that lists all proposed species referenced on landscape plan

Satterley Property Group will endeavour to provide a response within 10 business days of receiving a complete set of drawings as set out above.

All of the above must be submitted in PDF format, with the maximum size limit per email being 12MB. Plans must be submitted by email to the following address:

Urbtech Management

Mike Purcell

mike@urbtech.com.au

0413 137 465

The subject line of the email should read 'Bluestone' followed by your lot number.



3.0 DESIGN GUIDELINES FOR BLUESTONE

These design guidelines provide qualitative measures that are to be incorporated into new buildings within the Bluestone estate.

Please also refer to the Memorandum of Common Provisions (MCPs) in your title documentation to determine what quantitative standards must also be met by new buildings constructed on your allotment.

In the case of many of the following design guidelines, there are also associated MCPs that must be met.

3.1 Siting your home using the building envelope plan

Please refer to the building envelope plan located in the Memorandum of Common Provisions (MCPs) in your title documentation to determine the boundary setback and siting requirements of your allotment.

The building envelope plan and MCPs take into account objectives of:

- Building setbacks (street, side and rear boundaries)
- Building heights
- Site coverage
- Boundary walls
- Garaging
- Solar access
- Overshadowing
- Overlooking
- Private open space
- Fencing
- Driveways
- Other design detail requirements

Compliance with the building envelope plan, and all MCPs, is mandatory.

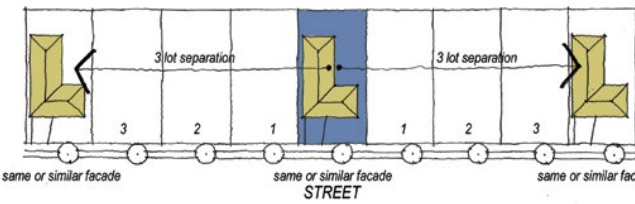
The dwelling must be completed within 12 months of construction commencing.

3.2 Identical facade assessment

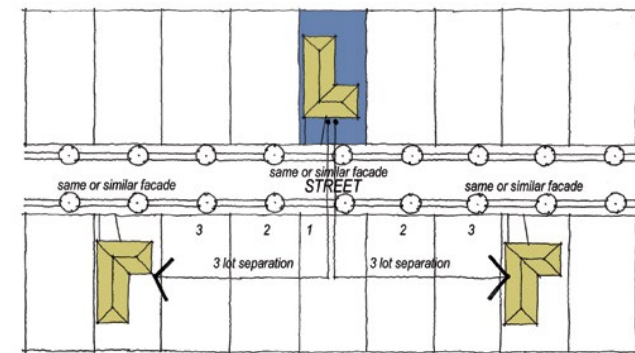
Dwellings with the same facade must be separated by at least 3 other different dwelling facades. This includes lots either side, opposite and encompassing other street frontages.

Only once a full set of plans has been approved will the restriction commence on the neighbouring three house lots.

BUILT FORM VARIETY ALONG THE SAME SIDE OF STREET

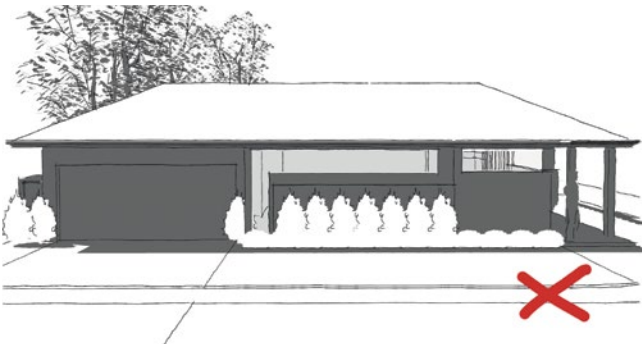


BUILT FORM VARIETY TO OPPOSITE SIDE OF STREET



3.3 Roofing

Roofing is integral to the balance and appeal of the architecture of your home. It is required that each home use a combination of hips or gables to articulate the roofline. Plain or single-hipped roofs will not be permitted. Roof pitch must be between a minimum of 22.5 degrees and a maximum of 40 degrees.



Hips & Gables

To provide variety and interest to the streetscape, flat and skillion roofs are encouraged on their architectural merit.



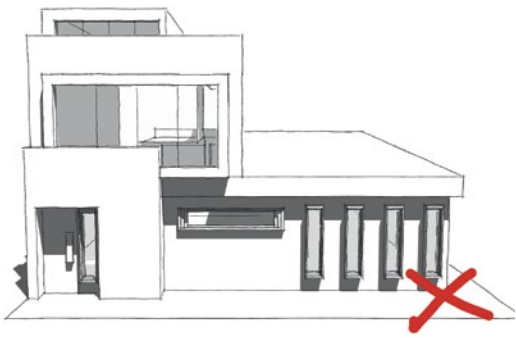
Skillion Roof



Eaves

3.4 Building mass

To improve the streetscape and enhance the character of the street, two storey homes are encouraged. The first floor of the dwelling should match the scale of the ground floor. This also applies to secondary elevations on corner allotments.



Dwellings are generally to have a maximum overall height of 9.0m and be no higher than two storeys, Inactive blank walls visible from the street or public open spaces will not be permitted. All visible walls must contain a significant amount of articulation and fenestration.

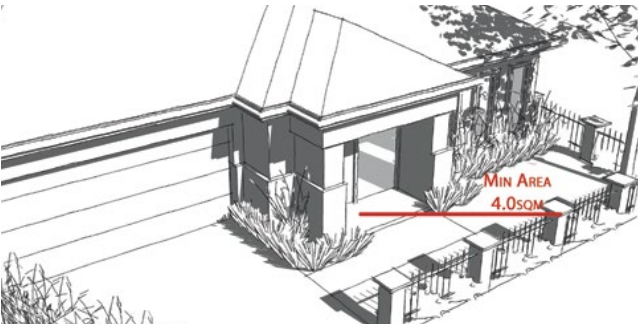
3.5 Building on the boundary

Some allotments permit a dwelling to be built abutting a boundary. In this instance, parapet walls or box gutters will not be permitted.



3.6 Balconies, verandas & porticos

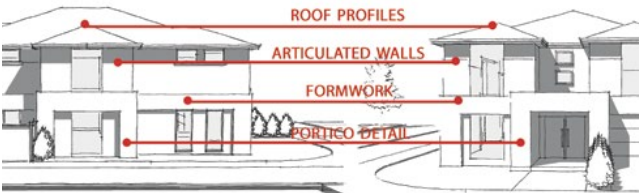
Balconies, verandas and porticos add interest, architectural appeal and serve to activate the street. All homes are required to have at least one balcony, veranda or portico facing the street. Refer to building envelope plan and MCPs for encroachment limitations. Balconies, verandas and porticos must have a minimum area of 4.0sqm with a minimum depth of 1.5m, unless otherwise permitted in the small lot housing code.



3.7 Corner lots & lots adjoining public open spaces

On corner and lots adjoining public reserves, all walls visible from the public areas must be detailed in the same manner as the front elevation. This includes as a minimum: an opening or window of at least 1.5m² in area and at least one of the following elements of the front elevation:

- Balcony, veranda or portico
- Wall element with materials and or colours matching features of front facade
- Articulated wall



3.8 Materials

To create variation and interest in the facade, a variety of at least two colours and/or materials are required for the face of any wall visible from the street.



Acceptable dwelling materials (or similar) include:

- | | |
|---------------------|------------------------|
| • Brickwork | • Lightweight cladding |
| • Weatherboards | • Painted Alucobond |
| • Hardiplank | • Concrete roof tiles |
| • Exposed timber | • Slate tiles |
| • Mini orb sheeting | • Colorbond roofing |
| • Render | |

Plumbing visible from the street must be concealed.

The following materials and finishes are not permitted:

- | | |
|------------------------------|----------------------------------|
| • Plain cement sheeting | • Zinc or aluminium coated steel |
| • Plain concrete blocks | • 'Bagging' |
| • Corrugated cement sheeting | |

Industrial treatments will be considered on architectural merit.

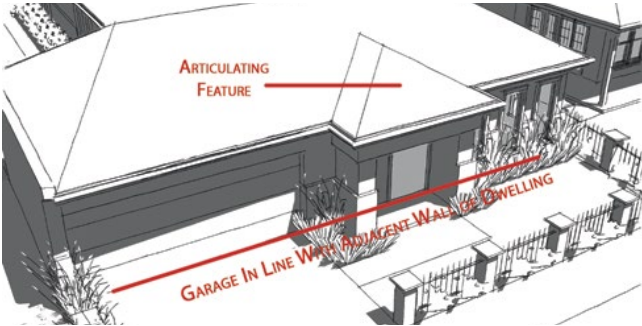
Lightweight materials are not permitted above openings where visible from a public area (except when integral to the architectural character), including above garage doors. Colours should be warm earthen or pastel tones. Strong bright colours should be minimised.



Materials above garage door openings must be brickwork, masonry or render finish to match the primary facade.

3.9 Garaging

To reduce the impact of the garage on the streetscape, garages must be located a minimum of 0.5 metres behind the main building line of the dwelling. A balcony, veranda or portico does not qualify as an adjacent wall.

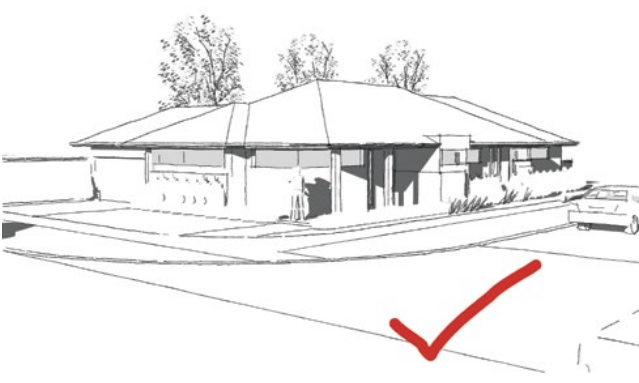


Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the facade.

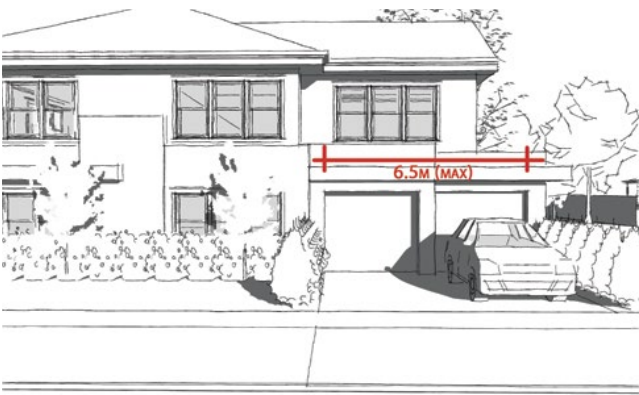


On corner allotments, garages must be located away from the road intersection to ensure the garage is not the dominant streetscape feature.

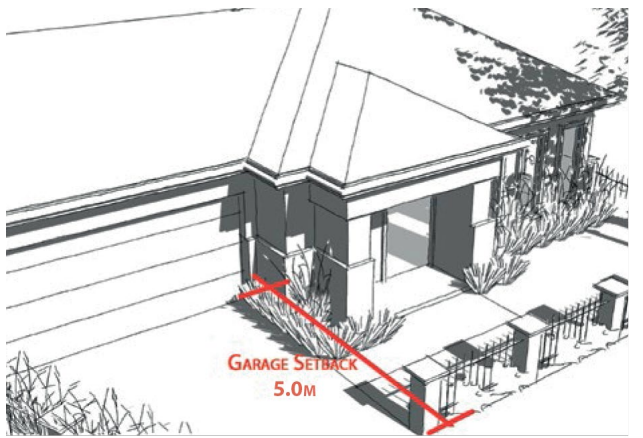
On lots with side boundaries onto reserves, garages must be located on the opposite side of the reserve.



One garage is permitted per allotment, with a maximum opening(s) of 6.5m. Garages are not to occupy greater than 50 per cent of the dwelling frontage. On a lot with a 11.5m frontage or less where the Small Lot Housing Code does not apply, the Panel may approve a garage which exceeds 50 per cent of the ground floor dwelling frontage, particularly if the dwelling is double storey.



Garages are required to be set back a minimum of 5.0m from the front boundary except where garages are located on the long boundary of corner allotments where reduced setbacks may be appropriate in certain circumstances. The small lot housing code allows a garage setback of five meters from the street front, check if this applies to your lot.



Garage roller doors are prohibited. Commercial/recreational vehicles, boats, caravans, trucks and other mobile machinery may not be stored where they are visible from the street, and must be contained within the rear yard.

3.10 Driveways

The driveway must be completed prior to occupancy of the dwelling. Plain asphalt or concrete driveways are not permitted. Acceptable driveway materials (or similar) include:

- Concrete
- Textured finishes
- Paving
- Exposed aggregate
- Stampcrete



3.11 Fencing

Side and rear fencing must be constructed of Colorbond® steel. The infill panels, post and rails must be Woodland Grey in colour at a height of 1.8m and return to the sides of the dwelling a minimum of 1m behind the main building line.

Corner fencing to the secondary street boundary must return to the sides of the dwelling a minimum of 3m behind the main building line. Fencing must be Colorbond® steel. The infill panels, posts and rails must all be Woodland Grey in colour and a height of 1.8m.

Fencing forward of the building line is not permitted.



Colorbond® Steel fencing in Woodland Grey

For front-loaded lots, fencing forward of the dwelling is not permitted unless a front fence of no more than 1.2m high is installed. Front fences must be at least 60 per cent permeable and match the architectural style and materials of your home.

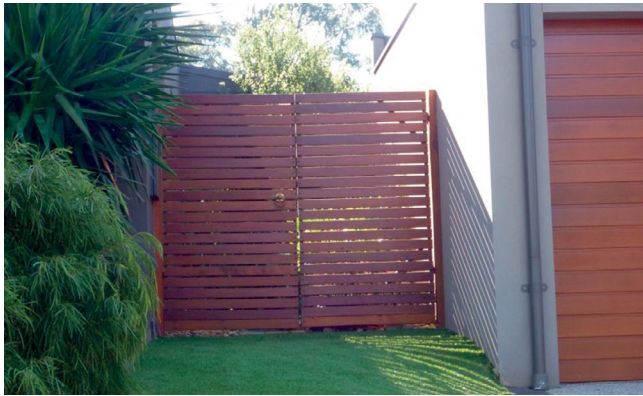


Permeable front fence

Additional fencing requirements may be applicable, check if this applies to your lot.



Fencing between dwellings must be sympathetic to the architectural style of your home. Plain timber pailings will not be permitted in this application.



Decorative fencing includes:

- Mini orb (not plain Colorbond)
- Natural timber lapped
- Pailing fence with exposed timber posts on both sides and capping
- Brick
- Rendered block work
- Post and rail (not pool fencing)
- Capped steel
- Glass
- Other materials at the discretion of Satterley Property Group.

3.12 Services and non-permanent structures

Non-permanent structures such as (but not limited to) sheds, antennae, satellite dishes, ground mounted air conditioning units, water heaters and rainwater tanks must not be visible from the public spaces and must not overshadow adjacent properties.

External roof mounted equipment such as evaporative cooling units must not be visible from the street frontage and must not protrude above the roof ridge line.

Services such as meters must be located to minimise visual impact on public areas and or screened.

External plumbing, particularly from upper storeys, must not be visible from the street. It must be concealed within the wall cavity or appropriately screened to match the architectural style of the house.

Any outbuilding structure with a flat roof and with walls and roof exceeding 20.0 square metres will not be permitted unless:

- The structure is made of the same materials as the residence;
- The roof is shielded from front view by parapet walling; and
- The structure otherwise matches or complements the residence in respect of materials used, the design and external appearance, including colour and the quality of construction.

Letterboxes must complement the dwelling in terms of materials colour and style.

3.13 Fibre to your home

Fibre will be available to all homes at Bluestone.

There are specific guidelines for the preparation of homes in fibre estates to ensure that when residents move in to their homes they are able to access telephone broadband services and television services.

Builders and homeowners will be responsible for preparing new homes to connect to the Fibre Network.

3.14 Landscaping

Front yard landscaping must be completed within six months of the occupation of the dwelling. A detailed landscape plan must be submitted prior to commencing landscaping of the front yard.

A canopy tree is required to be planted within the front setback of any dwelling where the setback is 3.0m or greater. The use of water sensitive, drought and heat tolerant landscaping is encouraged.

For energy efficient landscape design, refer to Sustainable Energy Authority Victoria's publication Sustainable Energy Info Facts Sheet at:

www.sustainability.vic.gov.au/resources/documents/landscape_design.PDF

4.0 SUSTAINABILITY GUIDE

6 Star energy rated housing is mandatory in Victoria. You can further improve your home’s energy efficiency by considering passive design techniques.

Passively designed homes can be up to 5°C warmer in winter and up to 10°C cooler in summer than a traditional home.

A smart passive dwelling with efficient energy appliances can reduce its yearly energy by up to 60 per cent equating to savings of up to \$1,000 per year on household utility bills.

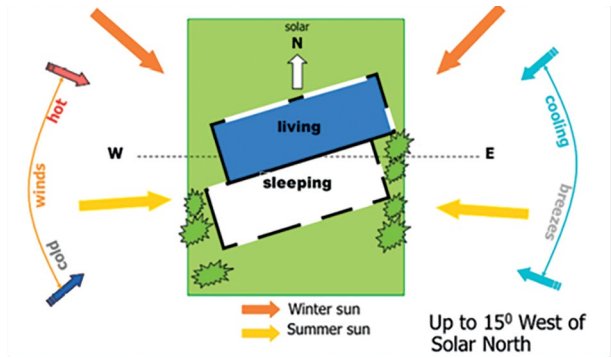
Passive features such as correct building orientation and room layouts, appropriate sizing of windows and natural ventilation provision contribute to energy savings and can be included at minimal cost.

Other aspects such as enhanced insulation, the use of heavyweight building materials, efficient air-conditioning units, hot water systems and efficient appliance selection are additional considerations that add a small amount to the initial cost of a home but will quickly pay for themselves through reduced running costs.

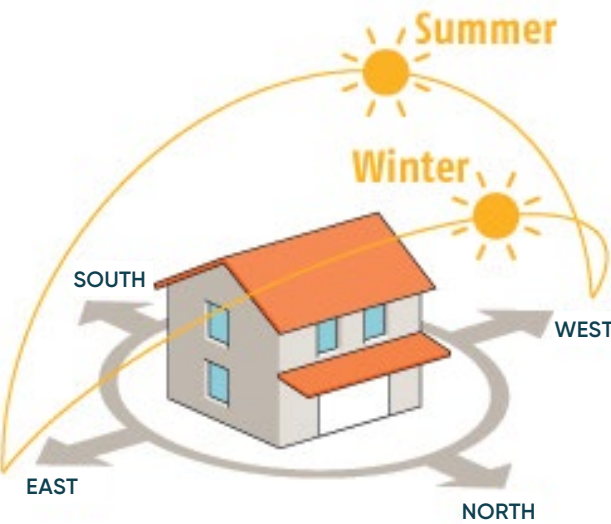
4.1 Solar orientation

Maximising the benefit from the sun’s rays as well as prevailing wind patterns is simply good sense and results in a home that is more comfortable to live in and cheaper to run.

- Shading of windows takes into account summer and winter variations in the sun’s path
- Larger percentage of glazing on the north façade allowing high levels of natural light penetration
- Bedrooms located on the ‘cooler’ aspect of the home to provide ‘sleeping’ comfort
- Light coloured roof material reduce heat penetration
- Utility areas such as laundries, bathrooms and garages on the south or west aspects acting as a barrier to heat gain



Building orientation optimising seasonal influences



Sun-path shading and glazing performance

4.2 Passive heating & cooling

Passive heating and cooling strategies reduce the running costs of your home in achieving good comfort conditions.

- Double-glazing reduces heat loss and overheating while significantly reducing external noise
- Windows above eye-level provide natural daylight and free-cooling ventilation
- Install brick facades or introduce concrete panels to delay the sun’s heat entering the dwelling
- Roof ventilators and eave vents provide the ability to cool your home during the cooler night time period
- Shade plantings or overhang projections to the western side of your home helps eliminate overheating of your home during summer



Stack effect ventilation through openable glazing



Insulated concrete sandwich panel delaying heat by 6 hours

4.3 Energy efficient appliances – 5 basic principles

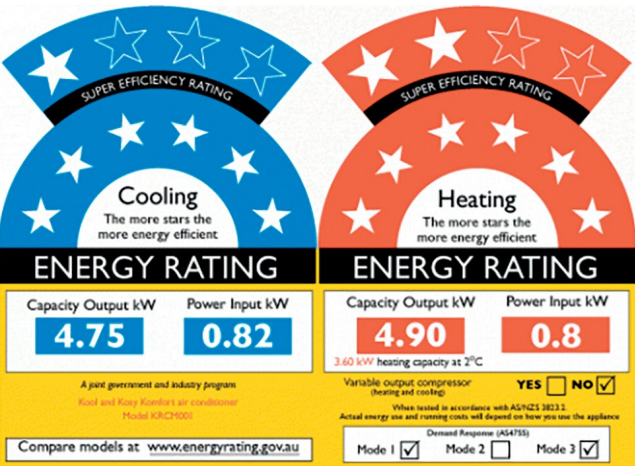
Energy efficiency delivered through efficient appliance selection and solar panels will result in yearly energy savings and lowers the impact of your home on the environment.

- Energy efficient lighting selections including LED fittings can reduce operational energy costs by up to \$400 per year
- 1 kW worth of solar photovoltaic roof panels reduce the cooling loads on your home and generate electricity from the sun’s rays of up to \$250 per year
- Energy efficient dryers, dishwashers, refrigerators and washing machines can save up to \$200 per year

- Efficient air-conditioning units within 1 star of the best available on the Australian market can reduce operational energy costs by up to \$150 per year
- Domestic Hot Water provided by gas and supplemented by solar thermal heating panels can provide savings up to \$50 per year



Roof-mounted solar heating



Energy rating of A/C system



Roof integrated photovoltaics replacing roof material

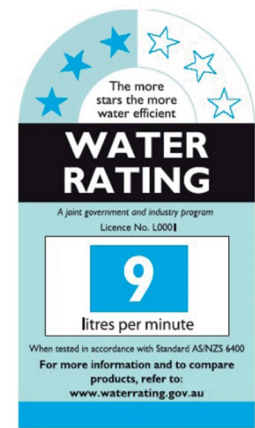
4.4 Water efficiency

Recycled Class A water will be delivered to your home in a purple pipe. Connection for recycled water use (WC flushing, irrigation etc) is mandatory and will reduce the demand for potable water. Further savings to potable water can be achieved through these simple initiatives.

- Low-flow shower heads, taps and duel flush toilets significantly reduce potable water consumption
- Drought tolerant plants reduce high dependency on water during the summer months
- Air-cooled refrigeration systems provide temperature control without consuming water



Indigenous Xeriscape planting minimising water dependency



WELS water efficiency rating system

4.5 Sustainable building materials

Sustainable building materials contribute towards better indoor air quality and minimise our impact on the environment.

- Using low cement concrete products minimise your dwelling’s environmental footprint
- Selecting insulation materials with a zero Ozone Depletion Potential rating captures heat while minimising your home’s effect on the atmosphere
- Timbers products recycled or verified via FSC certification minimise the loss of Australia’s forests and woodland habitats



Recyclable and low VOC carpet and fabric



FSC timber from sustainable sources

5.0 GENERAL INFORMATION

To successfully gain your design approval from Satterley Property Group, your home plans must comply with the design guidelines detailed in this document. These guidelines are a legally binding part of your contract and you are required to adhere to them. From time to time designs may not comply with these guidelines, in part or in whole. While we make every effort to retain consistency, Satterley Property Group reserves the right to approve or refuse any design based on architectural merit, to allow innovative and contemporary designs to be considered, but with the overall interests of the entire community being the priority consideration.

In particular circumstances there may be special requirements in addition to this document. Where conflict occurs between this document and special requirements, the special requirements take precedence.

These design guidelines will discontinue five years from the date of settlement and will revert to any Government requirements at that time.

These guidelines are in addition to, not in lieu of, any other Government requirements.

BLUESTONE

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For enquiries please contact 1800 900 100

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