

The benefits of building at The Glades

The Glades has been thoughtfully designed with over 60ha of beautiful parklands, an abundance of retained vegetation and a range of lot sizes surrounding a vibrant village centre. Not only that, The Glades has also been engineered in a way to save you money on your build.

To show you how we do this, we first need to cover off on some background information.

Site Classifications

After completing the required subdivision works, all residential lots are designated with a specific Site Classification by a geotechnical engineer. The Site Classification is essentially a rating that is dependent on several factors such as soil type and moisture content. The most important factor is the type of soil used to complete the earthworks. The more reactive the soil, the higher the Site Classification, with sandy sites having the highest Site Classification.

Class A: This is the highest quality site classification and means there is little to no ground movement from moisture changes.

Class S: This soil type is slightly reactive with only slight ground movement from moisture changes (such as clay sites).

Houses can be built on all Site Classifications but building costs will vary depending on the Site Classification.

Stormwater Drainage

Stormwater is surface water that originates from rain. It is a requirement that all residential lots confine stormwater within their boundaries, which is typically achieved by collecting stormwater in rainwater tanks or soakwells. Soakwells are most commonly used and are installed by builders as part of the siteworks component of your new build. The number of soakwells required will depend on the size of your lot; the larger your lot, the more soakwells you would need resulting in a higher cost.

Site Classification Guarantee

LWP Byford Syndicate guarantees that all lots in The Glades will be constructed to achieve a Class 'S' site classification as defined in Australian Standard AS2870-1996 and a footing detail of C1 or C2 as defined by Structerre Consulting Engineers.

In the unlikely event that your builder advises that the footing detail is higher than a C2 (Structerre Footing Detail) please contact Satterley at byford@satterley.com.au so our project team can review the engineering report. If the footing detail that is higher than a C2 is correct and Satterley is not able to rectify the earthworks to achieve C2, LWP Byford Syndicate agrees to pay the purchaser the difference in cost between a C2 footing detail and the actual certified footing detail of that determined by Structerre Consulting Engineers.

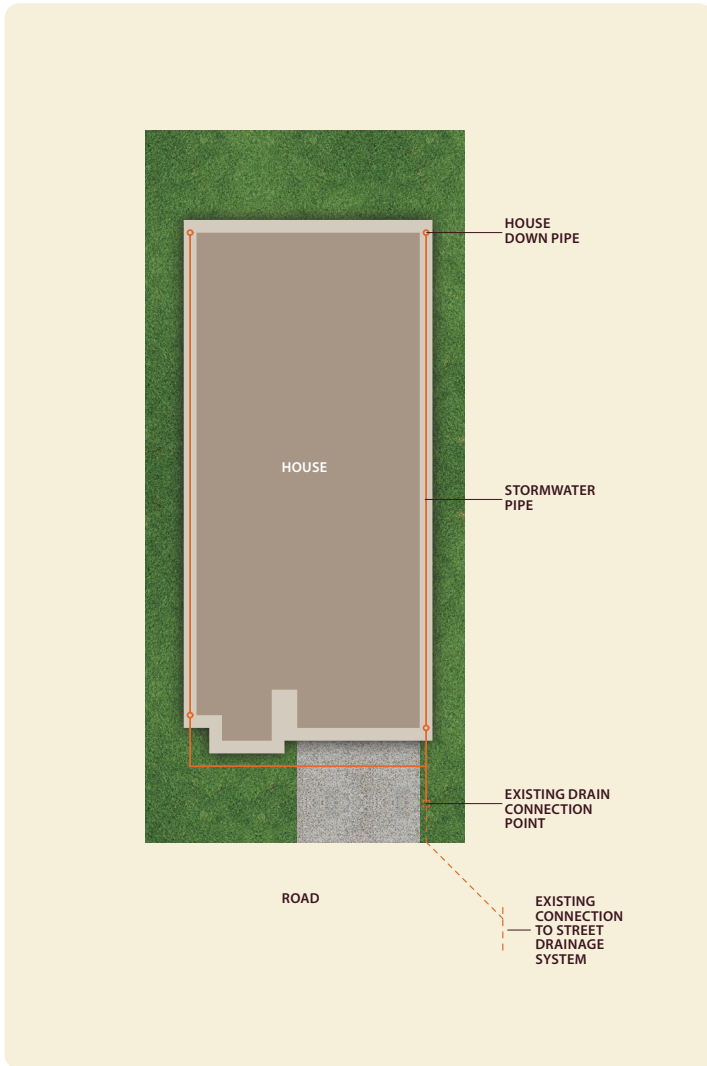
If you or your builder have any queries with the above, please contact us at byford@satterley.com.au or on 9297 9900.

What does The Glades do differently?

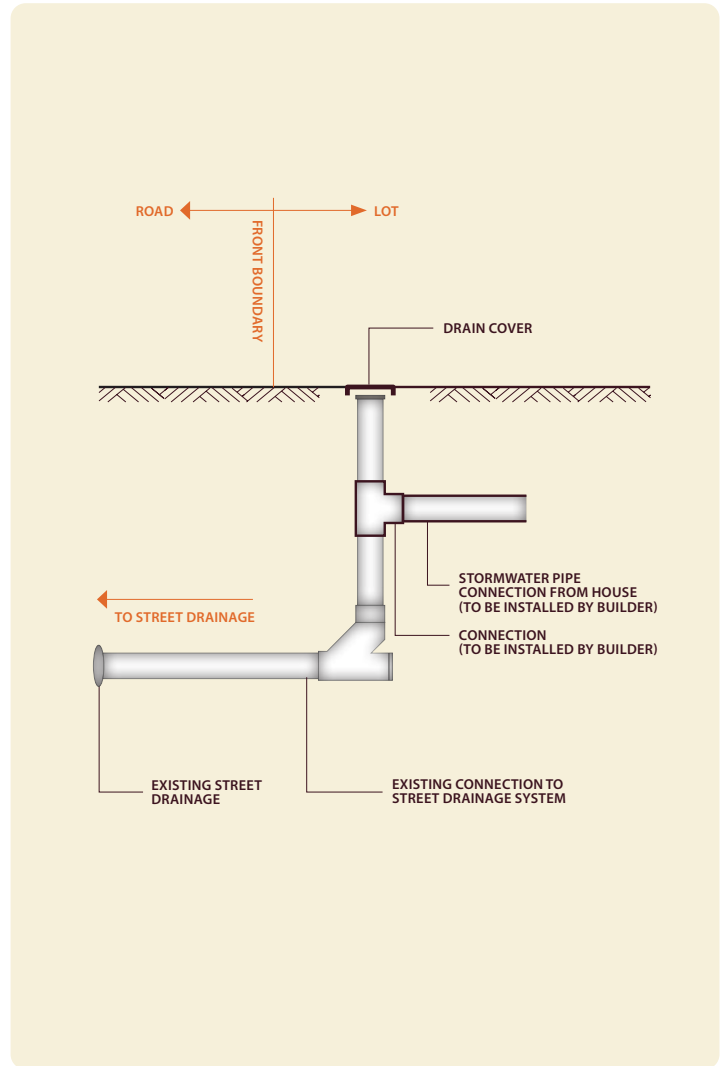
At The Glades, our earthworks and stormwater drainage designs are engineered in a way to remove the need for you to install soakwells. We do this by earthworking each lot to a Class 'S' classification and by providing each residential lot with an individual stormwater connection point. This connects your lot's stormwater with the road stormwater drainage network. Your builder simply connects the internal PVC plumbing from your home's downpipes to the stormwater connection point provided.

The combined result of our earthworks and stormwater drainage design will, in the majority of cases, result in a reduction in your build costs*

Drain Connection on your Lot



Drainage Connection Detail



The Glades Lot Fill Profile - Class S

