

MAPLE GROVE

Pakenham East

Design Guidelines





Image taken at Botanical,
a Satterley Community

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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 Maple Grove 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 seamless connectivity to open spaces, as well as new and existing 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.

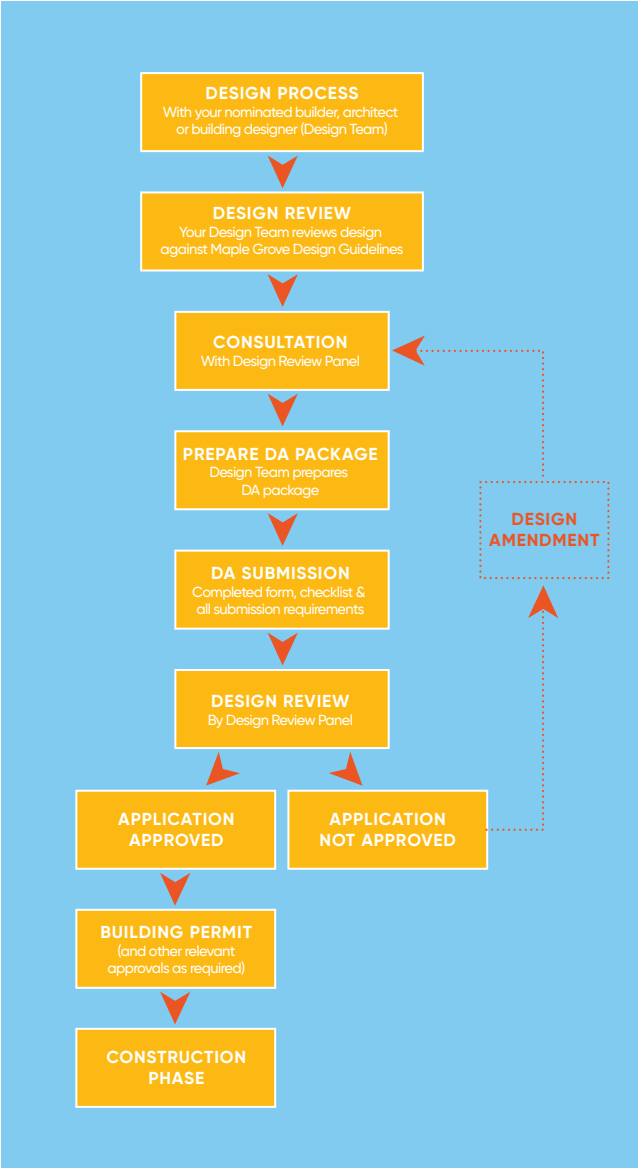
1.0 DESIGN AND BUILDING APPROVAL PROCESS

All house and landscape design proposals must be in accordance with the design guidelines and submitted to the Design Review Panel (the Panel) for review and approval 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. In some circumstances additional Planning Scheme controls may require land owners to obtain a planning permit. Please contact the Cardinia Shire for further information.

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



2.0 SUBMITTING YOUR DESIGN APPROVAL APPLICATION

Please provide copies of the following information in PDF format 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, fencing and location details
- Allotment boundaries and any easement/s on title (if applicable)
- Proposed building footprint
- Lot number
- Contours (at 0.5m 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, storage units, television antennas, air-conditioning units, evaporative cooling/ heating units, bin storage area
- 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 'Maple Grove' followed by your lot number.

3.0 DESIGN GUIDELINES FOR MAPLE GROVE

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

Please also refer to the Building Envelope Plans in the Estate Portal documentation <https://satterley.com.au/maple-grove/buying-building/> to determine what setbacks and siting requirements must also be met by new buildings constructed on your allotment.

Unless noted on the building envelope plan, no lots may be further subdivided.

The design review panel retains final direction on all matters and can allow deviations to the guidelines in exceptional circumstances.

3.1 Siting your home using the building envelope plan

Please refer to the building envelope plan located in the Portal documentation to determine the boundary setback and siting requirements of your allotment.

Compliance with the building envelope plan is mandatory. Where a setback requirement is not specified by the building envelope plan, including all allowable building envelope encroachments, the building regulations 2018 and Cardinia planning scheme must be complied with.

All lots under 300m² in size are subject to the Small Lot Housing Code (SLHC), and provided the development accords with the SLHC a planning permit is not required.

Only one dwelling is permitted per allotment and lots may not be further subdivided unless otherwise specified in the restriction on title.

Temporary fences ensuring building waste is contained within the building site are required during construction of your home.

Construction of the dwelling must commence by no later than 12 months after the settlement date.

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

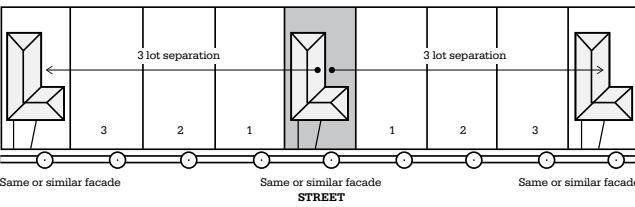
3.2 Identical facade assessment

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.

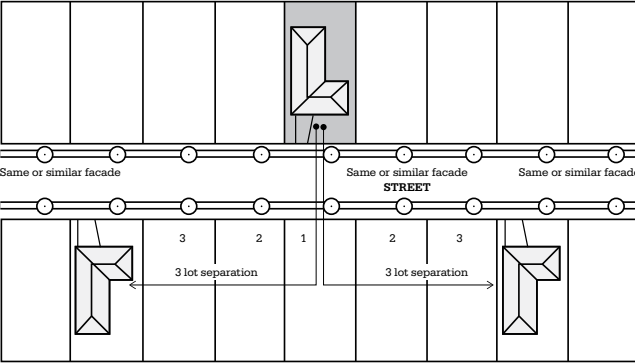
Only once a full set of plans has been approved will the restriction commence on the neighbouring three house lots.

This does not apply to medium density dwellings, and facade assessments will be at the design panel's discretion.

Built form variety along the same side of street

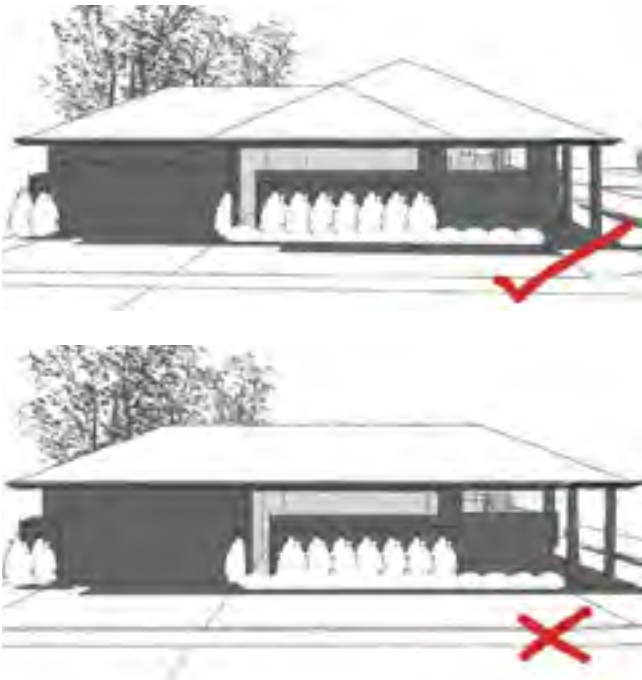


Built form variety to opposite side of street



3.3 Roofing

Roofing is integral to the balance and appeal of the architecture of your home. Roofing material must be of low reflectivity. 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.



Roofs must have eaves of a minimum depth of 450mm to the front facades and side boundaries where they abut a street or public open space. Parapet walls don't require eaves and will be assessed on architectural merit.



Hips & Gables



Various Roof Forms

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 2 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

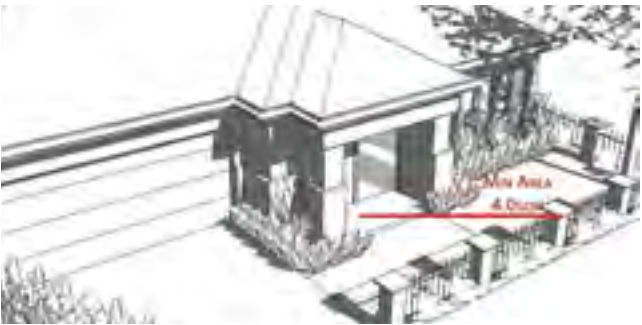
Some allotments permit a dwelling to be built abutting a boundary. In this instance, parapet walls or box gutters will not be permitted.



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 rescode for encroachment limitations.

Balconies, verandas and porticos must have a minimum area of 4.0m² 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 lots with side boundaries that abut a street or public open space, the primary frontage is the narrower of the two frontages. all walls visible from the public areas must be detailed in the same manner as the front elevation.

This includes as a minimum a habitable room opening or window of at least 1.5m² in area that must remain visible at each level of the home, forward of the side boundary fence.

In addition at least one of the following elements of the front elevation must wrap around the second frontage for a minimum of 4m:

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

Plumbing visible from the street must be concealed.

The following materials and finishes are not permitted:

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

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.

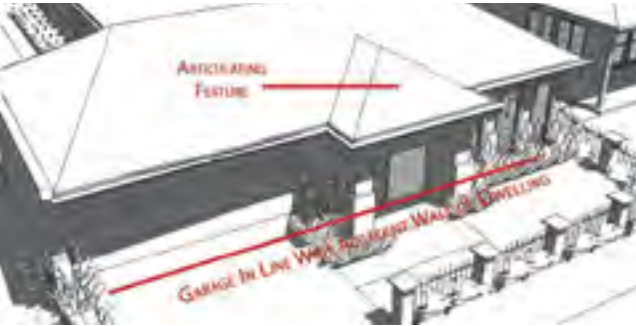


Materials above garage door openings must be brickwork, masonry or render finish to match the primary facade.



3.9 Garaging

To reduce the impact of the garage on the streetscape, garages must be located a minimum of 0.5m 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. Garage opening sizes must comply with the following requirements:

For lots over 300m²	
Lots 12.5m and over in width/Single Storey Homes	Garage opening width must not exceed 40% of the lot frontage.
Double Storey Homes	Garage opening area must not exceed 25% of the area of the front façade.
Lots under 12.5m in width	Garage openings must not exceed 25% of the area of the front façade of any dwelling.

For lots under 300m²

Garage opening sizes must comply with the Small Lot Housing Code.



Garages are required to be set back a minimum of 5m 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 or when garages front a laneway. Refer to the SLHC to see 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

Only one crossover is permitted per lot. Driveway widths must match the width of the crossover but may taper thereafter to align with garage width.
A minimum allowance of 300mm for garden planting is required between the driveway and side boundary.

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:

- Coloured concrete
- Textured finishes
- Paving
- Exposed aggregate
- Stampcrete



3.11 Fencing

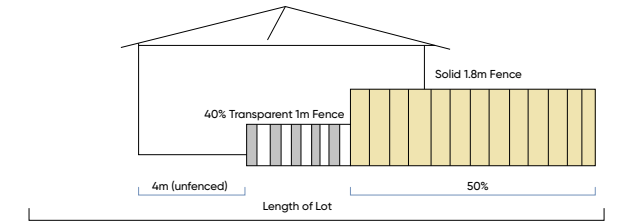
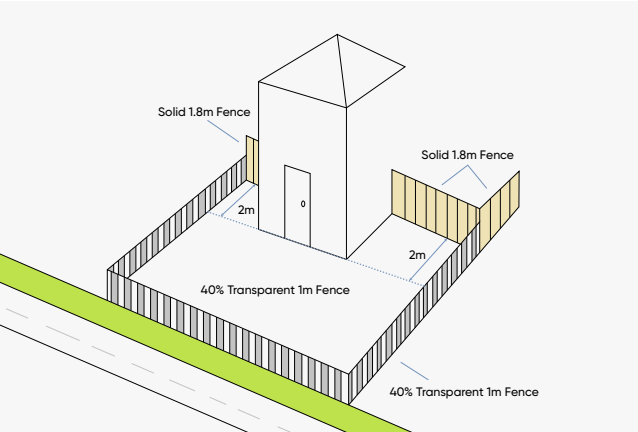
Side and rear fencing must be constructed of timber and maximum of 1.8m high.
Side fencing must terminate a minimum of 2.0m behind dwelling line.

Corner Lots
Side boundary fencing abutting a street or adjoining a public open space must be unfenced for a minimum of 4.0m from the front dwelling line. Solid fencing must not exceed 50% of the lot length measured from the rear boundary and must be decorative or timber paling with timber posts.

Exposed on both sides and capping and a maximum of 1.9m high.

Remaining fencing may not exceed 1.0m in height and must be a minimum of 40% transparent.

Front Fencing
For front-loaded lots, fencing forward of the dwelling is not permitted unless a front fence of no more than 1.0m high is installed. Front fences must be at least 40% transparent, must continue to a minimum of 2.0m behind the dwelling line and match the architectural style and materials of your home.



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 All-Electric Community

Following the announcement by the Victorian Government that from January 1st 2024, new communities requiring a planning permit in Victoria will no longer be able to connect to gas, Satterley has introduced a fully electric community at Maple Grove.

All homes at Maple Grove will have access to a three-phase power supply, accommodating our residents’ future electricity needs, such as rapid electric vehicle charging, induction cooking, and heating and cooling requirements.

The decision to create an all-electric community aligns with the Government’s strategic move towards net zero emissions. This ensures that our residents can enjoy healthier, more environmentally friendly, and comfortable new homes without worrying about transitioning their home in the future. Our residents will avoid the hassle and expense of retrofitting new electric appliances in the future.

3.13 Services, non-permanent structures & ancillary items

Non-permanent structures such as (but not limited to), satellite dishes, ground mounted air conditioning units, water heaters and rainwater tanks, clotheslines and bin storage must not be visible from the public realm.

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.

Roller shutters are not permitted on doors and windows visible from the public realm.

Solar panels visible from the public realm must be integrated with and mounted flat to the roof pitch.

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

3.14 Fibre to your home

Opticomm Fibre will be available to all homes at Maple Grove.

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.

3.15 Landscaping & retaining walls

Front yard landscaping must be completed within three 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 native water sensitive, drought and heat tolerant landscaping is encouraged.

Where significant slope is experienced on a lot, dwellings must:

- Minimise cut and fill
- Integrate into the existing slope
- Mimic the natural fall of the land (i.e. Split Level)

Formal retaining walls within the front setback and side boundaries where they abut a street or public open space will be assessed on architectural merit. Retaining wall materials should match or mimic the rock retaining walls installed by the developer or fit with the architectural theme of the house design. Textured concrete and stained timber sleeper retaining walls will be considered on merit.

- No single retaining wall may be greater than 1m in height
- Retaining walls greater than 1m in height must be stepped with a minimum 1m wide garden bed separating each wall
- Fencing adjoining the public realm constructed on top of a retaining wall must not exceed a combined height of 2.9m.

4.0 TEMPORARY WASTE MANAGEMENT

During the construction of the Maple Grove Estate, after the occupation of your home, there may be times when you are required to place your household bins for Council collection at locations other than directly in front of your property. This is because Council’s garbage trucks often have limited manoeuvrability while roads within adjoining stages of the Estate are under construction.

Unless otherwise approved by Cardinia Shire Council, waste collection points for the following lots must be used as shown in the following table:

STAGE 1	
Lot	Location of waste collection point
116	Out the front of lot 115
117	To the side of Lot 118 in Succulent Street
133	Out the front of lot 132
STAGE 2	
Lot	Location of waste collection point
210	Out the front of lot 210
249	Out the front of lot 249

STAGE 3	
Lot	Location of waste collection point
329	Out the front of lot 327
362-365 (inclusive)	On the west side of lot 362
366-369 (inclusive)	On the east side of lot 369
STAGE 4	
Lot	Location of waste collection point
407	Out the front of lot 406
408	Out the front of lot 409

This arrangement will remain in place until the adjoining corresponding stage of the development is completed and open to traffic.

5.0 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.

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.

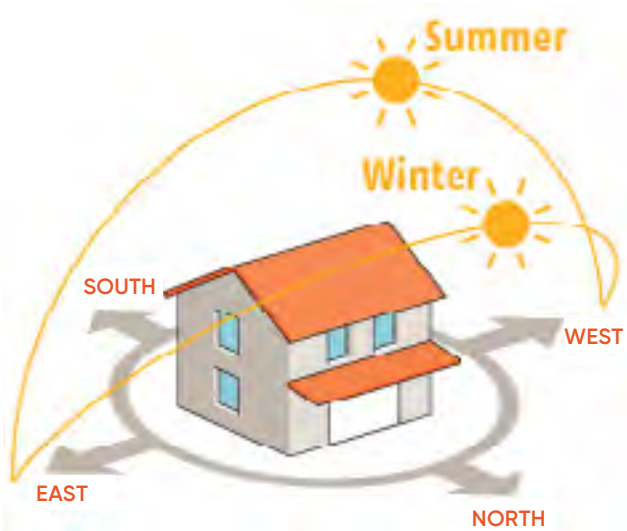
5.1 Solar orientation

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

5.2 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
- 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

5.3 Energy efficient appliances – 5 basic principles

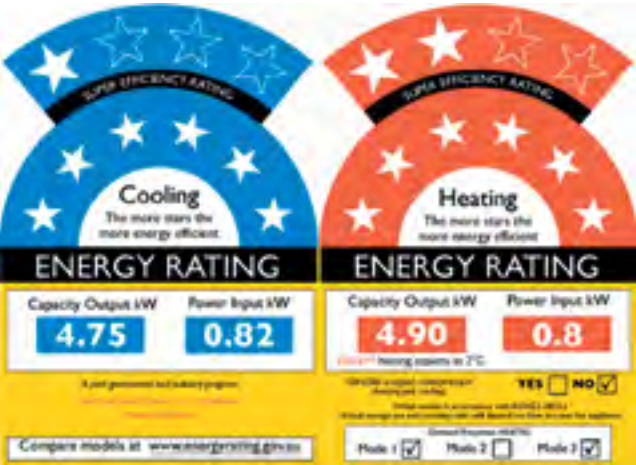
Energy efficiency delivered through efficient appliance selection and solar panels will result in yearly energy savings and lowers the impact of your home on the environment.

- Energy efficient lighting selections including LED fittings can use up to 90% less energy and last up to 25 times longer than traditional incandescent bulbs
- Installing a solar PV system will allow you to generate renewable energy and reduce your electricity bills
- Appliances can account for around 30% of home energy use, so choosing the most energy-efficient appliance can bring big savings
- Depending on the climate zone, heating and/or cooling can account for 20% to 50% of energy used in Australian homes. Choose the most energy-efficient appliances or system that best suits your needs

- Water heating is the second largest segment of household energy use, ranging from 15% to 27%, depending on location. It is the largest source of greenhouse gas emissions (up to 25%) from an average Australian home. When a renewable source is used, the emissions are reduced or eliminated



Roof-mounted solar heating



Energy rating of A/C system



Roof integrated photovoltaics replacing roof material

5.4 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

5.5 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
- Timber products recycled or verified via FSC certification minimise the loss of Australia’s forests and woodland habitats



Reduced cement and thermal mass



Recyclable and low VOC carpet and fabric



FSC timber from sustainable sources

6.0 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.

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.

MAPLE GROVE

Pakenham East 

For enquiries please contact 1800 900 200

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