

zenith

AT WANDANA

STAGE 2A - WANDANA HEIGHT CONTROLS



WANDANA HEIGHT CONTROLS

House and garden designs at Wandana are controlled through the Design Guidelines, which create a coherent vision for the Wandana community. The Design Guidelines ensure all homes at Wandana are built to a high standard, whilst encouraging a variety of housing styles which are in harmony with the streetscape.

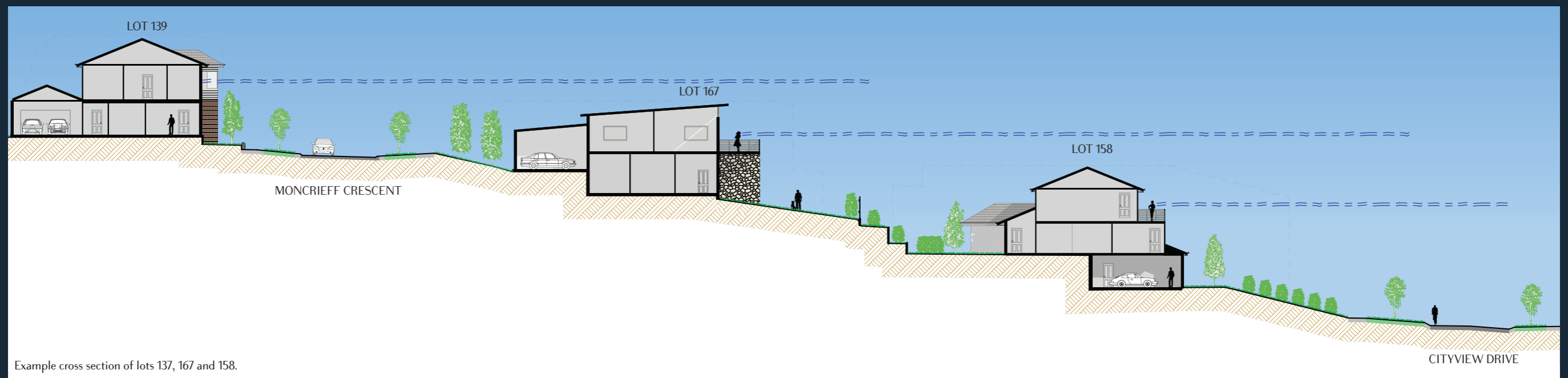
All homes in Wandana are required to adhere to a range of Siting and Orientation requirements noted in the Design Guidelines, noting in particular the maximum building height is 9 metres above the natural surface level of the ground directly below it. Natural surface level is defined as the ground level after engineering works have been completed. Wandana's Zenith Release offers exceptional views from Corio Bay to the Bass Strait, and additional height controls have been applied to some lots within the release, which protect the unique, breathtaking views, and enable purchasers to build their dream home.

Affected lots can build to a fixed maximum height which is controlled through a restriction in the Plan of Subdivision. The restrictions vary depending on if the lot fronts Moncrieff Crescent or Cityview Drive.

- For lots that front Moncrieff Crescent, maximum height across the block is fixed at 5.5m above the natural surface level, at the front of the building envelope, at the block width midpoint.
- For lots that front Cityview Drive, the maximum height is fixed at 5.5m above the natural surface level at the double story rear building envelope, at the block width midpoint.

The cross section below demonstrates that although the height controls act as a maximum allowable height across the block, a huge range of design flexibility is provided to enable a wide range of stunning home designs.

A great deal of care has gone into creating the Design Guidelines and Height Controls, and we look forward to working with you through the process of making Wandana your home.



Example cross section of lots 137, 167 and 158.



Cnr Barabool Rd & Cityview Dr,
Wandana Heights VIC 3216
Ph: 1300 030 904

wandana.com.au



SELLING AGENT



Disclaimer: Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Particulars herein are for information only and do not constitute any representation by the vendors or the agent and are expressly excluded from any contract. Photographs depict lifestyle only.