

**MELTON PLANNING SCHEME**

This is the document referred to in Planning Permit

No. PA2012/3782 Pages 25 to 48

Condition 2 & 3 (stage 19-post B)

[Signature] 21/12/16

Signature of Responsible Authority Date

# Bloomdale

by AVID Property Group

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## Design Guidelines

December 2016 Stage 19B

**Medium Density**

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## Design Guidelines

December 2016 Stage 19B

**Medium Density**

# Stage 19B



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# Illustrative Masterplan



Stage 19B includes lots 1901-1951 & lot 1971

- A : Lot “Type A” . These lots are subject to “Type A” conditions as designated in the City of Melton Small Lot Housing Code.
- B : Lot “Type B” . These lots are subject to “Type B” conditions as designated in the City of Melton Small Lot Housing Code.
- C : Lot “Type C” . ResCode applies.

NOTES:

The depiction of landscaping, footpaths street tree planting, embellishment of parks and the like are indicative only and do not necessarily reflect final design that requires the inputs and approvals by various authorities.

# 01 Bloomdale vision

## Place you'll love to call home

Bloomdale, Diggers Rest is a vast new residential development designed to create an exceptional living environment for all residents. Residents will be provided with a host of desirable and functional services, with a focus on quality of lifestyle.

The Bloomdale master plan has been developed as a specific response to its natural environment, with the intent of nurturing a cohesive neighbourhood and promoting the needs of its community. Ranging in lot size, the Bloomdale master plan is delivering in excess of 1600 dwellings in a community based environment.

In addition to the natural attributes offered at Bloomdale, master planning will also cater for an architecturally designed activity centre. Proposed to be centrally positioned, this facility will form the hub for many community based activities and reflect the progressive architectural principles of design which will be encouraged and reflected throughout the entire community.

# 02 Design guidelines

These Design Guidelines apply to all residential lots approved under Melton Planning Permit No. PA2012/3782-2 or any amendment of that permit that are within stage 19B.

This Design Guidelines document has been prepared to assist Owners, Designers and Builders by guiding the design of the built environment within Bloomdale. These Design Guidelines present a series of measures designed to protect the design integrity of Bloomdale and ensure a high standard of innovative, contemporary and environmentally compatible design that will support the value of the investment in your home.

The Design Guidelines will also support the creation of the character of the neighbourhood and achieve an appropriate level of quality housing and streetscape development at Bloomdale.

These Design Guidelines may be amended on occasions at the developer's discretion, subject to City of Melton approval, to reflect changes in design trends or to coincide with the release of later stages.

All care has been taken to ensure that the Design Guidelines comply with current building legislation. However, the Owner is responsible for ensuring compliance with all statutory requirements.

Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.

## 03 Approval Process

### STEP 1

Purchase Land

### STEP 2

Design House to comply with these 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

Obtain building permit

### STEP 6

Construction of dwelling

## 04 Developer's approval

The siting and design of homes at Bloomdale is to be approved by The Bloomdale Building and Design Approval Committee (BBDAC). Approval by the BBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme.

The BBDAC also reserves the right to approve applications based on architectural merit.

It is the applicant's responsibility to ensure that plans meet the relevant planning and building requirements, in addition to these design guidelines.

The BBDAC Approval application form and checklist is included as Appendix 1 to this document.

Only a fully scaled set of application documents will be considered. No concept designs will be accepted.

The BBDAC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. Applications that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The BBDAC may also offer suggestions intended to improve designs.

If the design submission does not comply with the Design Guidelines, the BBDAC will advise the applicant of the reasons of non-compliance and suggest amendments. Applicants will then be required to re-submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the BBDAC.

The BBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Melton or an accredited building surveyor.

## 05 Planning permit requirements

A planning permit is not required to construct or extend one dwelling on a lot with an area less than 300m<sup>2</sup> where:

- The land is identified on the Plan of Subdivision as a lot where the provisions of the Small Lot Housing Code apply (either Type A or Type B), and
- an approved building envelope as defined in Part 4 of the Building Regulations 2006 applies to the lot, and
- the building envelope complies with the Small Lot Housing Code incorporated in the City of Melton Planning Scheme; and
- the dwelling is constructed or extended in compliance with the building envelope.

Lots with an area of 300m<sup>2</sup> or less without an approved building envelope are required to obtain a planning permit from the City of Melton prior to obtaining a Building Permit. These lots must also comply with the relevant requirements of these design guidelines and obtain approval from the BBDAC before applying for a Planning Permit.

## 06 Covenants

These design guidelines are registered on the property Title as a Memorandum of Common Provisions (MCP) referred to by a restrictive covenant.

In the event that requirements under the Design Guidelines contradict covenants defined within the Plan of Subdivision or the MCPs, the Plan of Subdivision or the MCP will prevail.

## 07 Statutory obligations

Together with the Design Guidelines and Covenants, it will be the purchaser's responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.



# 08 Lot definitions

Lots within the context of these guidelines include:

## Medium Density Lot

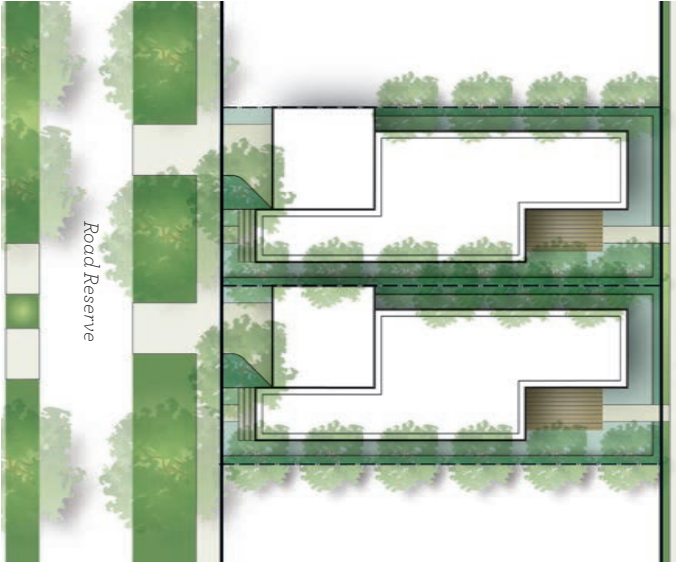
- A Lot that is less than 300m<sup>2</sup>.

## Corner Lot

- A Lot with a corner where two boundaries are adjacent to a street or public open space.

## Rear Loaded Lot

- A Lot where the front boundary addresses the primary street or public open space and the garage is located to the rear accessed from a laneway.
- Where a rear loaded Lot is on a corner, both the dual fronted guidelines and the corner Lot guidelines must be met.



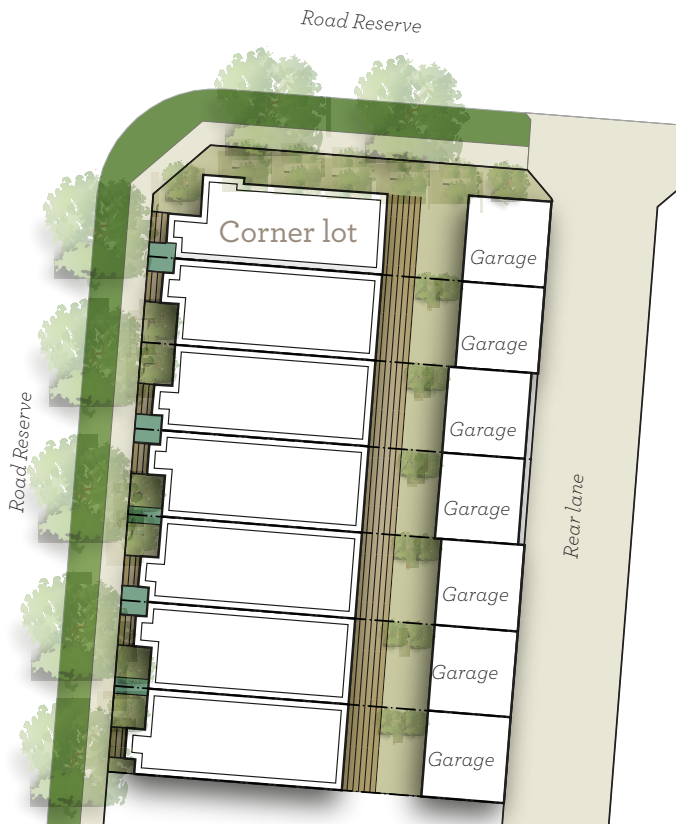
Medium density lots

# 09 How to use these guidelines

Guidelines	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
Design Guideline for Stage 19B	□	■	■

Guideline not applicable and does not need to be met

Guidelines must be met



Corner and Rear Loaded lots

# 10 Dwelling design

## 10.1 Dwellings

Only one dwelling is permitted per property.

## 10.2 Siting

All siting, setbacks and encroachments as per Small Lot Housing Code and Rescode for lots greater than 300m<sup>2</sup>, except Lot 1938 where a building envelope is provided to enable consistent front setback with the adjoining lots.

## 10.3 Architectural Characteristics

Designs incorporating a variety of modern architectural styles are encouraged. Unique dwelling designs displaying innovation and originality will be assessed on their architectural merit if they are shown to be in keeping with the contemporary design intent of Bloomdale.

Architectural features such as verandahs, portico's, feature windows and façade detailing are required. Building materials such as masonry, render, natural stone and timber cladding should be used and paint work should be complementary in colour selection.

Contemporary roof and awning themes coupled with appropriate façade detailing for all dwelling types are also preferred design initiatives.

Dwellings constructed on corner blocks and on lots that abut public open space areas such as a park or reserve must address both street frontages through the use of wrap around verandahs, feature windows, detailing, etc. Well-articulated architectural treatments should be provided where built form is visible beyond the side fence line, and at upper levels.

## 10.4 Entry Statement

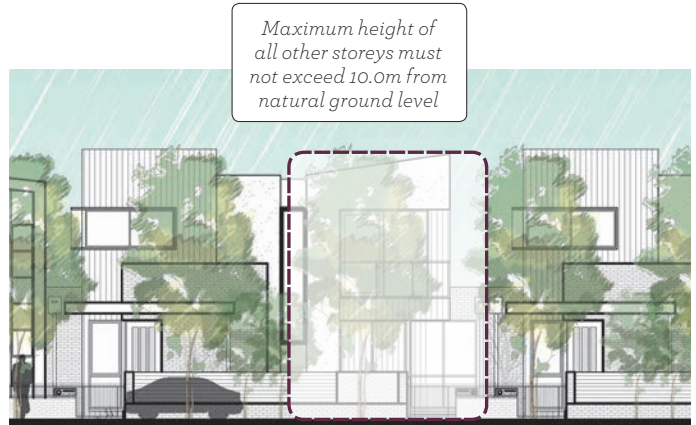
Guidelines	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
An entry structure/feature is required to clearly identify the main entry to the house.	■	■	■
An entry statement must be typically located on the front façade.	■	□	■



## 10.5 Building Heights

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
The maximum height of a building must not exceed 10.0m.	■	■	■
A minimum ceiling height of 2550mm is required for the ground floor of all dwellings and 2440mm is required for the upper storeys of all dwellings.	■	■	■

Where the building heights do not meet the above guidelines the design will be assessed on architectural merit.



Building height diagram

## 10.6 Roofs

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
Roof pitch must be 22° minimum for gabled and hipped roof forms.	■	■	■
Eaves with a minimum overhang of 450mm must be incorporated into all single storey dwelling façades where they front the street.	■	■	■
Eaves with a minimum overhang of 450mm must be incorporated to all façades of the uppermost floor.	■	■	■
Skillion roofs must be a minimum 10° pitch.	■	■	■
A roof must be clad in slim line profiled roof tiles or Colorbond® metal sheet cladding. No reflective metal sheet cladding will be permitted.	■	■	■



Example of roof forms in accordance with these guidelines

## 10.7 Garage design

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>General Garage Guidelines</b>			
Garage must be set back a minimum of 840mm from the front façade.	■	■	□
Carports are prohibited.	■	■	□
For a single storey dwelling the width of the garage door must not exceed 50% of the Lot's total street frontage.	■	■	□
For more than 1 storey the area of the garage door or opening must not exceed 30% of the area of the front façade (excluding roof area).	■	■	□
Garages must have a slim line, sectional, tilt or panel lift door to all street frontages.	■	■	■
Roller doors are not permitted.	■	■	■
<b>Corner Lots</b>			
Where facing the secondary street frontage, the garage must be setback a minimum of 470mm from the secondary street frontage.	□	■	■
On dwellings with more than two bedrooms a double garage must be provided when the garage is facing the secondary street frontage.	□	■	□
<b>Rear Loaded Dwelling</b>			
A garage or carport must be located at the rear of the dwelling where a rear lane is provided.	□	□	■
Materials and colours on the rear façade on a laneway must repeat the palette used on the front façade.	□	□	■

## 10.8 Windows and shutters

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
External roller shutters and security screens are not permitted where visible from either front, side streets or open space.	■	■	■
Reflective glazing is not be permitted.	■	■	■



Garage setback diagram

# 11 Materials and colours

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Front Façade</b>			
The front façade of the home must include a minimum of three different materials. The 'third' material may include feature type garage door, (ie. timber look or other 'non standard' panel/tilt doors that include glazing). This does not include the doors, fascia or gutters.	■	■	■
For two storey dwellings, the facade must consist of a maximum of 75% face brick, brick or masonry veneer or other approved texture coated material. At least 25% of the facade of the home must be finished in a contrasting/feature element in a different texture, material or colour.	■	■	■
<b>Side Façade</b>			
Materials and colours on the side façade should repeat the palette used on the front façade, providing a continuous appearance on both the front and side elevations.	□	■	□
<b>Rear Façade</b>			
The rear façade of the home must include a minimum of two different materials, that are complementary to the front façade and side façade when on a corner.	□	■	■
Materials and colours on the rear façade on a laneway must repeat the palette used on the front façade.	□	□	■



Example of front façade and side façade materials and colours



Example of side façade materials and colours



Example of rear façade materials and colours

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Other</b>			
Unpainted and/or untreated metalwork will not be permitted.	■	■	■
Infill panels such as painted fibre cement sheet are not permitted above window, door openings or garages on façades facing the front street, side street or open space.	■	■	■
<b>Colour Schemes</b>			
A harmonious colour palette consisting of natural, subdued hues which are complementary to the surrounding environment and colour tones which reflect the theme of the dwelling will be encouraged.	■	■	■

Where the materials and colours of a dwelling do not meet the above guidelines the design will be assessed on architectural merit.



Example of infill panel above opening not permitted



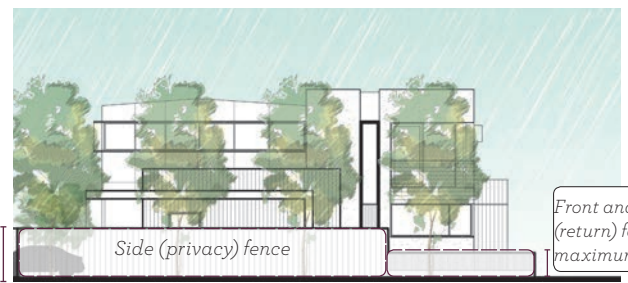
Example of harmonious colour palette

# 12 Fencing, driveways and landscaping

## 12.1 Fencing

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Front Fencing</b>			
Front fencing may be installed to a maximum height of 1.2m.	■	■	■
Front fences must be constructed in materials to complement the materials used to construct the front façade of the dwelling.	■	■	■
Front fencing must include predominantly open panels. Piers/posts and plinth components can be solid.	■	■	■
On corner lots front fencing must return around the corner of the property and extend to meet the side fence.	□	■	■
Where tubular metal fencing is used, it must not be standalone panels, and it should be incorporated with piers.	■	■	■
<b>Side &amp; Rear Fencing</b>			
Side and rear fencing must be constructed from timber palings to a height of 1.9m. The side fencing must be setback at least 1.0m behind the front building line where dwellings are detached. Where timber paling fencing is used, timber capping is encouraged.	■	■	■
On corner lots, fencing to the secondary street frontage should be setback a minimum of 3.0m from front building face of the dwelling. The side fencing along the secondary street frontage must be constructed from capped timber palings with exposed posts and installed to a height of 1.9m.	□	■	■

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Rear fencing in rear loaded lots</b>			
Fencing must have a finished appearance that complements the dwelling and garage. Paling fences with timber posts will not be permitted. For pedestrian access, a gate should be accommodated within the rear frontage. The finish and appearance of the gate must be similar to that of the fencing.	□	□	■



Side fences (corner lots)

On corner lots, low (1.2m) fence must extend for a minimum of 3.0m beyond the front building face of the dwelling (excluding porches, verandahs and other encroachments)

Maximum front fence height 1.2m



Front fences



Example of front fence not in accordance with these guidelines

## 12.2 Driveways

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
There must be only one driveway per allotment. Driveway must be constructed of coloured concrete in earthy tones (colour must be through concrete and not painted on), plain concrete or exposed aggregate.	■	■	■
Decorative, patterned or stencilled concrete is not permitted.	■	■	■
For Types A and C dwellings the driveway must be setback a minimum of 300mm from the side boundary to allow for screen planting.	■	■	□
All driveways must be constructed prior to Occupancy Permit.	■	■	■

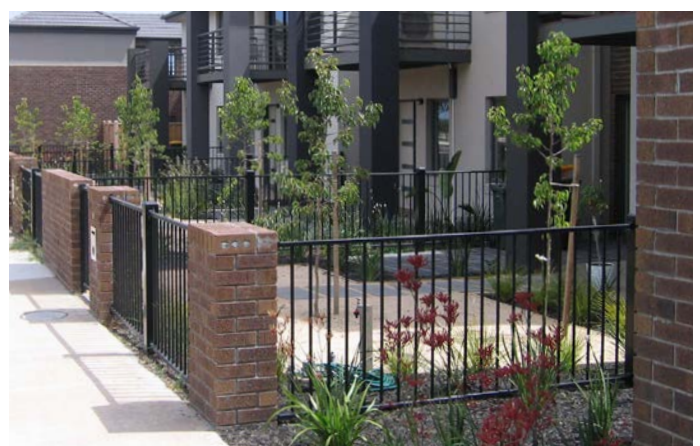
Where the driveways do not meet the guidelines above the design will be assessed on architectural merit.



Example of driveways in accordance with these guidelines

## 12.3 Landscaping

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
Each property shall have an appropriately designed garden that complements the house design.	■	■	■
Minimum requirements 1 x large tree (100 litre pot minimum) width dependent Min 50% soft scape (synthetic turf allowed)			
Feature stonework (pebbles, aggregates, etc) allowed. Plain road base type material including crushed rock is not allowed. Nature strips to be lawn Garden beds to be planted	■	■	■
Front and rear yards are to be maintained to an acceptable level by the owner otherwise the developer reserves the right to take necessary remedial works at owner's cost.	■	■	■



Example of front landscape in accordance with these guidelines



# 13 Service locations and ancillary structures

GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Detached Garages</b>			
The purchaser will not construct or move an existing garage or outbuilding of any type on the land as a sole structure without first applying to and obtaining approval in writing from the Assessment Panel.	■	■	■
<b>Service Locations</b>			
Meter boxes must be painted to match the surrounding wall colour.	■	■	■
Solar hot water tanks, hot water tanks and rainwater tanks must be screened from view from adjacent streets and public open space.	■	■	■
Evaporative cooling units and air conditioners must be located below the ridge line and should not be visible from the primary street or public open space and must be the colour of the roof.	■	■	■
Aerials and satellite dishes should not be visible from the front street or from the secondary street frontage.	■	■	■
Solar hot water panels and photovoltaic panels should not be visible from the primary street or secondary street frontage excluding rear laneway. Where visible from primary or secondary streets they must follow the roof pitch.	■	■	■
Refuse bins must not be stored where visible from the street and public open space.	■	■	■
Downpipes should not be located on the front facade of the dwelling where practicable. Where visible from the front or secondary street frontages, downpipes should be painted or finished to blend with the key facade materials.	■	■	■

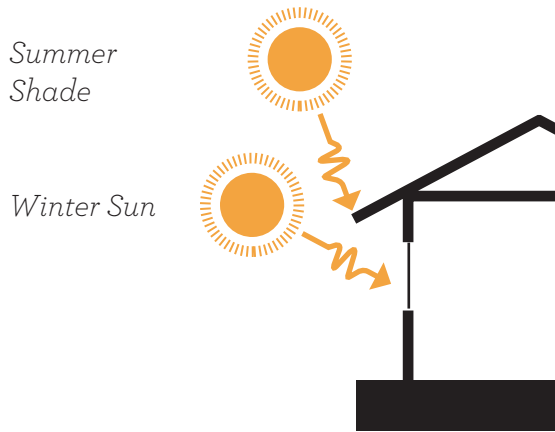
GUIDELINES	MEDIUM DENSITY LOT	CORNER LOT	REAR LOADED LOT
<b>Pergolas, Patios and Decking</b>			
Any proposed additional buildings or ancillary structures including decking, pergolas, patios, carports, swimming pools, BBQ areas or similar, must be submitted to the BBDAC for approval. This can be done at the time of submitting the dwelling design or done at a later date as a standalone submission.	■	■	■



Example of meter box colour and hot water tank location in accordance with these guidelines

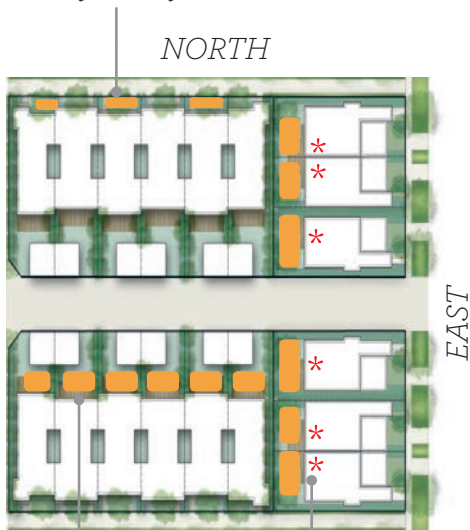
# 14 Environmental Sustainability

## ENERGY EFFICIENCY TECHNIQUES



## ORIENTATION

*Sunny front yards*



*Sunny backyards*

*Optimal location for living areas*

## 14.1 Liveability Considerations

Applicants are encouraged to submit designs that are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter.

Lots on the north side of a street will have sunny backyards – good for private outdoor living.

Lots on the south side of a street will have sunny front yards – good for show piece gardens.

Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or Building Surveyor prior to construction.

## 14.2 Rainwater Tanks

Rainwater storage is encouraged. The rainwater tank and all accessories must not be located in front of the dwelling or be visible from the street and public spaces. The rainwater tank and all accessories must be coloured to match the dwelling.

To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment for appropriate storage requirements in relation to the collection area provided.

### 14.3 Recycled Water

Recycled water will be in use at Bloomdale for toilet flushing and garden usage. All residents are required to connect their dwellings to this service to reduce the consumption of potable water.

For more information, please visit [www.westernwater.com.au](http://www.westernwater.com.au), or visit the link below to find out about recycled water in the home, and download the 'recycled water in the home information kit.'

<http://www.westernwater.com.au/wsservices/Recycledwater/Pages/Recycledwaterinthehome.aspx>

### 14.4 Energy Ratings

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

### 14.5 NBN Co

The development qualifies for future NBN roll out. All premises must be aware of and conform with the NBN Co Preparation and Installation Guide for SDU's and MDU's.

<http://www.nbnco.com.au/assets/documents/preparation-and-installation-guide-for-sdus-and-mdus.pdf>

# 15 Further information

## 15.1 Construction Requirements

A temporary fence must be constructed on site before construction works commence.

Waste receptacles must be located within the temporary fencing. They must not be located on nature strips.

Industrial bins are not permitted.

Cages must be provided on the construction site for storing/containing product waste.

Silt traps and fences are to be provided before construction work commences.

Crushed rock to the driveway must be provided to minimise the transportation of mud from sites under construction as well as appropriate crossover protection such as strapped timber boarding.

## 15.2 Application

Completed Application Form

Completion and submission of the following drawings with completed checklist and a copy of the drawings at A3 are required and must include:

- 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 setbacks
  - 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. Surrounding/neighbouring properties setbacks
- Plans (1:100 scale)
  - Room names and areas
  - Internal & external dimensions
  - Location of meter box
  - Location of hot water tank
- Elevations (1:100 scale)
  - of all sides of the building
  - Indication of existing site levels
  - Indication of proposed floor and excavated site levels
  - Proposed retaining walls or 45 degree batters
  - Location and extent of proposed materials and colours
  - Position of solar panels and air conditioning units if applicable
  - Position, sizes and proposed materials and colours of any screening to services such as gas meters where required
  - Roof pitch and heights

## 15.3 Materials & 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.

## 15.4 Landscaping Design

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

The Design Review Panel will endeavour to assess and provide an assessment outcome to the applicant within a maximum of 7 business days. Failure to send above documents, or provide adequate details, may delay the approval process.

# 16 Application requirement checklist

## 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 & 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 or the Design Review Panel will endeavour to assess and provide an assessment outcome to the applicant within a maximum of 7 business days. Failure to send the above documents, or provide adequate details, may delay the approval process.

# 17 Application form

Allotment details	
Lot number	
Street	
Suburb	
Owners details	
Name	
Mailing address	
Phone - business hours	
Phone - mobile	
Email	
Builders details	
Name	
Company	
Mailing address	
Phone - business hours	
Phone - mobile	
Email	
Design details	
House type	
Façade type	

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

Yes       No       Unsure

Submission

You can submit your application by either:

EMAIL:

MAIL:

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

- A3 COPY OF SITE PLAN
- A3 COPY OF FULL SET OF BUILDING PLANS INCLUDING FLOOR PLAN, ROOF PLAN AND ELEVATIONS
- A3 COPY OF MATERIAL AND COLOUR SCHEDULE

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 proposal, 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.

Building Regulations or City of Melton Planning Scheme.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date





## Location

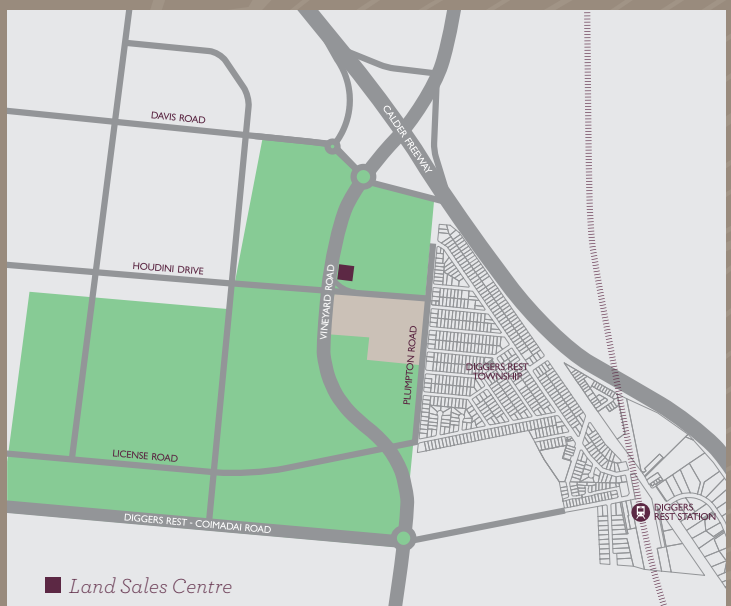
Bloomdale is located on Vineyard Road in Diggers Rest. If you're travelling by car, head north on the Calder Freeway towards Bendigo, take the second Diggers Rest exit and turn left at the roundabout onto Vineyard Road. If you're travelling by train, Bloomdale is located only 2 minutes drive from the new Diggers Rest Train Station which is on the Sunbury Line and operates full Metro services.

## Land Sales Centre

Sully Court (off Houdini Drive), Diggers Rest  
Open 7 days 10am - 5pm  
Melway ref: 351K3  
Call 1300 656 011

Email [bloomdale@avidpropertygroup.com.au](mailto:bloomdale@avidpropertygroup.com.au)

Visit [bloomdale.com.au](http://bloomdale.com.au)



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