Powlett RIDGE

A BETTER PLACE TO LIVE

Powlett Ridge Development

Design Guide

December 2020



Welcome

Powlett Ridge is more than as address – it's a lifestyle, offering family living at its very best.

As the name suggests Powlett Ridge is an elevated site offering views over the Powlett River Flats and the Wonthaggi Township.

Whether you are in the market for your first home or upgrading to a more relaxed way of life, there is a lot to suit your lifestyle and budget at Powlett Ridge.

Building guidelines and covenants have been prepared to assist purchasers in designing and building their homes to a high standard, maximising their investment and enhancing the quality of the estate as a whole.



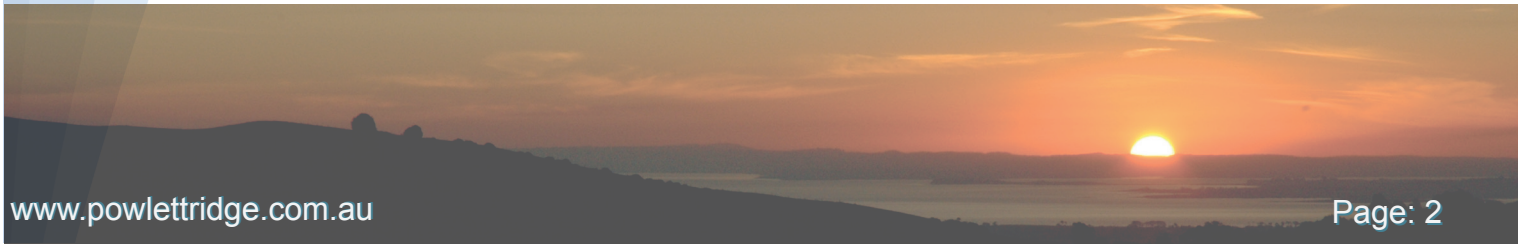
There will also be a range of House & Land packages at competitive prices.

Your health and well-being are taken care of with a host of sporting and recreational facilities to choose from. Including walking trails the Wonthaggi Recreation Reserve, Wonthaggi Golf Club, tennis courts pool and gym all close by.

Other residential services such as schools shopping banking and service needs are all in close proximity and just a little further afield are the many coastal attractions of the Bass Coast beaches.

We invite you to enjoy an active, healthy and peaceful way of life by moving to Powlett Ridge

'A Better Place To Live'



Design guidelines

The following guidelines are designed to ensure that all new homes built at Powlett Ridge create attractive streetscapes that will add value to the area in years to come and help protect the natural environment.

Key elements of the design guidelines are contained in covenants which are registered on the titles of each lot of Powlett Ridge. The contract of sale also sets out on-going obligations which affect all lots and benefit all purchasers' and must be complied with or risk legal action.

You are also required to obtain all other statutory approvals and comply with Victorian State Legislation and Building Regulations. The provisions of Bass Coast Planning Scheme also apply to the development and land use. The Guidelines are subject to change at any time without notice at the discretion of the vendors.



Building Envelopes

Building envelopes have been designed for selected block and if applied will be indicated on your title. They have been designed to comply with the positioning of all buildings and open space required as set out below

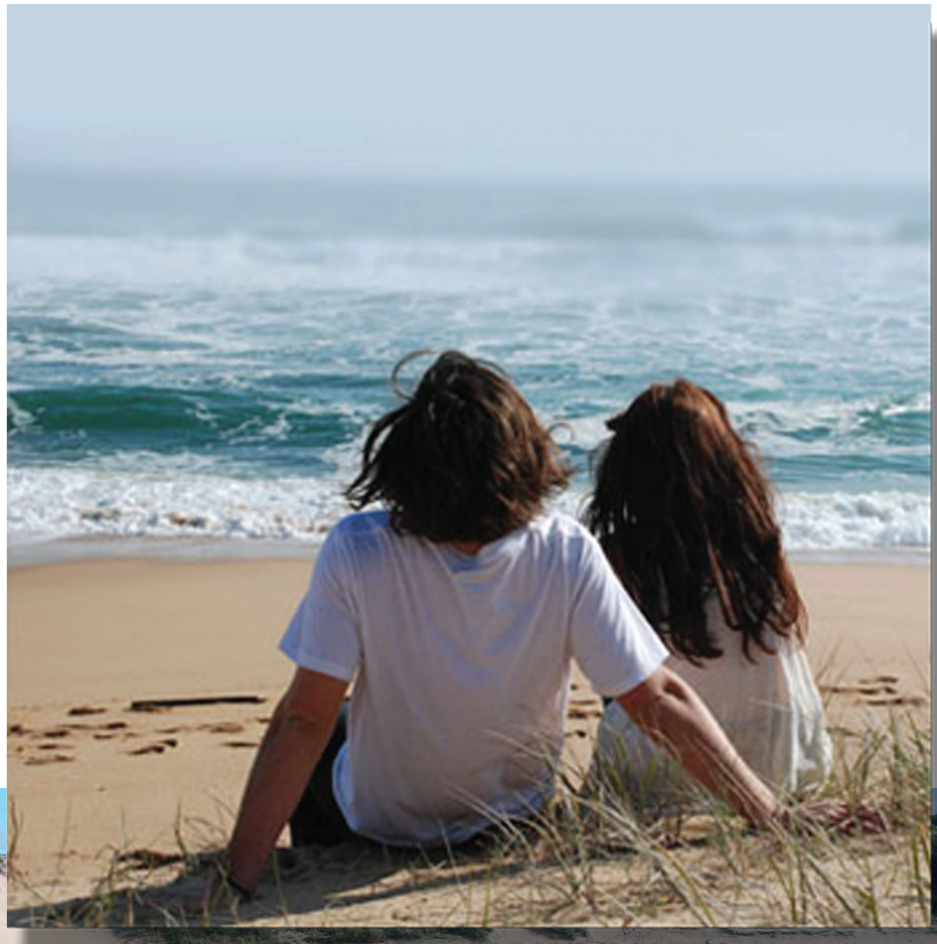
Building Setbacks from boundaries

- All dwellings must be setback at least 4m from the front boundary
- All dwellings must be setback 3.5m from the rear boundary
- Garages must be set back a minimum distance 5.5m from the front boundary and 4m minimum in the case of side boundary facing garage
- Corner lot dwellings must be set back 2m at least or the minimum distance noted on the Building Envelope Plan



Home Design

- Only one home may be built on each block (excludes integrated housing lots)
- All homes must be greater than 140 m² in area (habitable area) Excluding garages outbuildings etc
- A high standard of insulation to ceilings and external wall and the incorporation of internal mass in order to reduce heating and cooling costs. Cross ventilation is also encouraged by correct location of windows.
- House facades must not be duplicated within five lots. Homes with a contemporary architectural theme are encouraged.
- Use of a combination of wall materials and colours is required. Large uninterrupted expanses of brickwork/blockwork are not permitted
- Corner blocks dwellings must address both street frontages with the above controls.





Garage and fencing example

Garages

- Garages must be positioned a minimum of 700mm behind the main building line and include a lock up panel lift door integrated into the house design. Garages sited on a corner block must feature a window similar to that of the dwelling.

Relocatables

- No relocatable, transportable or kit homes are permitted.

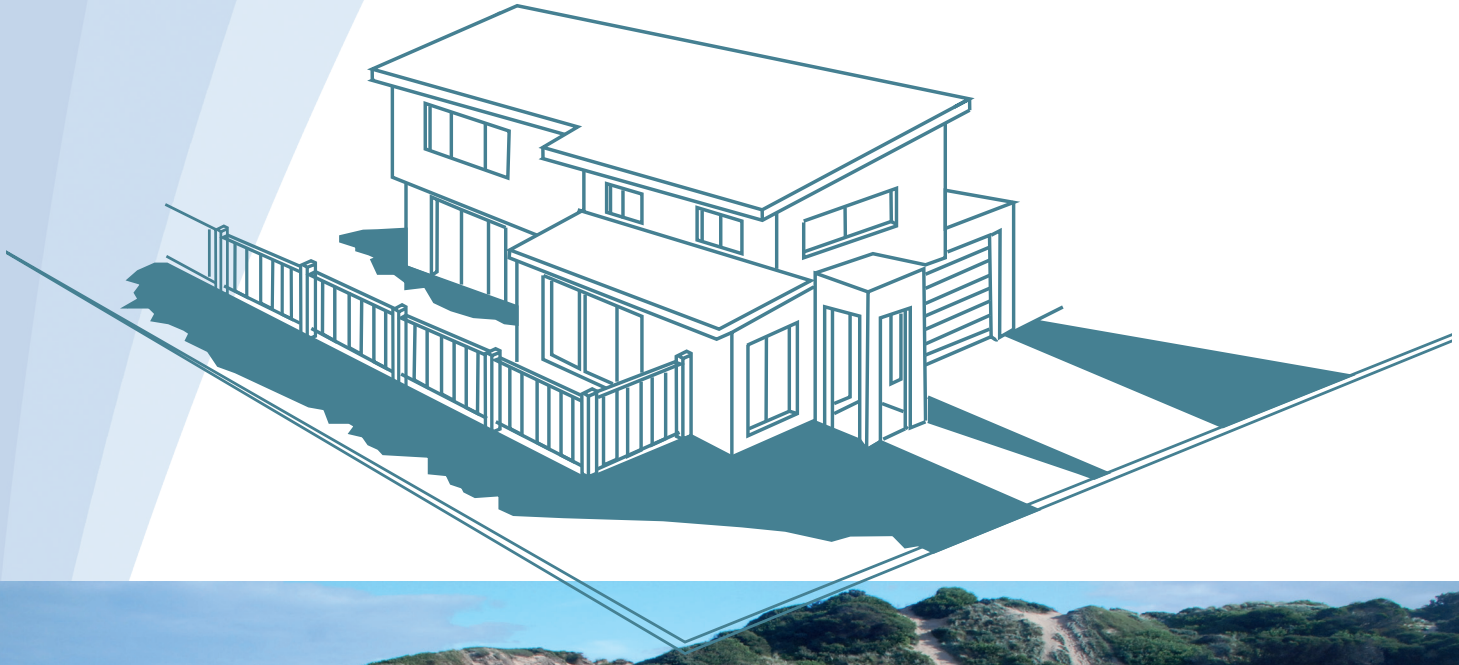


External surfaces

must not be constructed of the following

- Second-hand building materials (some recycled materials are permitted
- Unrendered fibre-cement or blue board sheeting
- Fascia boards, trim or exposed metalwork including corrugated roofing that are not colour coordinated with the dwelling.
- Weatherboards with exposed height of greater than 180mm
- Only muted or non-reflective external colours may be used

NOTE: Homes with exposed stumps or support posts (excluding verandah or pergola posts) are not permitted.
External TV antennae, satellite dishes, other aerials clotheslines hot water services external plumbing evaporative coolers and other air conditioning units must be positioned to minimise the visibility from the street





Corner allotment fencing example

Sheds and outbuildings

- Garden sheds smaller than 3m wide x3.5m deep by 2.5m high are permitted provided they are constructed of Colorbond or external colours and materials to match dwelling
- Larger outbuildings must be integrated with the house materials and colours - not excessively large and out of proportion with the dwelling

Rainwater tanks

- All homes must include a minimum 4,500L rainwater tank
- The rainwater tank should be screened from public view from the street frontage

Hot Water

- All homes must have a 5 star gas water heater or a 5 star gas boosted solar water heater

Fencing Design

- Front fences are not permitted at Powlett Ridge

Boundary fencing

- Side boundary fencing between properties should be kept to a maximum of 1.8m high
- Not be constructed any closer to the street frontage than 1m behind the building alignment.
- Be constructed from timber palings with timber frame work



Corner allotments

- Should be 1.8m high with 120x120 exposed posts with capping on top of the palings with the railings facing into the property



Powlett Ridge is deemed to be situated in a

Coastal Plains Complex

Major Ecological Vegetation Classes (EVCs) represented:

- **Damp Sands Herb Rich Woodland (EVC3)**
- **Sand Heathland (EVC6)**
- **Sand Heathland/Wet Heathland Mosaic (EVC 307)**

Example List of Plants

Tall Trees (10 m+)	
Acacia melanoxylon	Blackwood
Eucalyptus oblique	Messmate
Eucalyptus radiate	Narrow-leaf Peppermint
Eucalyptus viminalis	Manna Gum
Small to Medium Trees (5-10 m)	
Allocasuarina littoralis	Black Sheoak
Eucalyptus pryoriana (P)	Coastal Manna Gum
Melaleuca squarrosa (P)	Scented Paperbark
Myoporum insulare (P)	Common Boobialia
Tall Shrubs (2 – 5m)	
Acacia stricta	Hop Wattle
Banksia marginata (P)	Silver Banksia
Cassinia aculeate #	Common Cassinia
Coprosma quadrifida	Prickly Current-bush
Dodonaea viscosa	Wedge-leaf Hop-bush
Hakea sericea	Bushy Needlewood
Leprospermum continentale	Prickly Tea-tree
Olearia lirata	Snow Daisy-bush
Pultenaea daphonoides	Large-leaf Bush-pea

Low Shrubs(<2m)	
Acacia myrtifolia	Myrtle Wattle
Acrotriche prostrate	Trailing ground-berry
Correa reflexa (P)	Common Correa
Epacris impressa	Common Heath
Isopogon ceratophyllus #	Horny Cone-bush
Persoonia juniperina	Prickly Geebung
Tetratheca pilosa	Hairy Pink-bells
Ferns	
Blechnum minus	Soft Water-fern
Gleichenia microphylla	Scrambling Coral-fern
Grasses/Sedges/Rushes	
Austrodanthonia laevis	Smooth Wallaby-grass
Gahnia sieberiana	Red-fruit Saw-sedge
Microlaena stipoides	Weeping Grass
Lomandra filiformis	Wattle Matt-rush
Themeda trianda (P)	Kangaroo Grass
Herbs/Lilies/Orchids	
Ajuga Australia	Austral Bugle
Dampiera brevicaulis	Short-stalk Flax-lily
Helichrysum scorpiodes (P)	Button Everlasting
Xanthorrhoea Australia	Austral Grass-tree
Creepers/Vines	
Clematis aristata (P)	Mountain Clematis
Tetragonia implexicoma	Bower spinach



Parking of Vehicles

- Residents must not park commercial vehicles greater than one tonne, boats, caravans or trailers in locations visible from the street for more than eight hours.

Letter Boxes

- Letterboxes must be constructed of materials to compliment the dwelling be on the front boundary and clearly identified by the house number. Single supported letter boxes are not permitted

Signage

- Council Planning Scheme requirements apply so it is advisable to check signage controls applicable to your property.
- All construction site signs are to be no larger than 3sqm per site and be removed once the residence has been completed





Please Note:

This Design guide has been developed for the purposes of informing about the types of dwellings and landscaping expected within the Powlett Ridge development.

It is to be taken as a guide only.

All permits, applications, convenants, design standards and any other legislative issues required of owners must be attended to by the owners.

Powlett Ridge Development is indemnified from any and all matters arising from lack of adherence to those directives from either or all local, state or federal laws pertaining to the construction of dwellings on the Powlett Ridge Development.

It is strongly recommended that owners acquire all the necessary permits and seek advice from professionals wherever possible.

