Image supplied by Arden

TRUE NORTH

GREENVALE

Design Guidelines

Image supplied by Arden

TABLE OF CONTENTS

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 True North Greenvale 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.

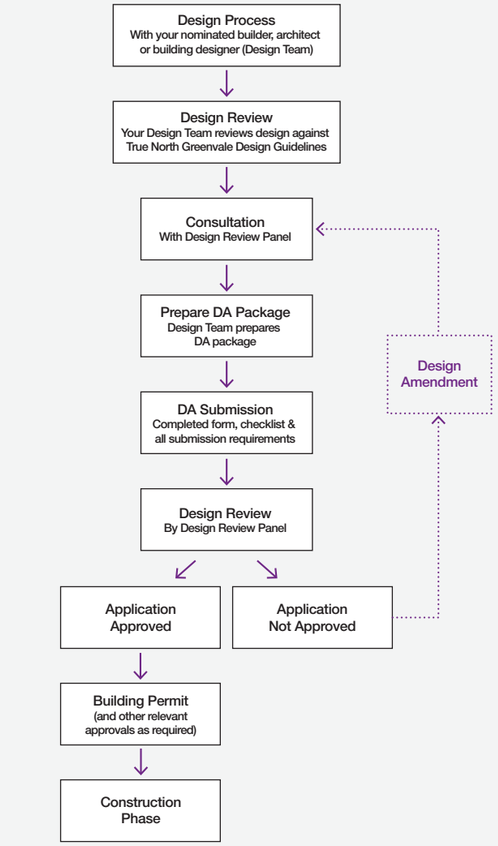
1.0 DESIGN AND BUILDING APPROVAL PROCESS

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 purchaser's 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 the Hume City Council or a building surveyor. For all lots under 300m^2 in size, the 'Small Lot Housing Code' may also apply and a planning permit may also be required. Please contact the Hume City Council for further information. Information about what is required by the Council before it can issue a building permit for your new home can be found at www.hume.vic.gov.au.

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
  - Explains how the design meets the principles within the 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 metres intervals 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 pergolas, 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, retaining walls, fencing, watertanks, 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

(03) 9699 1001

The subject line of the email should read
‘True North Greenvale’ followed by your lot number.

3.0 DESIGN GUIDELINES FOR TRUE NORTH GREENVALE

These design guidelines provide qualitative measures that are to be incorporated into new buildings within the True North Greenvale 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

Pergolas, eaves, fascias, gutters, balconies, verandas, open porches, and covered walkways may encroach into the side setbacks only with the endorsements of the Design Review Panel.

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

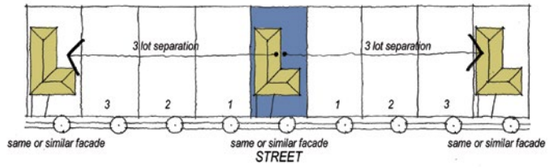
The dwelling must be completed within 12 months of construction commencing.

3.2 IDENTICAL FACADE ASSESSMENT

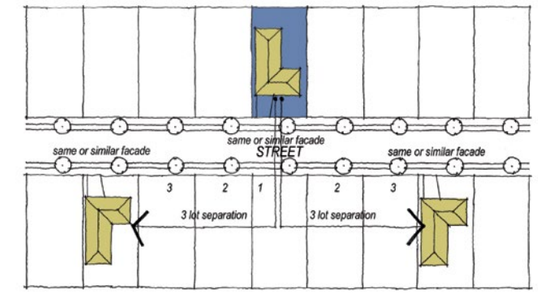
Dwellings with the same facade must be separated by at least three other different dwelling facades. This includes lots either side, opposite and encompassing other street frontages.

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 ROOF DESIGN

Principles

- Roof forms should be contemporary in style, simple and sympathetic to the overall built form design.

Guidelines

- Keep roof design contemporary and simple. Both symmetrical and asymmetrical roof forms are acceptable.
- Hip, gable, flat roofs and a combination of the above used proportionally is encouraged. Curved, butterfly or skillion roofs will be considered with the overall design proposal.
- Flat parapet roofs need to be considered in the overall visual appeal to the streetscape and need to relate cohesively with the house design.
- Pitched roofs must be between 22.5˚-30˚.
- Skillion roofs must be within 8-20˚.
- Treatments to gable ends must not have ornate decorations or period detail. Light weight cladding such as timber batten or panel, flat profile metal sheeting or fiber cement boards are encouraged.
- Orange terra-cotta roof tiles are not permissible.
- Roofs must have eaves of a minimum depth of 450mm to the front facades. No provision of eaves where parapet walls are proposed will be assessed on its architectural merit.

Image 3.3.1: Various Roof Forms

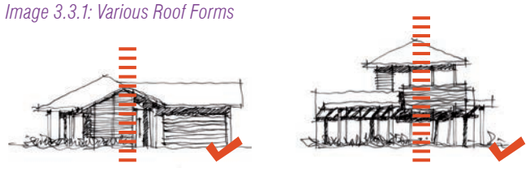


Image 3.3.2: Combination of Symmetrical and Assymetrial Simple Roofs

Image 3.3.3: Avoid Period Details in Roof Form

Image 3.3.4: Examples of Preferred Roofing Material and Colours

3.4 CEILING HEIGHTS

Ceiling heights must be a minimum 2550mm for single storey houses, and a minimum 2550mm on the ground floor of double storey houses.

3.5 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 to have a maximum overall height as per the Building Regulations and the Hume Planning Scheme.

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.

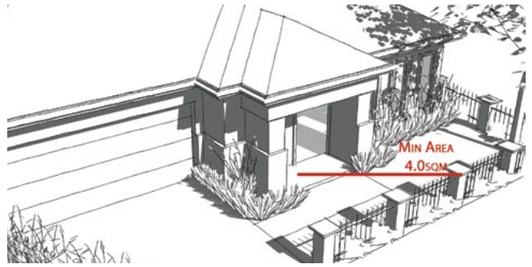
3.6 BUILDING ON THE BOUNDARY

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

3.7 BALCONIES, VERANDAS AND 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.

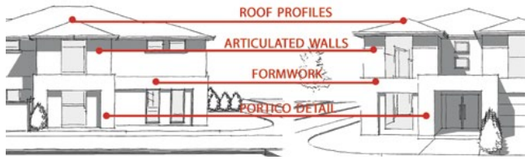
Balconies, verandas and porticos must have a minimum area of 4.0sqm with a minimum depth of 1.5, unless otherwise permitted in the Small Lot Housing Code.



3.8 CORNER LOTS AND LOTS ADJOINING PUBLIC OPEN SPACES

On corner lots and lots adjoining public reserves, all walls visible from public areas must address the street and open space, and be detailed in the same manner as the front elevation. This includes as a minimum: an opening or window of at least 1.5m^2 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



3.9 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.

The second material must cover at least 25% of the facade.

Facade materials must return a minimum 840mm or until no longer visible from the street or public open space.

Acceptable dwelling materials (or similar) include:

- Brickwork
- Weatherboards
- Hardiplank
- Exposed timber
- Mini orb sheeting
- Render
- Lightweight cladding
- Painted Alucobond
- Concrete roof tiles (Low profile only)
- 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'
- Terracotta Roof Tiles

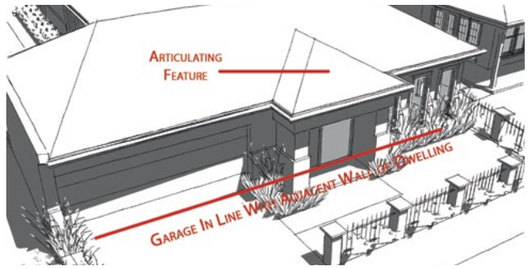
Industrial treatments will be considered on architectural merit.

Lightweight materials are not permitted above openings (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, masonary or render finish to match the primary facade.

3.10 GARAGING

To reduce the impact of the garage on the streetscape, garages must be located a minimum of 500mm behind the main building line of the dwelling. A balcony, veranda or portico does not qualify as an adjacent wall.

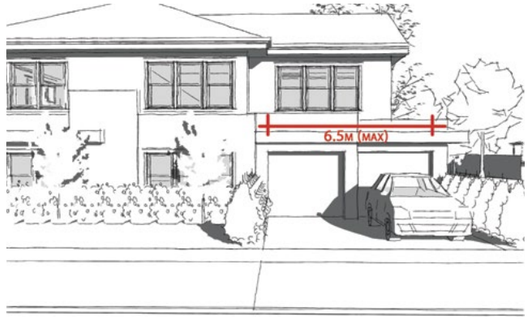


Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the facade.

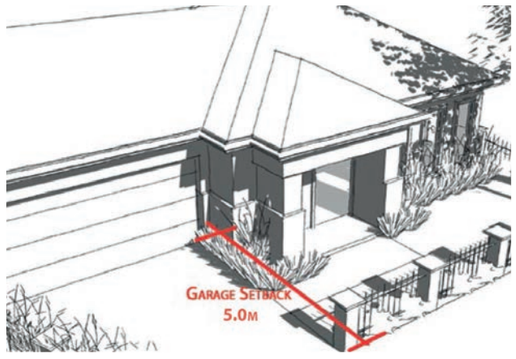
On corner allotments, garages must be located away from the road intersection to ensure the garage is not the dominant streetscape feature.

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. It is encouraged that garages do not occupy greater than 50% of the dwelling frontage.



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 5m 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.

3.11 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:

- Coloured Concrete. Colour must compliment the overall colour scheme of the design (no plain concrete)
- Textured finishes
- Paving
- Exposed aggregate

- Only one driveway per lot is allowed.
- A planting bed must be located between the boundary and the driveway, which must be a minimum width of 400mm.
- Driveway width must be a maximum 5.4m for a double garage and 3.5m for a single garage.
- Driveway must be 3m wide at boundary.

3.12 FENCING

Side and rear fencing must be constructed of Colorbond and a maximum of 1.8m high.

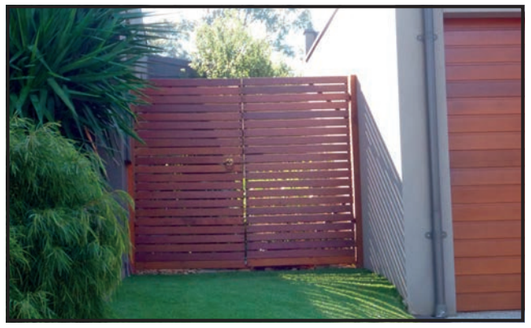
Side boundary fencing abutting a street or public open space must be decorative or Colorbond mini orb, a maximum of 1.8m high, and limited to 60% of the length of that frontage.

Woodland Grey Colorbond Fence

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% permeable and match the architectural style and materials of your home.

Permeable front fence

Fencing between dwellings must be sympathetic to the architectural style of your home. Timber palings and Colorbond fencing will not be permitted in this application.



Decorative fencing includes:

- Mini orb (not plain Colorbond)
- Brick
- Rendered block work
- Post and rail (not pool fencing)
- Capped steel
- Glass
- Other materials at the discretion of Satterley Property Group

3.13 RETAINING WALLS

- Retaining wall materials must fit with the neighbourhood character and match or mimic the rock retaining walls installed by the developer or fit with the architectural theme of the house design.
- Concrete and timber sleeper retaining walls are not permitted if visible from the front or side boundaries.
- No single retaining wall may be greater than 1.2 metres in height.
- Retaining walls greater than 1.2 metres in height must be stepped with a minimum 600mm wide garden bed separating each wall.

3.14 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 primary 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 be 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 a roof exceeding 20 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.

3.15 FIBRE TO YOUR HOME

Fibre will be available to all homes at True North Greenvale. 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.

3.16 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:

http://www.sustainability.vic.gov.au/services-and-advice/households/energy-efficiency/toolbox/energy-efficiency-fact-sheets

3.17 LANDSCAPE ELEMENTS

Principles

- Landscape and landscape elements should be integrated to the house design.

Guidelines

- Elements including but not limited to letterboxes, retaining walls, fencing, house numbering and other garden features should be compatible to the house design and be compliant with the Design Guidelines.

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% equating to savings of up to $1,000 per year on household utility bills.

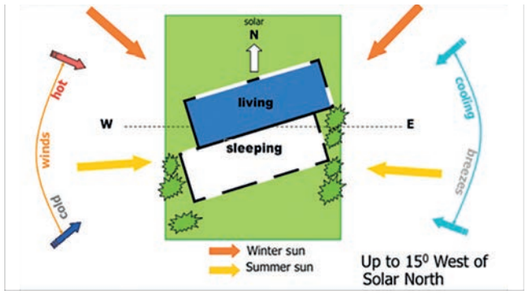
Passive features such as correct building orientation and room layouts, appropriate sizing of windows and natural ventilation provision contribute to energy savings and can be included at minimal cost.

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.

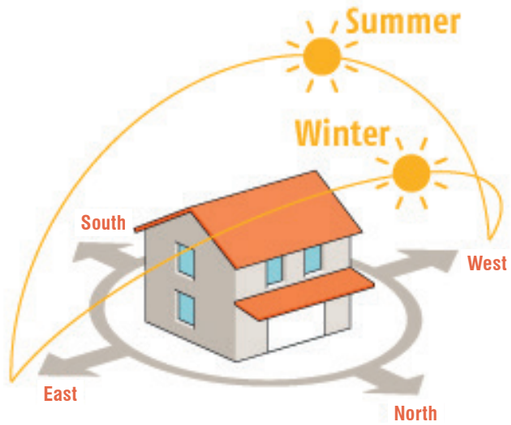
4.1 SOLAR ORIENTATION

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 facade 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

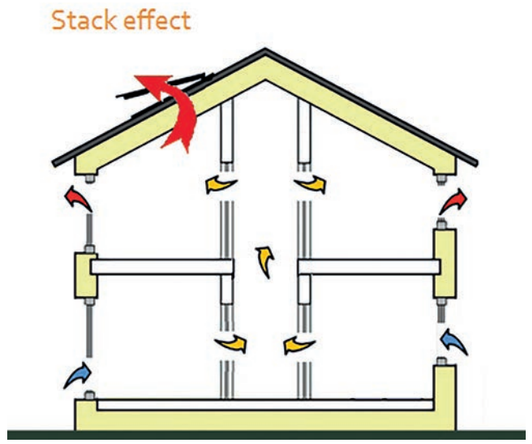


Sun path shading and glazing performance

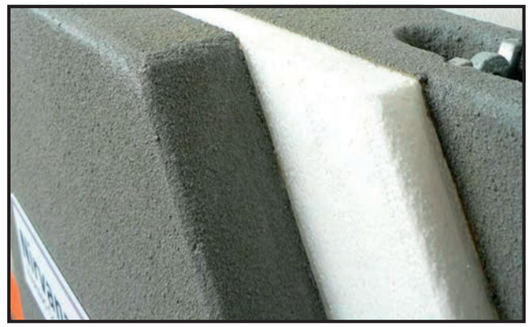
4.2 PASSIVE HEATING AND COOLING

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



Stack effect ventilation through openable glazing



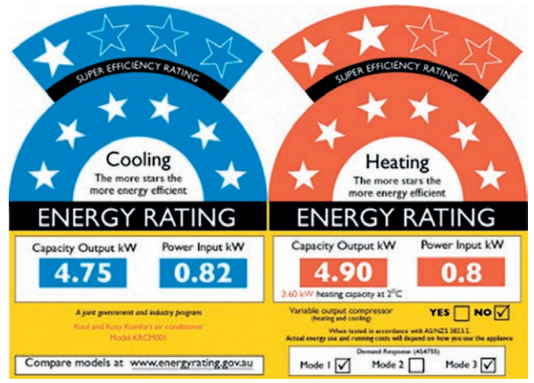
Insulated concrete sandwich panel delaying heat by 6 hours

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 of 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

Savings to potable water can be achieved through these simple initiatives.

- Low-flow shower heads, taps and dual 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 minimises 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 minimises 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

Reduced cement and thermal mass

Recyclable and low VOC carpet and fabric

FSC timber from sustainable sources

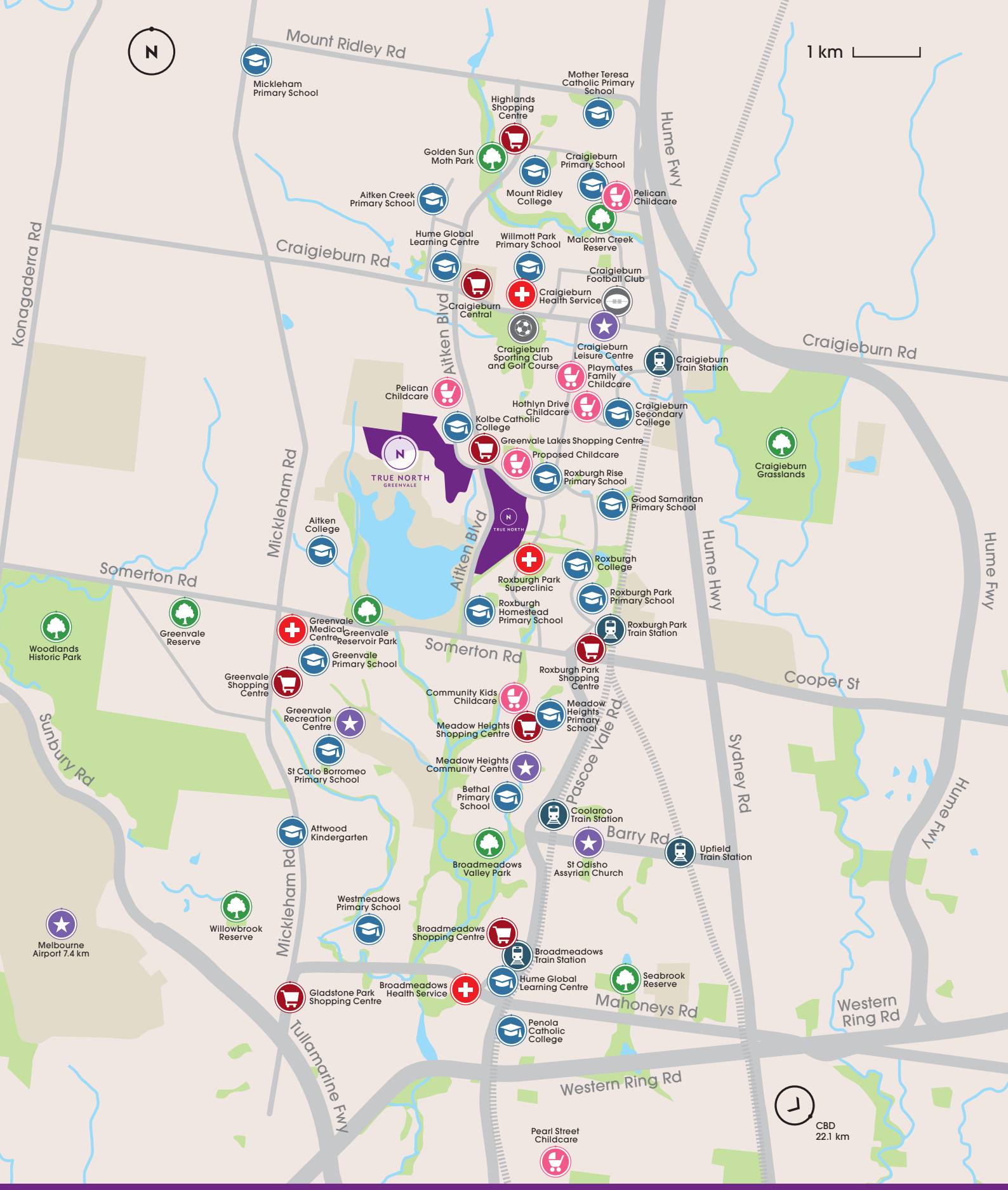
5.0 GENERAL INFORMATION

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. To learn more about these, please refer to Part IV of the Building Regulations and Clause 54 of the Hume Planning Scheme.



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