



Grand Central TARNEIT

Design Guidelines @ a glance

SEPTEMBER 2018

The aim of the Grand Central Design Guidelines is to create a coherent vision for this new community.

The Guidelines have been designed to ensure all homes at Grand Central are built to a high standard, encouraging a variety of housing styles that are sensitive to the local landscape. The Guidelines will assist in providing you with peace of mind that your investment will grow into the future, and protect you from inappropriate development within Grand Central.

Siting and façade:

All homes must be sited within the building envelope, unless otherwise specified on the POS.

All allotments under 300m² are required to comply with the Small Lot Housing Code. Refer to plan of subdivision restrictions. Verandahs, porches, porticos and balconies less than 3.6m above natural ground level and eaves, gutters and fascias may encroach up to 2.5m into the frontage setback.

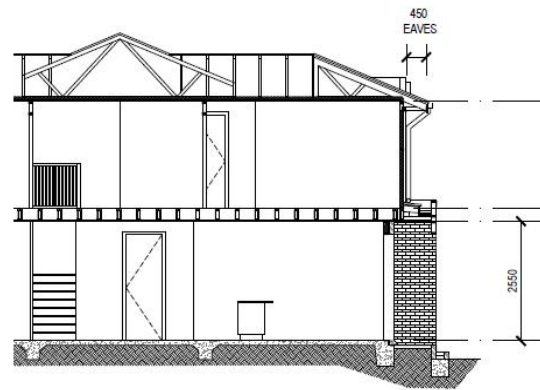
Your home must comply with all requirements under Part 5 of the Victorian Building Regulations, excluding setbacks.

All homes must be created using high quality materials.

Homes must be a modern contemporary architectural style. Decorative elements such as turned posts, finials, fretwork and wrought iron must be minimized, mouldings must be square or rectangular.

Two homes with similar façades are not permitted within 3 allotments of each other in any direction. Each allotment should have its own distinct feature elements that distinguish it from the neighbouring sites.

A verandah, porch, portico, balcony or entry feature visible to the street must be a minimum of 4m² in size and have a minimum depth of 1.5m and project forward of front building line.



Ceiling Heights

A minimum ceiling height for single storeys and the ground floor of double storeys is 2550mm from the internal floor Level.

Roof Design

Minimum roof pitch of 22.5°

Minimum 450mm eaves required to the façade and must return a minimum 1.0m

Corner Allotments

Both single and double storey homes on corner allotments are to be designed to have feature elements that address both street frontages. This may be with the appropriate use of windows, porticos, materials or other features that have been used on the primary façade.



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1300 567 533

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Blank walls are not permitted

Corner treatment is required to return a minimum 3.0m from the main building line on the secondary frontage, and the entire first floor of double storeys



Façade material

Homes are required to incorporate a minimum of two separate materials. A minimum of 20% of the façade must be a feature material other than brickwork. Material must return a minimum 1.0m to side of dwelling. Suggested feature materials are render, cladding and stacked stone. Feature materials are to be designed as a contrast to the brickwork.

Timber weatherboards are strictly prohibited.

The external colour scheme of your home should be neutral tones that blend with the surrounding environment.

Bright contrasting colours will not be permitted.

Lightweight infill material is not permitted above windows and doors visible to the street. The material used above windows and doors is required to match the adjoining surface.

For all approved external colours refer to:
www.grandcentraltarneit.com.au

Garages

All homes must include a fully enclosed garage under the roof line of your home. Excluding rear access allotments.

Garages must be setback a minimum of 840mm from the main building alignment of the dwelling.

Single garages must be setback from the front boundary by a minimum of 5.0 metres.

Garage doors facing a street frontage must be sectional overhead, panel style and colour coordinated with the dwelling.

Carports are permitted where they are not visible to the public.

Construction Time:

Construction of your dwelling must commence within 12 months, and completed within 24 months from the date of settlement of your land.

Double Storey Restriction:

Throughout Grand Central, certain allotments are required to construct a double storey dwelling. Where an allotment must have a double storey dwelling, the developer will provide landscaping to your front yard. Refer to the relevant Plan of Subdivision for allotments impacted by the double storey restriction.

For more information, refer to full version.



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