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1. Universal Corporation Vision

‘Places you’ll love to call home’

Universal Corporation is one of Australia’s brightest and most progressive up-and-coming residential property developers. With decades of experience in residential subdivision construction, we bring a heightened awareness of the end result, along with a focus on an area’s natural assets to the development industry. Most importantly, we aim to celebrate the local flora and fauna whilst providing communities that promote healthy, sustainable living.

In keeping with this philosophy is a focus on offering a range of housing solutions to cater to all family types and sizes. Our experienced urban designers incorporate community spaces, attractive streetscapes and landscaping; features our residents can appreciate and enjoy daily. Safety is always considered with homes positioned to overlook public spaces.

Created with you and an enviable lifestyle in mind, a Universal community is a place you’ll love to call home. The Newbridge Design Review Panel has put together these Building Design Guidelines to assist you in the decision making process when it comes to designing your new home, and to ensure a high standard along each streetscape.

Newbridge at Wallan

Live the good life, close to everything. The brand new masterplanned community of Newbridge is within the charming township of Wallan and just a 45-minute drive north of Melbourne’s CBD.

This lifestyle community has been carefully planned to combine all the facilities that residents need, with an equally long list of those they will want.

The site of Newbridge was chosen for its easy access to shopping, medical and community services. However, in the not too distant future, there will be even more reason to stay close to home.

The vision for Newbridge includes its own school, retail precinct and community centre. The proposed wetlands are ideal for families looking to maintain a healthy, outdoor lifestyle. A carefully designed 3-kilometre track will take that leisurely jog to a new level.

Tennis and basketball courts will cater to all kinds of ball games and on-road and off-road paths along Hearn’s Creek will accommodate both parents and their kids. Add to these local soccer fields and a playground – equipped with scooter, bike and skateboard surfaces the youngsters will love. In fact, with almost a fifth of this community devoted to open spaces, Newbridge has all the room you need to really enjoy life.



2. Purpose of Design Guidelines

The design guidelines have been created to aid in the design of diverse communities with the objective of providing high quality streetscapes and neighbourhoods.

3. Use of Land

An allotment of land on this estate – unless otherwise specified elsewhere – shall be used for a single unit private dwelling and cannot be further subdivided.

4. Design Approval Process

Step 1: Purchase land

Step 2: Design house to comply with guidelines

Step 3: Submit for assessment with application form and checklist

Step 4: Review of compliance with the design guidelines by Assessment Panel and revision/approval issued

Step 5: Construction

5. Application Requirements

5.1 Completed application form (Appendix 1)

5.2 Completion and submission of the following drawings with completed checklist (Appendix 2)

3 x copies of the drawings at A3 are required.

Site Plan (1:200 scale) including:

- Street address and lot details
- Property boundaries and easements
- Finished floor levels
- Building envelope (if applicable)
- Private open space
- North point
- Boundary setback
- Building outline and extent of overhangs
- Driveways and material finish
- Height and construction of all fences
- Location of solar panels
- Location of rain water tank (if applicable)
- Any proposed cut and fill (if applicable)
- Retaining walls (if applicable)
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.

Plans (1:100 scale)

- Room names and areas
- Internal and external dimensions
- Location of meter box
- Location of hot water tank

Elevations (1:100 scale)

- All sides of the building
- Indication of existing and proposed floor and site levels
- Location and extent of proposed materials and colours
- Position of solar panels, air conditioning units, satellite dishes and aerials (if applicable)
- Roof pitch and heights

Materials and Colours Schedule

The external materials and finishes must be described in detail, including the manufacturer/brand, profile/model and colour selected for all external surfaces. External colour schemes should be of an earthy/contemporary nature. Feature highlights and accent colours are allowable, however bold/bright colours are not to be used as main wall colours.

5.3 Landscaping Design

A landscaping plan at a scale of 1:200 to be provided in the plans for assessment.

5.4 Approval Process

The Design Review Panel will endeavor to assess and provide an assessment outcome to the applicant within a maximum of ten (10) business days. Failure to send three (3) copies of the above documents, or provide adequate details, may delay the approval process.



6. Construction Timeline Requirements

- 6.1 Commence construction: 12 months from date of settlement. Universal Corporation reserves the right to re-purchase the allotment if construction has not commenced within 12 months of settlement.
- 6.2 Completion of construction (Certificate of Occupancy): 24 months from date of settlement.
- 6.3 Completion of landscaping: 6 months from completion of construction.
- 6.4 Installation of window coverings: 6 months from completion of construction. Window covering may include curtains, blinds and non reflective tinted films. Please note that temporary window coverings will not be accepted.

7. Sustainability and Comfort

- 7.1 Universal Corporation supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household. Whilst all homes much achieve a minimum 6 star energy rating, Universal Corporation encourages you to consider other methods which may assist to further increasing the energy efficiency of your home.

More specifically, Environmentally Sustainable Design (ESD) focuses on protecting and conserving the local environment by 'designing in' and constructing to minimise the ongoing impact running a home has on the environment.

- 7.2 Consideration of the following principals of ESD are encouraged:
 - Where possible orientate living area(s) to the north. (Images 1 & 2)
 - Review overall size of the home (compact housing forms are more energy efficient).
 - Design to take advantage of passive solar heating and cooling;
 - Maximise north facing walls and glazing
 - Provide reasonable shading of north facing windows
 - Minimise east and west (in particular) orientated glazing
 - Orientate your home to catch prevailing breezes and take advantage of cross ventilation (including internal doors)(Images 3 & 4)
 - Include eaves (Image 5)
 - Consider landscaping to provide shade

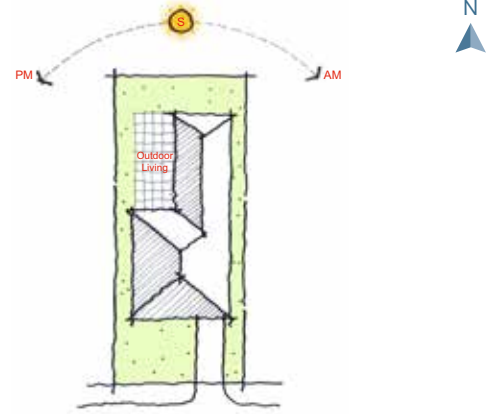


Image 1

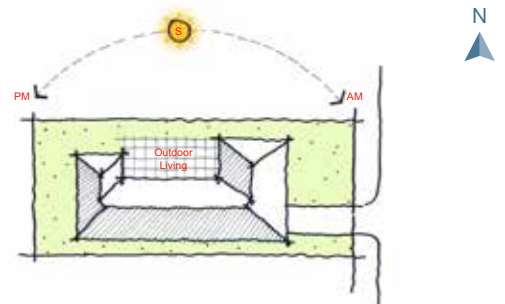


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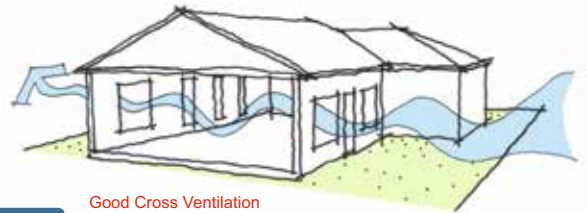


Image 3



Image 4

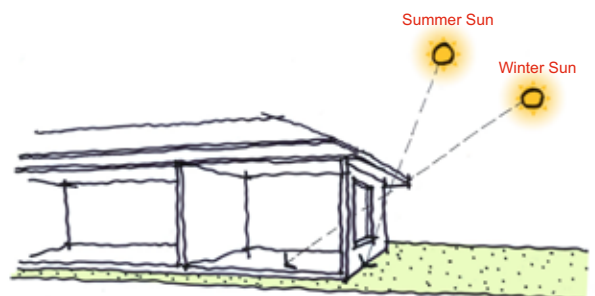


Image 5

8 Design Requirements

8.1 Diverse Streetscapes

House and façade design must differ from the next three properties either side of the proposed lot, as well as across the road.

8.2 Setbacks

NOTE: As per below unless a specific building envelope plan is referenced on the plan of subdivision

- 8.2.1 Front wall (dominant face) of building must be set back a minimum of 4m from the front boundary unless noted otherwise on a building envelope plan. (Image 6)
- 8.2.2 Garages must be set back a minimum of 5.5m from the front boundary unless noted otherwise on a building envelope plan. (Image 7)
- 8.2.3 A house may be built to one boundary only. (maximum length 10m plus 25% of the remainder of boundary) unless noted otherwise on a building envelope plan. (Image 8)
- 8.2.4 Attached and semi-detached housing will be individually assessed on architectural merit.
- 8.2.5 A house must be set back a minimum 1m from at least one side boundary unless noted otherwise on a building envelope plan.
- 8.2.6 When a house is built to the boundary it must match the front setback of the neighbouring house.
- 8.2.7 Eaves, entry structures, balconies, gutters and fascias may encroach into a front setback by a maximum of 1.5m.
- 8.2.8 Where a building envelope applies to an allotment, the house must be contained within the building envelope.

8.3 Garage Design

- 8.3.1 Allotments between 300m² and 500m² are to have garage openings that occupy no more than 50% of the width of the lot frontage.
- 8.3.2 Garage must be set back a minimum of 600mm from first habitable room. (Image 9)
- 8.3.3 Maximum external width must not exceed 6.5m.
- 8.3.4 Triple garages are generally prohibited.
- 8.3.5 Carports are generally prohibited. In certain special integrated product outcomes, carports may be considered where they are incorporated within the design.

8.4 Entry Statements

- 8.4.1 An entry structure/feature is required to clearly identify the main entry to the house.
- 8.4.2 Minimum floor area of 3.5m² is required unless noted otherwise in certain special integrated product outcomes.
- 8.4.3 Entry statements must be located on the front façade.

8.5 Roof

- 8.5.1 The roof pitch must be 22° minimum for gabled and hipped roof forms. Skillion roofs must be a minimum 10° pitch. Flat roofs (being 1° - 5° pitch) will be assessed on architectural merit.

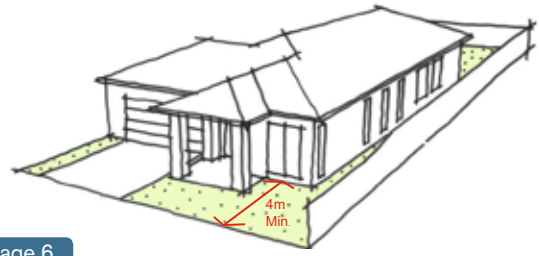


Image 6



Image 7

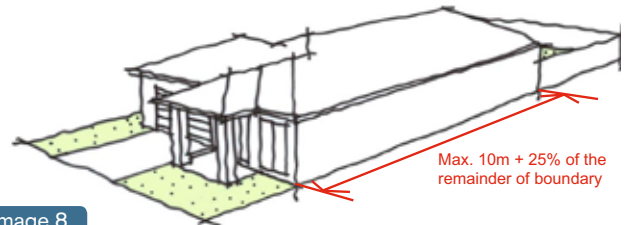


Image 8

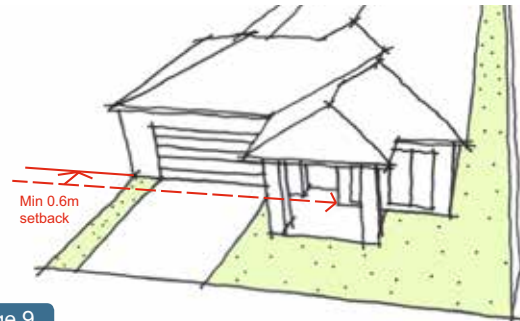


Image 9



Image 10

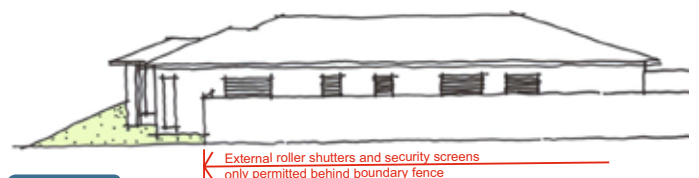


Image 11

8.5.2 Must be clad in slim line profiled roof tiles or Colorbond metal sheet cladding. No reflective metal sheet cladding will be permitted.

8.5.3 Recommend that eaves, where appropriate, be provided.

8.6 Window Design

8.6.1 Must not include sliding windows and doors where visible from either front or side streets (sliding windows and doors may be permitted on side streets if behind the boundary fence). (Image 10)

8.6.2 External roller shutters and security screens are not permitted where visible from either front or side streets forward of the boundary fence. (Image 11)

8.7 Materials and Colours

8.7.1 The front façade of the home must include a minimum of two different materials. This does not include the windows, doors, garage door, fascia, gutters or roof. Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

8.8 Infill Panels

8.8.1 Infill panels are not permitted above window and door openings (excluding garage openings) on façades facing the front or side streets. Where possible materials must be as per the surrounding wall. (Image 12)

8.8.2 Painted infill panels above garage doors are not allowed. Rendered infill panels are acceptable.

8.8.3 Where garage floors are stepped down to accommodate a slope of land, the finished proportions of the garage opening and section above the opening must be in keeping with the overall architectural style and balance of the façade of the home.

8.9 Fencing

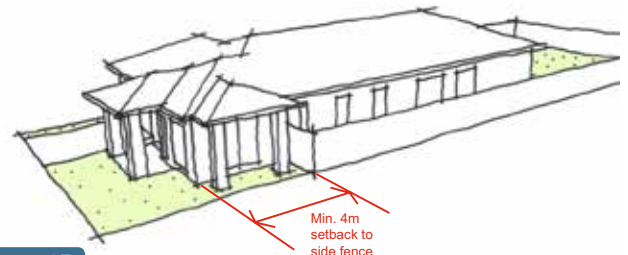
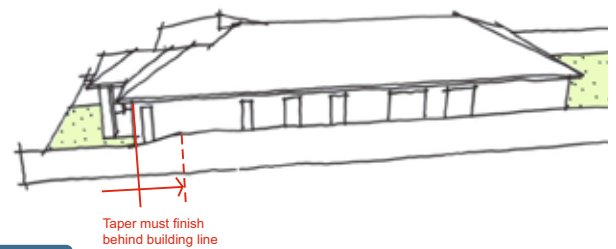
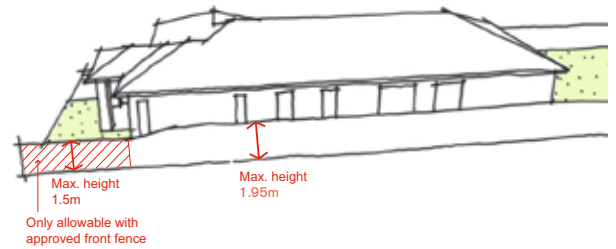
8.9.1 Front fencing is not encouraged at Newbridge, with the exception of lots fronting directly onto a park. Front fencing is to be a maximum of 1.20m high, except for support posts, which may extend to 1.35m, and must be a minimum of 30% transparent (i.e. not a solid mass).

All front fence designs must be submitted to the Design Review Panel for consideration and approval. No Colorbond fencing will be considered. Front fences are to return along both side boundaries and connect with the side boundary fence or side wall of the dwelling, as applicable. Tapering of side fences to match front fence height must finish behind the building line. (Image 14)

8.9.2 Side and rear fences must be installed to a minimum height of 1.8m (Image 13) and maximum of 1.95m. Side fences must finish a minimum of 1m behind the front façade and return to abut the dwelling.

8.9.3 Side and rear fences must be constructed of Colorbond sheet metal in the colour 'Tea Tree'.

8.9.4 Fencing to side streets (secondary frontage) on corner allotments must finish at least 4m behind the main building line and must be constructed of 90x90 treated pine posts, painted in 'Café Grey', (Bristol P204-N5 low sheen), exposed both sides with Colorbond infill panels in the colour 'Tea Tree'. (Image 15)



8.10 Driveway

- 8.10.1 Driveways must be constructed of coloured concrete in earthy tones (colour must be through concrete and not painted on), plain concrete or exposed aggregate. (Images 16, 17 & 18)
- 8.10.2 Decorative, patterned, stenciled concrete is not permitted. (Image 19)
- 8.10.3 Other finishes to be assessed on architectural merit.

8.11 Outbuildings/Sheds

- 8.11.1 Must not be visible from the street.
- 8.11.2 Must not exceed 20m² in total area, per allotment.
- 8.11.3 Must be coloured to complement the house (galvanized metal not permitted).

8.12 Service Locations

- 8.12.1 Meter boxes must be painted to match the surrounding wall colour.
- 8.12.2 Hot water tanks and rainwater tanks must be screened from view from adjacent streets.
- 8.12.3 Solar hot water tanks must not be roof mounted and must not be visible from adjacent streets.
- 8.12.4 Evaporative cooling units and air conditioners must not be visible from the adjacent streets.
- 8.12.5 Evaporative cooling units and air conditioners must be installed below the adjacent ridgeline.
- 8.12.6 Aerials and satellite dishes and the like are not permitted, due to the provision of fibre optic services.
- 8.12.7 Solar hot water panels and photovoltaic panels may not be installed to the front elevation, but are accepted on all other elevations.
- 8.12.8 Refuse bins must not be stored where visible from the street.
- 8.12.9 Any water tap to the front of the property is to be either located in garden beds to the side of the property or mounted to the side of the home.

8.13 Recycled Water Provision Requirements

- 8.13.1 Provision must be provided for each dwelling to utilise recycled water (third pipe). Examples are (but not limited to)
 - Flushing of the toilets
 - Irrigation

9. Corner Allotment Requirements

9.1 Depth of Corner Treatment

- 9.1.1 Please ensure that the design of your corner treatment extends back a minimum of 3m from the front wall. (Image 20)
- 9.1.2 Services (e.g. meter box, gas meter) must not be mounted within the corner treatment where possible.
- 9.1.3 Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

9.2 Window Design

- 9.2.1 Windows should be designed to address the secondary street.



Image 16



Image 17



Image 18



Image 19

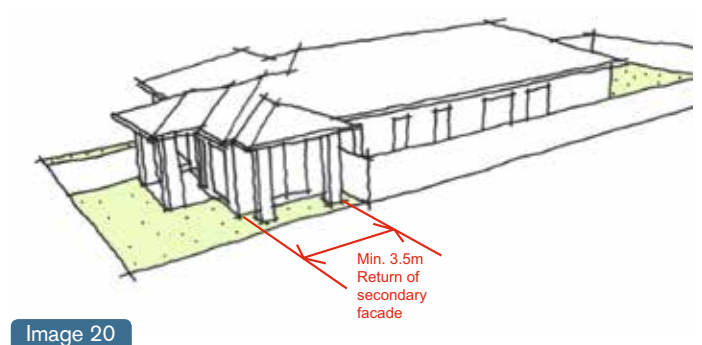


Image 20

9.2.2 Windows should repeat the proportions and design of the window(s) to the primary elevation, providing a consistent appearance on both the front to side elevations.

9.3 Materials and Colours

9.3.1 Materials and colours should repeat the palette used on the front façade, providing a continuous appearance on both the front to side elevations.

9.4 Feature Element

9.4.1 Articulated features to the corner of the home are required. These include, but are not limited to, projections, pergolas, shading devices and roof form. These must reflect the architectural style of the front façade. (Image 21)

9.4.2 Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit.

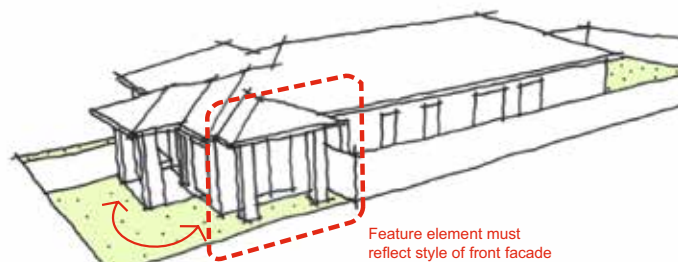


Image 21

10. Lots Abutting Public Open Space Reserves

10.1 Where a lot shares one or more boundary(ies) with a public open space reserve, the primary lot frontage will be the frontage directly abutting a road reserve. Where more than one boundary fronts a road reserve, the primary lot frontage will generally be the shorter of those two boundaries;

10.2 In addition to the primary lot frontage and any requirements of Condition 9, any façade directly facing a public open space reserve must actively address this

10.3 Any fencing to a public open space reserve must be of open, minimum 30% transparent construction, such as picket fencing, to ensure passive surveillance from the dwelling to the public open space reserve.

11. Landscape Design Requirements

11.1 Each property shall have an appropriately designed garden that complements the house design.

11.1.1 Minimum requirements;

- 1 x large tree (100ltr pot minimum)
- Min 50% softscape (synthetic turf allowed)
- Feature stonework (pebbles, aggregates, etc.) is allowed
Plain road base type material including crushed rock is not allowed
- Nature strips to be lawn or garden
- Garden beds to be planted out (not left as unplanted)

11.1.2 Front yards are to be maintained to an acceptable level by the owner otherwise the developer reserves the right to take necessary remedial works at the owner's cost.

11.1.3 Vacant lots are to be maintained by the owner (weeds, grass max 300mm high), and kept cleared and free of rubbish. Failing this, the developer will maintain the lot and the cost will be reimbursed by the owner.

12. Construction Requirements

- 12.1 A temporary fence must be erected on site before construction works commence.
- 12.2 Waste receptacles must not be located on nature strips.
- 12.3 Industrial bins are not permitted.
- 12.4 Provide cages on the construction site for storing/containing product waste.
- 12.5 Provide silt traps and fences before construction works commence.
- 12.6 Provide crushed rock to the driveway to minimise the transportation of mud from sites under construction.

13. Display Homes

Display Home Builders participating in any Newbridge Display Village will be required to enter into a 'Display Village Agreement'. In addition to the requirements as per the agreement and to the Design Guidelines as noted throughout this document, all display homes will be required to include the following:

- 13.1 **Ceiling Height** – All display homes to have a minimum of 2700mm.
- 13.2 **Roof Pitch** – All display homes to have a minimum pitch of 25 degrees.
- 13.3 **Display Home Design and Presentation** – All display homes are to be presented in a manner, which exhibits detail and use of material finishes to deliver homes that present as high quality and desirable. This includes the façades (including corner façades as applicable) as well as the interior finishing. All display homes must be fully furnished throughout to the same high quality levels.
- 13.4 **Landscaping** – All display homes are to have significantly increased levels of landscaping over what is nominated as the 'minimum' acceptable level for 'general housing' in Section 9. This includes the rear and sides of the display home, with particular reference to the Outdoor Living Space(s).
- 13.5 **Display Home Design Approval** – All display homes (including landscape design) must be submitted to the Assessment Panel for approval.

14. Right to vary or exclude covenant(s)

Universal Corporation reserves the right at its discretion to vary or exclude any of the requirements under these covenants. As noted throughout this document, any design proposal which does not strictly comply with the parameters outlined may be assessed on architectural merit.

15. Appendices

Appendix 1 – Design Guidelines – Submission Application Form

Appendix 2 – Application Requirements Checklist

Appendix 1

Design Guidelines – Submission Application Form

Allotment Details

Lot number _____ Street _____ Suburb _____

Owner Details

Name _____

Mailing Address _____

Phone Work _____ Mobile _____

Email _____

Builder Details

Name _____

Company _____

Mailing Address _____

Phone Work _____ Mobile _____

Email _____

House Type _____

Façade Type _____

Has the house been modified in any way from the standard builders plan for this house type and façade?

Yes No Unsure

Submissions

You can submit your application by either:

Email: guidelineapprovals@universalcorp.com.au

Mail: Guideline Approvals, Universal Corporation, 57 Yale Drive, Epping VIC 3076

All plans must be in A3 format. Please ensure the submission includes all of the following documents:

Attachments

- Checklist
- 3 x A3 copies of site plan
- 3 x A3 copies of full set of building plans including floor plan, roof plan and elevations
- 3 copies of materials and colour schedule
- 3 copies of written statement of sustainability initiatives/features that have been incorporated into the design and construction of the home

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we undertake to resubmit this application for approval of such changes and agree to incur any additional fees which may result from this process.

Signed _____ Date _____

Appendix 2

Application Requirements Checklist

(to be submitted with application form)

Site Plan (1:200 scale) including:

- Street address and lot details
- Property boundaries and easements
- Finished floor levels
- Building envelope (if applicable)
- Private open space
- North point
- Boundary setback
- Building outline and extent of overhangs
- Driveways and material finish
- Height and construction of all fences
- Location of solar panels
- Location of rain water tank (if applicable)
- Any proposed cut and fill (if applicable)
- Retaining walls (if applicable)
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.

Plans (1:100 scale)

- Room names and areas
- Internal and external dimensions
- Location of meter box
- Location of hot water tank

Elevations (1:100 scale)

- Of all sides of the building
- Indication of existing and proposed floor and site levels
- Location and extent of proposed materials and colours
- Position of solar panels, air conditioning units, satellite dishes and aerials (if applicable)
- Roof pitch and heights
- Materials and colours schedule
- The external materials and colour provided

Landscaping Design

- A landscaping plan at a scale of 1:200 provided in the plans for assessment

This includes (but not limited to) hardscape, softscape and any other structure. The Design Review Panel will endeavour to assess and provide an assessment outcome to the applicant within a maximum of ten (10) business days. Failure to send three (3) copies of the above documents, or provide adequate details, may delay the approval process.

