

merrifield
LIVING

DESIGN
GUIDELINES
OUR KIND
OF CITY
HAS STYLE



MERRIFIELD VICTORIA'S LARGEST FULLY MASTERPLANNED MIXED-USE COMMUNITY.

The vision for Merrifield Living is to set new benchmarks in creating a contemporary urban residential precinct, which provides for a popular and aspirational living environment for a range of home buyers.

THE GUIDELINES

The Merrifield Living Design Guidelines have been carefully prepared to ensure that each individual residence is designed and presented in a manner which is consistent with the overall neighbourhood character and image of Merrifield.

By ensuring a high quality standard of design, construction and maintenance of all dwellings and gardens, Merrifield will continue to provide cohesive contemporary residential streetscapes. This will help protect the investment of purchasers and enhance Merrifield as a desirable address for future residents.

The Merrifield Living Design Guidelines have been written to help you design your new home with high levels of amenity, privacy, sustainability and visual appeal, in terms of architectural form, building materials, colours and landscape treatments.

Innovation and individuality is encouraged and the design of all new homes must reflect a contemporary Australian design character.

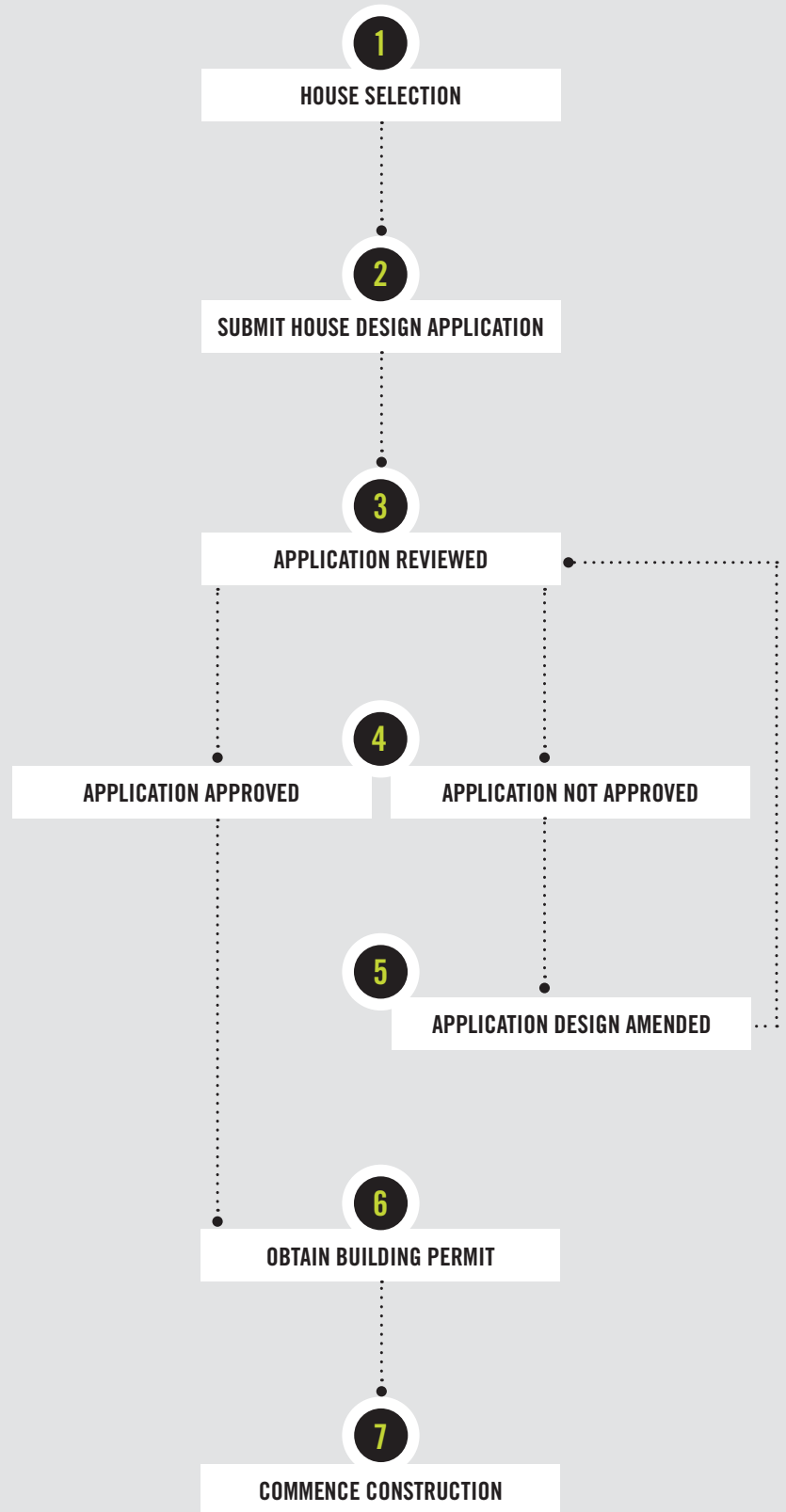
In addition to those featured in the guidelines, you are encouraged to discuss with your architect/builder the ability to incorporate a range of other good design principles into your new home.

All homes must comply with the guidelines. This outline should be read in conjunction with the more detailed version available at www.merrifieldmelbourne.com.au.

Each design will be managed by the Merrifield Living Design Review Committee ('DRC') and must comply with the design guidelines. Plans must be lodged with the DRC and approved prior to the commencement of construction, in accordance with the application and approval process.

Purchasers must commence construction of their homes within 18 months of settling the land and complete construction within 30 months from date of settlement.

THE APPROVAL PROCESS



DESIGNED TO ENSURE CAREFUL, CREATIVE AND DELIBERATE PLANNING MEANS OUR KIND OF CITY WILL PROTECT YOUR INVESTMENT.



Variety in dwelling types



Example of architectural style



Contrasting materials



Minimise large areas of turf, or lawn

ARCHITECTURAL STYLE

Buildings must be designed by a registered architect or building designer and must reflect a highly contemporary Australian style, with quality finishes.

The design of dwellings are to create a positive, active street address.

Architectural elements and landscaping features must be used to articulate the front and side elevations for corner lots, to ensure both street frontages are addressed and in consistent architectural design.

GARAGE FORM AND ACCESS

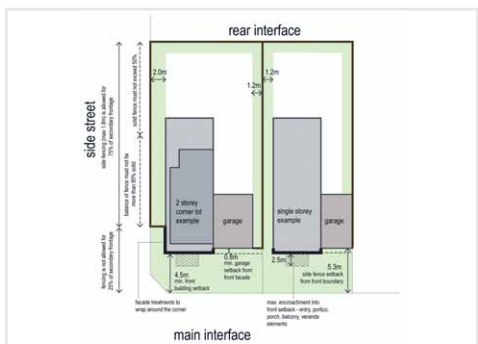
Exposed aggregate is the minimum driveway standard. Pavers such as natural stone, brick or coloured concrete are also strongly encouraged. Internal driveways must be completed within 90 days of obtaining a Certificate of Occupancy.

Maximum width of vehicular crossover is not wider than 4m and internal driveways must match the width of the crossover at the property boundary. Only one vehicular crossover and driveway is permitted per lot. Relocation of a crossover requires the DRC's approval.

LANDSCAPE

Landscaping of front gardens must be completed within six months of obtaining a Certificate of Occupancy. Landscaping features should be complementary.

The use of distinctive, functional and sustainable landscape elements and plantings are encouraged. A minimum of 50 per cent of the front garden must include permeable surfaces, including but not limited to gravel, bark and sand.



BUILDING SITING

Minimum dwelling sizes, together with minimum front and side setbacks, apply to all lots to create attractive streetscapes, maximise solar orientation and avoid overshadowing or overlooking between homes.



Articulated upper levels

BUILDING FORM

All houses must conform to a consistent range of heights such that no individual building dominates the streetscape. Architectural detailing should be incorporated into designs (particularly two storey dwellings) to avoid excessive building mass.



Contemporary flat roof

ROOF FORM

The roof design must be contemporary in style and integrated with the total building design, materials and finishes. Moderately pitched roofs with eaves are encouraged and flat contemporary roofs should incorporate a parapet treatment.



Contrasting materials

MATERIALS/TEXTURES

Designs must incorporate an innovative range of high quality, durable and sustainable materials – including timber slat cladding, Colorbond, bricks, glazing or stacked stone – to ensure a visually dynamic design, enhance streetscape appeal and to complement the landscape character.



Contrasting materials

FAÇADE TREATMENT

Façade building elements must not dominate the overall look of the dwelling and should not be identical or repetitive in its presentation (one within every five houses in any one direction). Treatments should wrap around corners and address multiple street frontages.



6-Star for Merrifield

SUSTAINABILITY

All homes are required to achieve a 6-Star Energy Rating. Recycled water connections will be made available to each home within Merrifield.



Slopes should be stepped and incorporate features

HARDSCAPING

Any landscaping structure must be consistent and complementary to the façade design. Visible retaining walls must be limited to less than 1.0m tall. Any exposed areas below the finished floor level should be screened by landscaping or appropriate material treatment.



Maximum heights

FENCING

To maintain attractive front gardens, no front fencing is allowed. All side and rear fencing must be a maximum height of 1.8m and constructed of timber paling.



Primary colours

COLOUR SCHEME

Primary building colours should reflect a muted earthy tone that will blend with the natural landscape setting. Accent colours are encouraged for use on feature architectural elements.

ANCILLARY AND MAINTENANCE

Letterboxes must be of a robust and contemporary design to complement the overall building and landscape character.

Services such as air-conditioning units, ducted heating units, solar heating equipment, satellite dishes, along with garden sheds, are all permitted but should not be visible from public view.

Image acknowledgement: Burbank, Long Island Homes, Boutique Homes, Henley Homes, Bently Homes, Dennis Family Homes, and Urban Edge.

