

merindah

Design Guidelines



Contents

The Merindah Vision	2
Purpose	3
Submission Requirements & Development Approval Process	3
Sitting & Orientation	4
Dwelling Design	6
Fencing	8
Landscaping	9
Other	9



“

The key focus of the urban design is to ensure that the built form and natural environment live in harmony.

”

The Merindah Vision

Merindah will represent an environmentally sustainable future of community living in the Armstrong Creek region. Residents will benefit from a well located and planned estate that will provide easy access to all that's available in the region. The development is well located and will be surrounded by existing residential estates provide easy access to Woolworths, a combined primary and secondary school offering, commercial shopping strips, restaurants, the Armstrong Creek east Community Hub, football grounds, netball courts and a variety of open space opportunities.

A focus on the environment and impacts that development create is the philosophy for Merindah. Merindah is well located and has been designed to encourage active, healthy lifestyles and a reduced dependence on cars with immediate access to kilometres of walking and cycling paths, significant areas of public open space and conversation parks.

Purpose

The key purpose of these design guidelines is to promote high quality of homes that protects your investment.

These design guidelines are subject to change to reflect building trends and amendments to legislation affecting building approvals.

Submission Requirements & Development Approval Process

The siting and design of your home is required to be approved by the Merindah Design Review Panel (MDRP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the MDRP for approval.

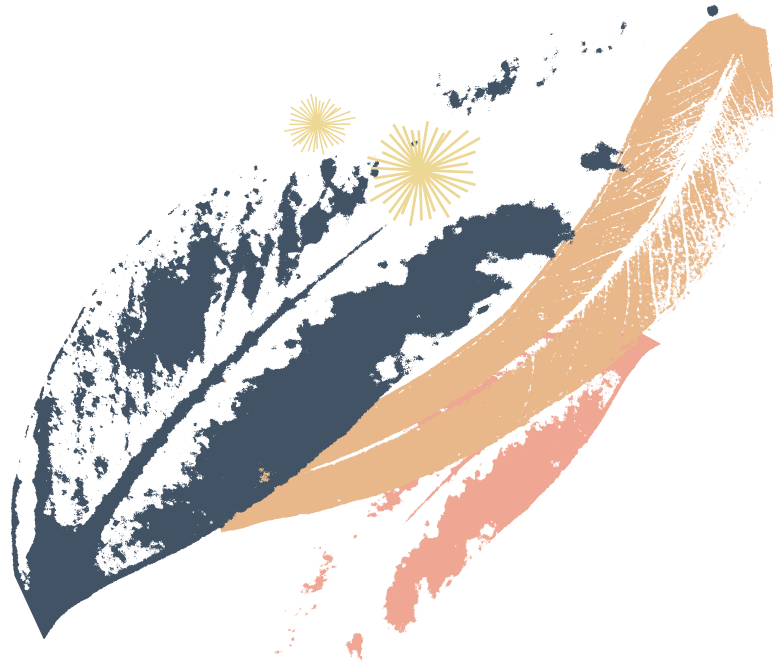
To obtain the Developers approval, you must forward the Merindah Design and Siting Application Form (found at the rear of this document) to:

SMEC Design Review
C/o: PO Box 8109, Rippleside, VIC, 3215

Please provide PDF copies in A4 or A3 format to the MDRP for approval as follows:

- Site plan (1:200 scale) showing: - setbacks from all boundaries - Building Envelope - Existing contours - Proposed finished floor levels and site levels - External features including driveways, paths, fencing and outbuildings - Landscaping
- House floor plans (1:100 scale)
- Elevations from four sides (1:100 scale)
- Schedule of external materials and colours. Colour swatches must be provided.

Note: internal fit-out details such as kitchens etc. are not required



The reviewer will assess all designs and either provide a notice of approval or specify how the submission requires amendments to ensure consistency with the Guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor design elements. Furthermore, the MDRP may make suggestions intended to improve the design.

The MDRP will use its best endeavors to assess proposals in the shortest possible time and generally within 14 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from Greater Geelong City Council or relevant private Building Surveyor and/or any other relevant authorities required by the authority approval process.

Approval must be obtained from the relevant authorities for Building Permits, build over easements and connections etc. Report and consents cannot be requested for regulations that are covered under the approved Building Envelopes. Approval by the MDRP does not infer compliance under the Building Code of Australia, Rescode and other applicable planning or building regulations.

Once a Building Permit has been obtained, construction of your house may begin.

Siting & Orientation

Where possible, each dwelling should be designed to maximise the advantages and natural characteristics of the site. Solar angles, views, relationship to the street, open space, landscaping and adjoining dwelling type should all be considered to create a responsive design solution in keeping with the intent of the Merindah vision.

2.1 All Lots

- A front (primary) boundary is deemed to be that part of the lot with the street frontage being the smallest dimension, unless the Building Envelope Plan indicates otherwise;
- Only one dwelling may be built on any one lot unless specified in the applicable Plan of Subdivision;
- All building works including eaves, verandahs, porticos and pergolas must comply with current Planning Controls / ResCode;
- Each dwelling must be set back from the front boundary according to ResCode (Clause 54), unless otherwise specified in the applicable Plan of Subdivision or in accordance with the Small Lot Housing Code;
- Garages located on the primary street frontage must be located a minimum of 0.5 metres behind the main façade of the dwelling, unless otherwise approved by the MDRP.
- Where building envelopes have been prepared on the Plan of Subdivision these building envelopes will indicate the area on each lot where a building can be sited.

2.2 Corner Lots

For the purposes of these guidelines a corner lot is to be defined as a lot with a secondary boundary facing a road or an open space reserve at the discretion of the MDRP. Corner lots have significant impact on neighborhood character, and therefore, considerable attention is required to ensure that a desirable outcome is achieved.

It is important to provide an appropriate corner feature to your home that will 'turn the corner' for both single and two storey dwellings. At least one of the following building elements must be incorporated into the design as a corner feature:

- Feature windows such as gable, etc.
- A return verandah
- An articulated step out or setback
- Pergola
- Replicated front portico
- Other alternative submissions will be considered by the MDRP

Blank walls to the secondary façade will not be permitted.

Corner allotments with proposed crossovers intended to be located on a secondary street frontage may be considered by the MDRP on an individual basis.

2.3 Small Lot Housing Code (SLHC) Lots

Lots that are less than 300 square metres will be assessed against the Small Lot Housing Code.

- Some requirements of these design guidelines do not apply to dwellings on these lots.
- Dwellings on these lots shall be designed to 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 MDRP.

2.4 Conventional Allotments

Side setbacks need to allow for adequate landscaping and clear pedestrian access around the dwelling. Generally, single storey dwellings must have a minimum side setback of 1 metre at ground floor level, however zero lot line construction may be considered if it accords with all relevant authority standards including building envelope plans and profiles. This also applies to boundary setbacks on double storey developments.

On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary street frontage (the smaller lot dimension generally defines the primary frontage), unless otherwise approved by the MDRP.

The dwelling (front building line) must be setback a minimum of 4.0 metres and a maximum of 6 metres from the front boundary.

2.5 Medium Density Lots

For medium density lots (lot numbers are 121 – 126 inclusive and 217 – 222 inclusive), the Site and Floor Plans must show (unless otherwise approved by the MDRP):

- i) An even number of lots within the block;
- ii) 7 metre wide lots results in a 6 metre wide double vehicle crossing (3 metre per lot) as shown in the layout below;
- iii) Ensure the driveways of each lot line up with the edge of the vehicle crossover where it intersects the road reserve boundary;
- iv) Ensure the garage setback is at least 5.4 metre;
- v) Ensure a separate footpath between the road reserve boundary and the entry of each dwelling;
- vi) Services to each lot not to be located with 1.3 metre of the property boundary to allow for tree planting in the nature strip;
- vii) The 3 metre of vehicle crossings available to each lot means that it is not practical for double garages where there is equal accessibility to each car space. The design shall include a single garage 6 metre long x 3.5 metre wide with a min 2.8 metre door opening;
- viii) Each dwelling must show the storage location for up to 4 bins (not in the front setback), the location of the letterbox, internal storage, etc.





Dwelling Design

3.1 Architectural Character Mandatory Standards

The requirements below do not apply to the KAYA Lots (lot numbers are 121 – 126 inclusive and 217 – 222 inclusive):-

- No dwelling may exceed two storeys in height;
- Ceiling heights for all dwellings must not be less than 2.4 metres above floor level;
- All dwellings must have a verandah, portico, porch or other similar entrance feature surrounding the front entrance;
- No Kit homes or relocatable dwellings are permitted;
- Roof pitches are to be a minimum of 22 degrees. Alternate roof forms including combinations will be considered by the MDRP provided it can be demonstrated that they comply with the overall objective and intent of the guidelines;
- Roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective (using muted tones only). Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved due to reflection issues caused by light coloured or untreated roof surfaces;
- The ground floor of a dwelling must be 300mm higher than the lowest finished surface level of the lot.



3.2 Building Materials and Colour Palette

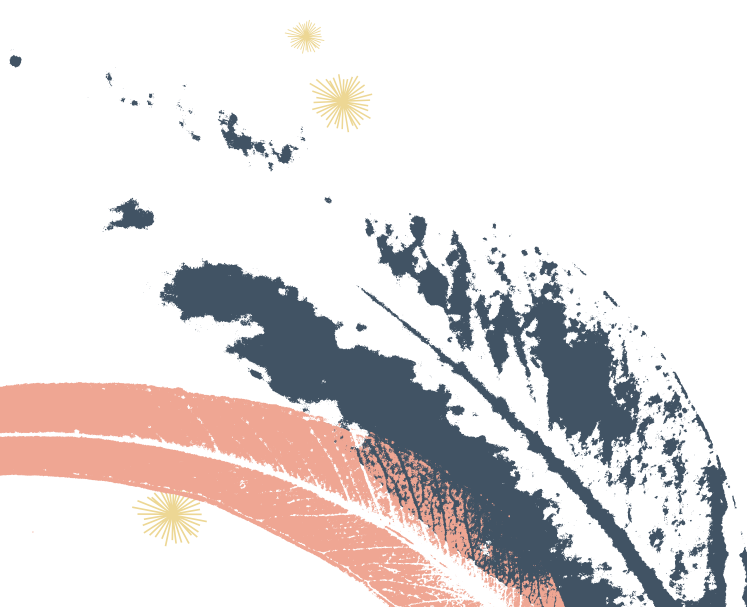
An important element in maintaining a high quality of residential neighbourhood character is the right choice of external building materials, colours and other related finishes. External walls of each dwelling must be constructed of either:

- Face brickwork;
- Rendered or bagged brickwork/ concrete block but must be painted or coloured;
- Weatherboards, composite cladding materials and cement sheeting (painted, rendered or similar textured finish);
- Selected stone;
- Muted colours and finishes shall be used to blend with the natural setting of Merindah;
- External windows and doors other than those utilized in an entrance situation are not to contain reflective, frosted, coloured or patterned film on glass unless governed by authority and/or ResCode requirements or approved by the MDRP.

3.3 Garages

It is preferred that garages are designed to minimise their visual impact to the streetscape. In assisting to minimise the visual impact of the garage, the guidelines encourage roof construction of the garage to be incorporated within the main roof form of the dwelling. The below requirements do not apply to the KAYA Lots (lot numbers are 121 – 126 inclusive and 217 – 222 inclusive).

- Garages located on the primary street frontage must be located either on the side boundary or a minimum of 1.0 metre off that side boundary unless otherwise noted or approved to vary this guideline by the MDRP;
- Unenclosed sides of garages are not permitted to face a street frontage but may be located behind garages and residences. The MDRP reserves the right to limit the area of an unenclosed garage under roof;
- Garage doors shall not be more than 6 metres in width. Roller doors are not permitted;
- The garage on lots with a frontage in excess of 12.5 metres must be capable of accommodating a minimum of two vehicles unless approved by the MDRP;
- The garage on lots with a frontage equal to or less than 12.5 metres must be capable of accommodating a minimum of one vehicle, with an additional area available on the lot to park a second car unless approved by the MDRP (SLHC lots are at the discretion of MDRP).



Fencing

The fencing of your home and that of your neighbour will affect the overall aesthetics of Merindah as it plays an important role in the streetscape and transition between public and private spaces.

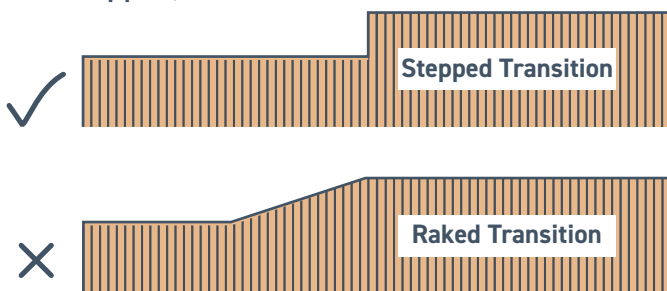
4.1 Front Fencing

- Front fences are not encouraged.
- Sheet steel, compressed board or Colorbond fencing will not be permitted.

4.2 Typical Side and Rear Fencing (unless otherwise specified)

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be generally lapped timber paling and as a minimum will incorporate the following elements:

- The fence height will not exceed 1.8 metres.
- Fencing must be constructed along side boundaries in the front yard. These 'connecting fences' must be constructed of timber palings and exposed posts (75mm X 125mm post size), down to a height of 1.2m. The transition between the side boundary fencing and connecting fences are to be stepped, not raked.



Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots.

Subject to the approval of the MDRP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complimentary in material finish and design to the main dwelling.

4.3 Corner Lot & Reserve Fencing

Corner timber fencing (abutting a road reserve or park) must be timber paling and must incorporate the following elements:

- The fence height will not exceed 1.8 metre;
- The fence must incorporate a timber plinth and timber paling;
- The fence must remain 1 metre behind the front facade and return to abut the dwelling (unless otherwise approved by the MDRP);
- Wherever permitted, gates must be consistent with or complimentary to the adjoining fencing details;
- Exposed posts.



Landscaping

- Front landscaping shall be completed within 180 days of receiving Certificate of Occupancy by the Purchaser.
- It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.
- Gardens and nature strips are to be maintained to an acceptable standard by the resident. If the Developer has to maintain a nature strip on behalf of an owner due to unacceptable presentation, the Purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.



Other

6.1 Recycled Water & Associated Plumbing

Merindah has been designed with a “Third Pipe” recycled water network that will enable each property to reduce the demand of potable water resources when Class A Water becomes available. Dwellings must connect all toilets to the “Third Pipe” recycled water network and provide a minimum of two garden tap outlets, one to the frontage area of the site and the other in the rear area of the site. All garden tap outlets must be connected to the “Third Pipe” recycled water network and colour coded accordingly. As a result of Third Pipe, water tanks are not encouraged.

- Recycled water taps and purple piping is not to be painted under any circumstances, it must remain purple in colour.
- Signage which says “do not drink” that is affixed to the recycled water taps/pipe must not be removed under any circumstances.

More information on these important issues can be obtained from the City of Geelong or Barwon Water.

5.2 Air Conditioning Units

Air-conditioning units and exposed componentry thereof are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be fitted with noise baffles.

Final position of units should be positioned to minimise visual impact.

5.3 TV Antenna and Satellite Dishes

An antenna will be required to be installed to watch Free to Air television. Any antennae are to be generally contained within the roof space and not visible. Where antennae are to be externally mounted they are to be located at the rear of the dwelling, below the roof line to minimise visual impact from public viewing.

Satellite dishes for pay TV services, are to be located toward the rear of the dwelling and below the ridgeline. The intent is to minimize the visual impact from adjoining streetscape and general public areas.

5.4 Fibre to the Home Network and Smart Wiring

Recognising technological advances in home communications, Merindah has been included in the National Broadband Network's (NBN) footprint. Therefore, Merindah will be connected to the advanced Fibre to the Home (FTTH) network.

5.5 Environmentally Sustainable Design

This development encourages good environmental design as it positively contributes to the reduction of greenhouse gases, biodiversity, conservation and water cycle management. The key focus of Merindah is to ensure that the built form and natural environment live in harmony. The project's commitment to the environment is fundamental to the ongoing health and viability of the downstream Lake Connewarre RAMSAR complex. Merindah will maintain an ethos under the principals of a sustainable and environmentally conscious development.



merindah

701 Barwon Heads Road,
Armstrong Creek VIC 3217

0400 582 945
www.merindahestate.com



Design and Siting Application Form

Lot no.

Street no. and name

Owner's name

Email address

Current postal address

Home no. Mobile no.

Applicant contact name and number

Documentation required to be submitted for approval to Merindah Design Review Panel

1. Landscaping Plan - (Min scale 1:100) in accordance with part 4 of these guidelines

Note: All of the above to be provided in A4 or A3 format

The Design Review Panel will endeavor to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of application, if all of the above documentation is provided.

Applications cannot be assessed until all of the above information is available. No facsimile of submissions will be accepted. The Developer also reserves the right to request further information or improvements to proposed landscaping design if the plans, as submitted, do not meet the minimum landscaping requirements as set out in part 4 of these guidelines.

Please submit the above documentation to -

SMEC Design Review

C/o: PO Box 8109, Rippleside, VIC 3215

