



Matilda
DONNYBROOK



Design Guidelines (v8)

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Matilda

Design Guidelines

These Design Guidelines have been developed to help protect the investment of all purchasers at Matilda by ensuring a level of consistency throughout the community. The ambition is to maintain high standards of design and construction while also encouraging diversity and a varied, visually interesting streetscape.

Implementation

The easy-to-understand sections within these guidelines provide requirements and recommendations to help you design your dwelling and garden. Your plans must be submitted to the Matilda Design Review Panel (DRP) to obtain 'developer approval'. Once your plans have been approved, you can apply for a building permit.

The Design Guidelines may be updated at any time in response to changes in regulations and market conditions. Your housing plans must comply with the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRP. The DRP also reserves the right to waive or vary any requirement of the Design Guidelines.

Please note that DRP approval does not imply that plans comply with statutory requirements, such as Building Regulations and energy rating standards.

Approval Process

2.1 GENERAL INFORMATION

The following steps will help you complete the required process for DRP approval:

1. Submit your dwelling plans and external colour selection to the DRP, click on this link to submit your plans '[Design Review Panel](#)'. The DRP will always try to respond within 14 days.
2. After receiving approval from the DRP, you must obtain a building permit from the City of Whittlesea or an independent building surveyor.
3. Construction of your dwelling must be completed within 24 months of registration of the plan of subdivision of your stage. Building work must be in accordance with your endorsed housing plans and the building permit.
4. A Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.
5. Lots in Matilda may be included within a Bushfire Prone Area under the Building Act 1993 and therefore subject to a Bushfire Attack Level (BAL) assessment. You may need to discuss with your builder whether this requirement applies to you. If applicable, the design and siting of your dwelling should be in accordance with the relevant BAL level as determined by your building surveyor.



- 1 — **Purchase Your Land**
Choose the landscape design for your front yard.
- 2 — **Design Your Dwelling**
In accordance with the Design Guidelines & applicable building envelope. Choose the landscape design for your front yard.
- 3 — **Submit Plans to the DRP**
Non-compliant submissions must be amended & re-submitted to the DRP. Ensure your submission contains all of the required information set out in the Checklist (see Section 8).
- 4 — **Receive Approval from DRP**
Any changes made to the DRP approved documents must be submitted for re-approval.
- 5 — **Building Permit**
A Building Permit must be obtained from Council or an independent Building Surveyor.
- 6 — **Commence Construction**
You must comply with all applicable requirements during construction.
- 7 — **Complete Construction**
A Certificate of Occupancy must be obtained prior to Occupation.
- 8 — **Complete Fencing, Driveway & Landscaping**
Driveway, fencing and letterbox must be completed prior to Certificate of Occupancy.
- 9 — **Additional Works**
Any proposed extensions or outbuilding require DRP approval & may also require a Building permit.

Siting & Setback

3.1 DEVELOPMENT OF YOUR LOT

Requirements

1. Your lot must not be further subdivided.
2. Only one dwelling is permitted on your lot.
3. If your lot is smaller than 300m², development on your lot must comply with the Small Lot Housing Code (SLHC). If there is a conflict between the Small Lot Housing Code and the Design Guidelines, the SLHC takes precedence to the extent of any such conflict. The relevant plan of subdivision will specify whether Type 'A' or Type 'B' of the SLHC applies to your lot.

3.2 BUILDING ENVELOPE

Requirements

1. A Building Envelope may apply to your lot. Building envelopes can be found in your contract of sale and in the Builders Portal on the Matilda website.
2. If a building envelope applies to your lot, your dwelling must be contained within the building envelope specified on your lot.
3. Where applicable, all setbacks must comply with the building envelope. Where a setback is not specified, Part 5 of the Building Regulations applies. This does not apply to lots smaller than 300m².
4. On a lot that is 300m² or greater, and abutting public open space and/or reserves, the dwelling must be at least two (2) storeys high, and with habitable room windows or balconies at the second storey facing the abutting public open space area.

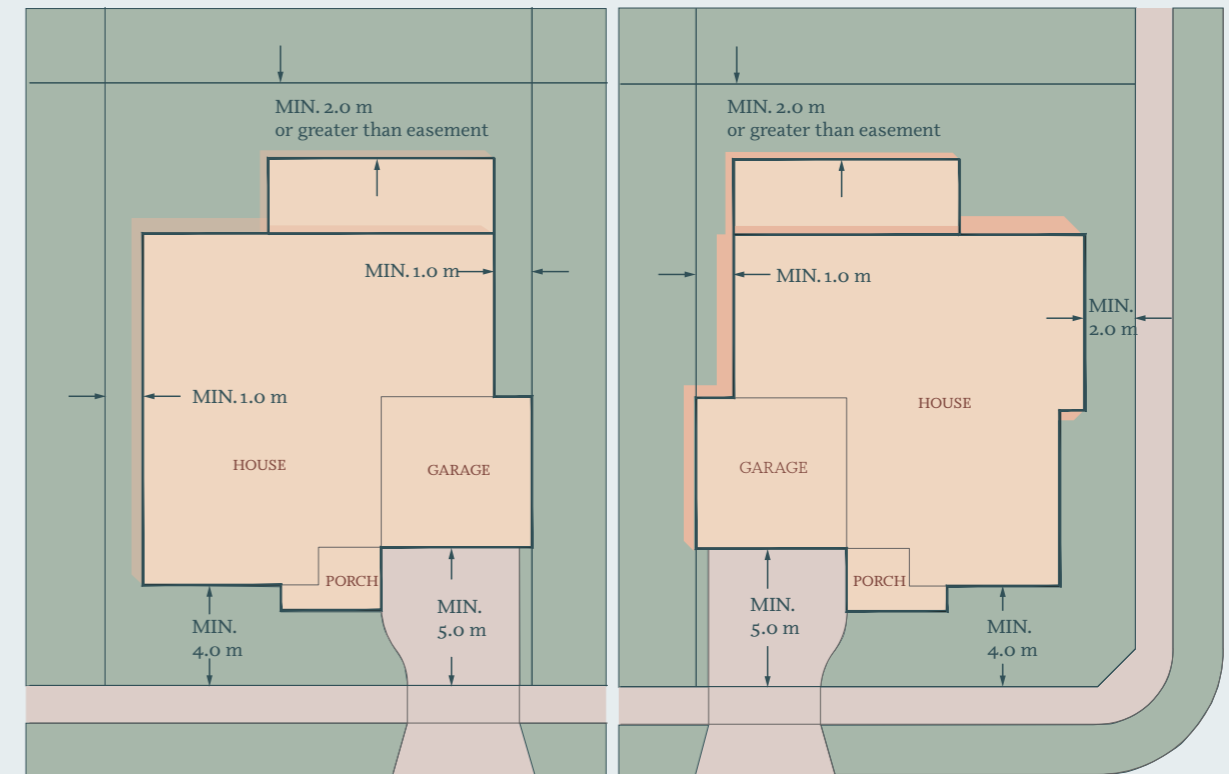
3.3 SETBACKS

Requirements

1. The front wall of your dwelling must be set back from the front of the lot by at least 4.0m.
2. Porches, verandahs and pergolas no higher than 3.6m may extend into the front setback up to 1.5m.
3. Unless your lot is smaller than 300m², the dwelling must be set back at least 1.0m from one side boundary.
4. Corner lots must be set back a minimum of 2.0m from the secondary street.
5. The garage must be set back at least 5.0m from the front boundary.
6. The garage must be set behind the front wall of your dwelling by at least 500mm.
7. Eaves, fascia and gutters may encroach front, side and rear setbacks as permitted by the relevant building regulations.
8. The minimum rear setback must be the greater of 2.0m or the width of any easement.



Typical setback



3.4 ORIENTATION

The orientation of your dwelling helps to create an attractive and safe street, and influences your dwelling's thermal comfort.

Requirements

1. The front façade of your dwelling must contain the front door.
2. The front façade of your dwelling must face the street. If the lot is a corner lot, the front facade must face the primary street. This is the street with the shorter of the street boundaries. If your lot is a rear-loaded lot, the front façade must face the front street or public open space (if applicable).
3. The design of your dwelling should consider maximising natural energy sources such as solar heat and cooling breezes.
4. If your lot is a rear loaded lot, the garage must be accessed from the rear of your lot.
5. You must comply with the restrictions on the plan of subdivision of your stage.

Dwelling Design

4.1 MINIMUM SITE COVERAGE

Your dwelling must have a minimum floor area in proportion to the lot size. The floor area includes fully enclosed habitable spaces, and excludes garages, as well as partially open spaces such as porches, verandahs and balconies.

Requirements

1. If the area of the lot is between 300m²-450m², the dwelling must have a minimum habitable ground floor area (excluding porch, garage, or outdoor living areas) of 100m² for a single-storey home and 75m² for a double-storey home.
2. If the area of the lot is between 451m²-600m², the dwelling must have a minimum habitable ground floor area (excluding porch, garage or outdoor living areas) of 120m² for a single-storey home and 85m² for a double-storey home.
3. If the area of the lot is larger than 600m², the dwelling must have a minimum habitable ground floor area of 200m².

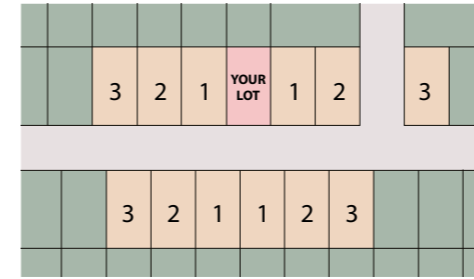
If your lot is a rear loaded lot, the garage must be accessed from the rear of your lot.

4.2 THE FRONT FAÇADE

The front façade of each dwelling within Matilda is an important element in ensuring the streetscapes are appealing and the aesthetic standards are upheld.

Requirements

1. The front façade must be at least moderately articulated and have some visual interest. This can be achieved with architectural elements such as verandahs, projections and roof shape, and by varying materials and colours.
2. Any façade facing a street must contain at least one window per floor with an eye-level view to that street.
3. The front façade must not contain a large area of blank wall.
4. The front entry must be clearly visible from the street.
5. Every facade facing the public realm must have some visual interest. A flat, featureless wall is prohibited.
6. Every façade facing the public realm must contain at least one window that provides an eye-level view between a habitable room and the adjoining street or park.
7. On a corner lot, the façade facing the secondary street in front of a boundary fence must have a similar treatment as the façade facing the primary street.
8. On a lot larger than 300m², a dwelling upper-level wall that faces a secondary street must be constructed:
 - Set in from the external façade of the ground level wall by at least 900mm;
 or
 - With more than 30% of the area of the wall glazed, and the remainder of the wall in material finishes that contrast with the ground floor wall.



9. The front façade must not be identical or very similar to the front facade on any dwelling within 3 lots in either direction on both sides of the street.
10. Dwelling designs must be contemporary. Modern interpretations of traditional styles will be considered on merit.
11. A structure, such as a porch or verandah, must provide weather protection to the area in front of the front door. The structure must be roofed, have an area of at least 4.0m², a depth of 1.5m, and be made of long-lasting materials.
12. The ceiling on the ground floor of the dwelling must be at least 2.5m above the floor level. If applicable, the second floor dwelling must also be at least 2.5m above the first floor.
13. In a facade facing a street, the material and colour of the wall above door (including garages) and window openings must be the same as the material and colour of the wall beside the opening.
14. External windows and doors must not contain stained glass or leadlight.
15. Security doors must be a neutral colour and the mesh pattern must be plain.
16. Roller shutters and or bars are not permitted on external windows.

4.3 BUILDING MATERIALS

Matilda encourages multiple textures and colours on the external façades of your dwelling. This brings contrast and interest to the streetscape.

Requirements

1. At least 50% of the external wall surfaces (all facades) must be brick or render. Other finishes will be considered on merit.
2. At least two materials must be used on the walls of the front façade.
3. The predominant material used on the walls of the front façade must cover no more than 70% of the solid area of the façade. Openings, such as doors and windows, are not part of the solid area. At the discretion of the DRP, a strongly contrasting second colour of the same material may be acceptable.
4. Allowable external wall materials are:
 - Render
 - Brick
 - Weatherboard or composite cladding
 - Stone
 - Tiles are not permitted on the front façade

Other materials may be permitted at the discretion of the DRP.



4.4 COLOURS

The colour scheme you choose is very important to the overall look of your dwelling. A good colour scheme will complement the building materials selected. Matilda strongly encourages the use of neutral colours to ensure there is consistency throughout all homes within the community.

Requirements

1. External colours must be muted, neutral or earthy tones, reflecting a contemporary theme and generally consistent with the following colour palettes. The DRP will generally not support the use of bright or feature colours.
2. All external features such as gutters, downpipes, window frames and doors must be consistent or complementary to the overall colour scheme.

External colours must be muted, neutral or earthy tones, as in the palettes of colours and materials shown below.



4.5 ROOFING

The roof design of your dwelling plays a pivotal role in creating the character of the streetscape. Matilda encourages creative design through the use of different shapes and angles.

Requirements

1. A hipped or gable roof must be pitched at least 22 degrees, unless approved by DRP.
2. Flat and or skillion roofs may be approved by the DRP. A flat roof must be surrounded by a parapet.
3. All roofs must include eaves of at least 450mm to the primary street frontage and wrap around corners by a minimum of 3.0m. Corner lot dwellings must include eaves to the full length of both primary and secondary street frontages, while full length eaves must also address the full length of adjoining public space.

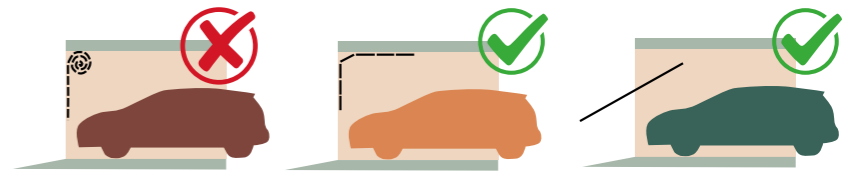
4. On a dwelling of two or more storeys, eaves at least 450mm deep must be provided around the entire dwelling.
5. The roof cladding material must be non-reflective corrugated Colorbond sheets; terracotta tiles; or concrete tiles.
6. Roof tiles must have a flat or slimline profile.
7. Carports and detached garages are prohibited. The garage roof must match the shape, material and colour of your dwelling's roof.

4.6 GARAGES

The garage forms a major part of the visual interest of your dwelling from the street and therefore it must compliment the dwelling façade.

Requirements

1. An enclosed garage must be provided.
2. The garage must have a panel lift or sectional style door to the street frontage.



Garage roller doors are prohibited.



3. The garage must be set back at least 5.0m from the front boundary.
4. The garage must be set back from the front wall of the dwelling by at least 500mm.
5. The opening for the garage door must be no wider than 4.8m. This may be increased for specific lots subject to DRP approval.
6. Only one garage, one driveway and one crossover are permitted per lot.
7. On a corner lot, if the garage is accessed from the secondary street, it must be set back from the front corner of the lot at least 5.0m.
8. On a corner lot, the garage may face a secondary street if: (a) it is set back from your lot's side boundary by at least 2.0m; and (b) it is further from the street corner than if it were on the primary street.
9. If your lot is adjacent to a public open space, the garage must be set back from the lot boundary abutting the public open space by at least 2.0m.
10. If the lot is larger than 300m², the lot width at the front wall of the house is 10m or less, and vehicle access is from the front of the lot, the garage opening must be no more than 3.0m wide.

4.7 DRIVEWAYS

Driveways should integrate with the front landscaping of your dwelling and not dominate the streetscape.

Requirements

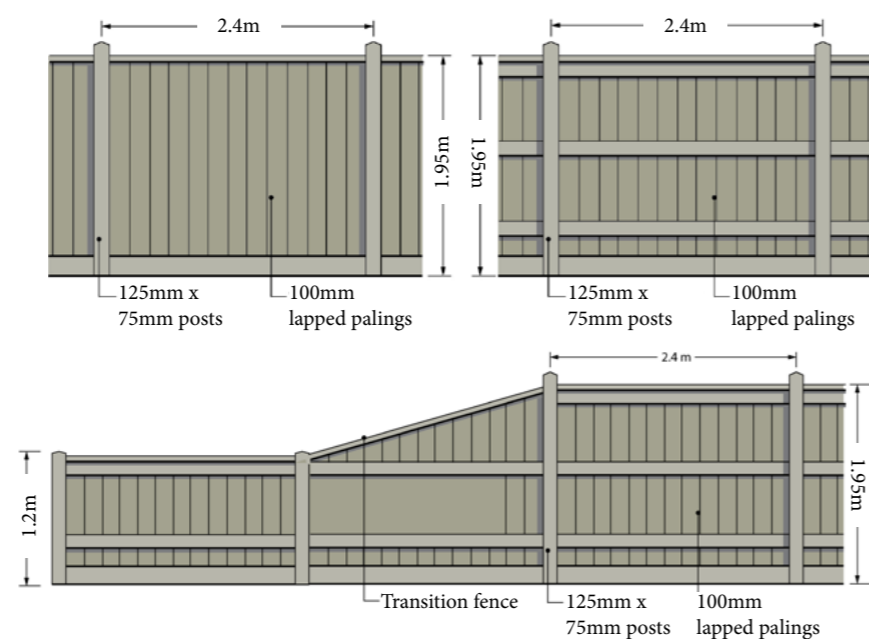
1. Driveways must be constructed of exposed aggregate, pavers or coloured concrete. Natural concrete is not permitted.
2. The width of your driveway at the front boundary of your lot must match the width of the crossover.
3. The width of your driveway must be no wider than the width of the garage opening.
4. The driveway must be offset from the closest side boundary by at least 400mm to allow for a garden bed.
5. The construction of the driveway must be completed prior to the issue of the Certificate of Occupancy.

4.8 FENCING

Installation of boundary fencing is the responsibility of each Purchaser, and must be installed prior to the issue of the Certificate of Occupancy.

Requirements

1. Side and rear boundary fences behind the front of your dwelling must be 1.95m, constructed from timber palings with capping and exposed posts.



Side and rear boundary fencing

2. With all lots comprising a land area of, and in excess of, 300m², side fences to the front yard are mandatory and must be no higher than 1.2 m. The fence may taper to meet the higher side fence behind the front of the house over no more than 2.0m. This does not apply where your lot's boundary adjoins the rear of a corner lot and/or an electrical kiosk.
3. Side fences to the front yard for lots less than 300m² are strongly recommended but are not mandatory. However, should a lot less than 300m² adjoin a lot comprising a land area of, and/or in excess of, 300m², side fences to the front yard are mandatory and must comply in accordance with 4.8.2.
4. The return fence must be set behind the front façade by at least 1.0m. On a corner lot, the fence along the secondary street boundary must be set behind the front façade by at least 3.0m.
5. A return fence (a fence between the dwelling and a side boundary) must run at 90 degrees to the dwelling. The fence, and any gate in it, must match the side fence in height, material and colour. Alternative fence styles will be considered on merit.
6. Access to the rear yard must be provided by a gate in the return fence or by a rear door in the garage.
7. All fences must be installed prior to the issue of the Certificate of Occupancy.
8. Front fencing is not permitted.



Services & Ancillary Items

5.1 SERVICES

Views to trees, shrubs and uncluttered dwellings look more attractive than views to aerials, air-conditioners, sheds, caravans and clotheslines. Well-presented dwellings will protect the investment of all Matilda residents.

Requirements

1. All external services and ancillary items including, but not limited to; air-conditioning units, hot water services, meter boxes, washing lines, plumbing infrastructure and water tanks must be coloured and positioned to minimise visibility from the street and neighbouring properties.
2. All roof-mounted fixtures including, but not limited to; TV antenna, satellite dishes, air-conditioning and evaporative cooling systems, must be designed and installed to minimise visibility from the street and neighbouring properties. Solar panels are excluded from this condition. Solar power is encouraged at Matilda.
3. Sheds, outbuildings and similar structures must be designed and located to minimise visibility and potential impact on neighbouring properties and the streetscape.
4. Sheds and outbuildings must have a floor area of no more than 20m², walls no higher than 2.4m, and a roof ridge no higher than 3.0m.
5. The cladding of sheds and outbuildings must be a muted colour and non-reflective.
6. Internal window furnishings must be fitted within 3 months of occupancy. Sheets, blankets, paper or similar materials are prohibited.
7. Commercial vehicles and trucks heavier than 1 tonne, boats and caravans are not to be stored or parked within public view.
8. Advertising signs are not permitted on vacant lots. One 'Dwelling for Sale' sign (maximum size 2.0m²) is acceptable once construction of your dwelling has commenced, evidenced by the pouring of the footings or slab of the dwelling.
9. Builder signs (maximum size 0.6m²) may be erected on your lot only at time of construction and must be removed immediately once construction is completed.
10. All builder's rubbish during construction must be contained within a skip or industrial bin.
11. Trade vehicles or delivery vehicles must not park on nature strips, footpaths, verges or park reserves.
12. Building materials must only be placed or stored within your lot. They must not be placed or stored outside the lot, such as on the nature strip, footpath or on any other property.

5.2 NATIONAL BROADBAND NETWORK (NBN)

Matilda will be serviced by the NBN. All lots will have access to this service. Your dwelling must be wired in accordance with the NBN requirements in order to correctly connect to the service.

5.2 SMALL LOT HOUSING CODE (Lots smaller than 300m²)

13. In addition to these Design Guidelines, the small lot housing code is applicable to these lots.
14. Some requirements of these Design Guidelines do not apply to dwellings on these lots.
15. Dwellings on SLHC lots must comply with all applicable requirements of these Design Guidelines. However, special consideration may be given for areas of non-compliance. Approval is at the discretion of the DRP.

Landscaping

6.1 LANDSCAPING

All front yard landscaping within Matilda must comply with the following requirements. Changes to any landscaping works must be approved by the DRP.

Requirements

1. Letterboxes must be in keeping with the style of the dwelling using similar colours and materials. Single post letterboxes are not permitted. Letterboxes must be located on the front boundary next to the driveway or path.
2. A minimum of one tree must be planted in the front yard. The tree must be at least 1.5m high at planting and with a mature height of at least 4.0m. Trees must be staked, tied and mulched immediately after planting.
3. No more than 40% of the front yard can be impermeable surfaces such as concrete. This includes the driveway and front path.
4. The Developer or its agent may (without any obligation to do so) enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the purchaser/owner agrees to meet the Developer's reasonable costs of doing so.
5. At least 60% of the front yard must be permeable surfaces, such as lawn, garden beds and gravel paths.
6. Garden beds must be covered with organic mulch to a depth of at least 75mm. Any proposed revision is subject to approval by the DRP.
7. Artificial lawn is generally discouraged, but may be approved by the DRP.
8. Residents must take responsibility in maintaining the nature strips/verge areas fronting their properties. This includes mowing, topdressing soil and placing seed where required.
9. The front garden potable and recycled water taps must be installed behind the front building line and must not be contained within the front garden or lawn area. The water meter cannot be in a central location of your front garden and must not be a focus of your front garden.

6.2 MAINTENANCE OF LOTS

1. It is your sole responsibility to maintain your front garden, including replacing any dead plants.
2. You must not allow any rubbish to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lot, including prior to the commencement of construction of the dwelling.
3. Front yards and verges must be kept tidy, with grass mowed regularly, gardens weeded and plants watered to ensure a lush and thriving look and feel.



Environmentally Sustainable Design (ESD)

7.1 ENERGY EFFICIENCY AND LIGHTING

Requirements

1. It is encouraged that all internal light fittings such as down lights, pendants, wall mounts etc. allow for compact fluorescents or LED.
2. External light fittings should not result in excessive light spill.

7.2 PASSIVE DESIGN

Passive design takes advantage of the natural climate to provide comfortable living, rather than relying on mechanical heating and cooling systems. It's better value and better for the planet. Below are some suggestions on how to achieve it in your dwelling.

Requirements

1. Face living spaces north to get the winter sun into those spaces.
2. Use retractable shading devices, trees, tinted or double-glazed glass etc. to prevent summer sun overheating north and west walls and the indoor areas behind them.
3. Locate private open space such as alfresco and courtyards on the north side of the lot, except where that is the front yard.
4. Use doors and walls to separate different spaces so you don't need to heat or cool the entire dwelling. If you can seal off hallways and stairways from the main living spaces, you can just heat the part you are spending most time in.

7.3 RECYCLED WATER

1. Connection to the recycled water infrastructure (i.e purple pipe) is a requirement of Yarra Valley Water. All dwellings must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering.
Please note that the Non-Drinking Water (NDW) network is currently supplied with Drinking Water (DW).

7.4 WATER EFFICIENCY

1. Water efficient fixtures and appliances can save an enormous amount of water. Please consider the WELS rating when choosing your fixtures and appliances.
2. All dwellings on lots greater than 300m² must provide a minimum 2000L rainwater tank, connected for toilet flushing and gardening use.

All sketches, diagrams, artist's impressions and images in these Guidelines are for illustrative purposes only and may not depict the actual development of Matilda. The information provided in these Guidelines, including all images and design requirements and recommendations, is believed to be correct at the date of publication, but will change from time to time without notice as the development and approvals proceed. Areas and dimensions are subject to survey. Any proposed facilities or amenities depicted or referred to in these Guidelines are subject to authority approvals and consents. Prospective purchasers must make their own continuing enquiries and investigations. The sale of a lot at Matilda, and these Guidelines, will be subject to the conditions of a contract of sale entered into between the purchaser and the vendor of the lot. The contract of sale is the entire agreement between the vendor and purchaser. All purchasers should rely solely on the terms of the contract of sale and obtain their own independent legal advice in relation to the terms of the contract of sale. 1150 Donnybrook Road Pty Ltd accepts no liability relating to, or resulting from, the use of or reliance on, any information contained in these Guidelines by any person. Compliance with the Guidelines, and approval of the Design Review Panel, does not imply that plans comply with statutory requirements, such as building regulations and energy rating standards. Applications to the Design Review Panel will be assessed against (and must comply with) the current version of the Design Guidelines as at the date of the submission. Please see matildadonnybrook.com.au for the current version of the Design Guidelines or email info@matildadonnybrook.com.au if you have any queries.

Checklist

- BAL requirements considered.
- All setbacks and encroachments comply with Building Envelope and/or Building Regulations (if applicable).
- Scale provided (1:100, 1:200).
- Side setback is at least 1.0m from one side boundary (excluding lots less than 300m²).
- Corner lot is setback 2.0m from the secondary street.
- Minimum rear setback of 2.0m shown.
- A Corner lot's secondary façade in front of side fencing is similar to the primary façade.
- Garage is setback at least 5.0m from the street and at least 0.5m behind the front wall of the dwelling.
- Complies with the Small Lot Housing Code (if applicable).
- Dwelling faces the front boundary.
- Minimum floor area complies.
- Front elevation sufficiently addresses the street.
- No identical or similar proposals within 3 lots (to be checked by the DRP).
- Dwelling design is contemporary.
- Minimum floor to ceiling height of 2.5m for the ground floor of the dwelling.
- External windows and doors do not contain stained glass.
- Security door contains plain mesh and is a neutral colour (if proposed).
- Windows do not contain roller shutters.
- At least 50% of the external walls are constructed from brick or a rendered finish.
- Front facade contains 2 materials, with 1 material not exceeding 70%.
- External colours are muted, neutral or earthy tones consistent with the example palettes.
- External items such as gutters, downpipes and window frames are consistent with, or complementary to the overall colour scheme.
- Minimum 22 degree pitch for a hipped roof.
- Any flat roof element contains suitable parapet treatment.
- 450mm eaves provided to the front facade (and corner elevation if applicable) with minimum 3.0m returns along the adjoining elevations, and full returns along public open space.
- Double storey dwelling contains eaves to the entire first floor.
- Roof is constructed from non-reflective corrugated colorbond or roof tiles in a flat/slimline profile.
- Garage roof complements the main roof design.
- Enclosed garage provided.

- Garages does not dominate the front facade and contains a sectional/panel lift door.
- Garage door no wider than 4.8m.
- Only one garage and crossover per lot.
- Driveway is constructed from exposed aggregate, pavers or coloured concrete.
- Minimum 400mm landscaping strip provided between the driveway and closest side boundary.
- Driveway tapers to match the width of the crossover at the front boundary.
- Driveway will be constructed prior to occupancy.
- Boundary fencing constructed from capped timber palings with exposed posts to a height of 1.8m - 1.95m, tapering down to 1.2m on side boundaries in the front yard (excluding corner boundaries).
- Fencing to the side street boundary of a corner lot stops at least 3.0m behind the front facade and behind the corner feature.
- Return fences/gates provided.
- No front fencing will be constructed.
- Boundary fencing must be constructed prior to the issue of the certificate of occupancy.
- Letterbox is in keeping with the style of the dwelling using similar colours and materials and is not a single post design. Letterbox will be constructed on the front boundary next to the driveway or path prior to the issue of the certificate of occupancy.
- The water meter and front garden potable and recycled water taps installed behind the front building line and not within the front garden or lawn area.
- All external services and ancillary items are coloured and positioned to minimise visibility from the street and neighbouring properties.
- All roof mounted fixtures are designed and installed to minimise visibility from the street and neighbouring properties.
- Sheds, outbuildings and similar structures designed to minimise visibility.
- Shed size and colour/finish complies.
- Internal windows furnishings shall be fitted within 3 months of occupancy.
- Commercial vehicles or trucks (greater than 1 tonne), boats or caravans shall not be stored or parked within public view.
- Any future signage to comply.
- Rubbish to be contained within a skip or industrial bin during construction.
- Wiring to be provided in accordance with NBN requirements.
- Dwellings on lots greater than 300m² must provide a minimum 2000L rainwater tank connected for toilet flushing and gardening use.



Matilda

D O N N Y B R O O K

SALES OFFICE

1150 Donnybrook Road,
Donnybrook VIC 3064
matildadonnybrook.com.au



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