

# Merrifield



## Design Guidelines

# Contents

|     |                                    |    |
|-----|------------------------------------|----|
| 1.0 | Merrifield Vision                  | 4  |
| 2.0 | Design Approval                    | 8  |
| 2.1 | The Purpose                        | 9  |
| 2.2 | Key Principles                     | 9  |
| 2.3 | The Structure                      | 10 |
| 2.4 | The Process                        | 11 |
| 2.5 | Application Requirements           | 12 |
| 2.6 | My Merrifield                      | 13 |
| 2.7 | Landscape Packages                 | 15 |
| 3.0 | Merrifield Overview                | 16 |
| 3.1 | Residential Character Statement    | 17 |
| 3.2 | Residential Design Vision          | 17 |
| 3.3 | Typical Dwelling Examples          | 17 |
| 3.4 | Boulevard Character Precinct       | 19 |
| 4.0 | Envirodevelopment Accreditation    | 22 |
| 5.0 | Environmental Sustainable Design   | 24 |
| 5.1 | Passive Design                     | 25 |
| 6.0 | The Design Guidelines              | 28 |
| 6.1 | Building Siting                    | 29 |
| 6.2 | Building Design                    | 33 |
| 6.3 | Landscape Response                 | 46 |
| 6.4 | Construction & Services            | 49 |
| 7.0 | Front Landscaping                  | 50 |
| 7.1 | Merrifield Front Garden Guidelines | 52 |
| 8.0 | Forms                              | 60 |
| 8.1 | Landscape Selection Form           | 62 |
| 8.2 | MLDRC Approval Application Form    | 65 |
| 8.3 | Landscape Request Form             | 67 |
| 9.0 | Image References                   | 68 |
| 9.1 | Contact Details                    | 69 |



# Merrifield Vision



# 1.0

Masterfully planned for a modern community, Merrifield is transforming over 900 hectares into a vibrant new city. The ideal balance of urban amenity and open green spaces, Merrifield is giving rise to over 8,500 new homes, an employment base for 35,000 workers, a lively city centre, open parklands and community areas.

Picture a crafted city of cafes and shops, nestled amidst sculpted parkland and sporting fields. A place of culture, leisure, and opportunity, providing life-long learning including a mix of childcare, kindergarten, primary, secondary and tertiary education and essential services for your family with excellent transport links to Melbourne and beyond.

Merrifield Park, a State Government proposed regional parkland, is being planned to include a range of conservation areas, sporting facilities, playgrounds, waterways, walking and cycling trails. Just 30 kilometres north of Melbourne's CBD, Merrifield is perfectly positioned at the heart of Melbourne's expanding northern corridor.



# Design Approval



## 2.0

### 2.1 The Purpose

The Merrifield 'Design Guidelines' are intended to protect your investment and maintain consistent quality of built form throughout Merrifield, by ensuring a high standard of design, construction and maintenance of all dwellings and landscaping. The Design Guidelines have been prepared to provide owners and builders with guidance on their home and garden design, which will complement the quality streetscapes, parks and other valuable community amenities in Merrifield. It is important that individual residences are designed and presented in a manner which is consistent with the overall character and image of Merrifield. The Design Guidelines form part of the Contract of Sale and are binding within the creation of restriction that forms part of your Certificate of Title.

### 2.2 Key Principles

Three key components form the basis of the Design Guidelines: Building Siting, Building Design and Landscape Response.

**Building Siting** relates to the orientation of your home on the site to maximise light and ventilation and minimise overlooking, as well as the building's footprint in relation to the site, boundary setbacks, fences, access, car parking and garages.

**Building Design** focuses on the aspects of your home that will be in public view: building height, roof form, eaves, architectural style, façade treatment, materials and textures, and external colour schemes.

**Landscape Response** ensures that the front garden of each home adds value to the overall image of the development. It includes general guidelines to ensure visual harmony, sufficient coverage and drainage, maintenance, and related ancillary items such as letter box treatment.

These principles will help ensure your completed home provides maximum livability, positively contributes to the amenity of your neighbours, your street and the overall development, and maintains maximum value now and into the future.

A design response that embraces these principles wholeheartedly will be of ultimate benefit to the home owner, as well as the entire Merrifield community.



2.3 The Structure

The 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.

The Design Guidelines seek to encourage development, which meets best practice urban design and landscape principles and should be read concurrently with the following statutory context:

- City of Hume Planning Scheme Clauses 54 & 55; or <http://planningschemes.dpcd.vic.gov.au/hume/home.html>
- Victorian Planning Authority Small Lot Housing Code. [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au)

Approval from the Merrifield Living Design Review Committee (MLDRC) is a compulsory requirement for all purchasers within Merrifield prior to obtaining a building permit. Approval does not constitute a building permit nor replace the need for a building permit. A building permit must be obtained from Hume City Council or a private building surveyor prior to commencement of construction. Information about what is

required by the Council before it can issue a building permit can be found at [www.hume.vic.gov.au](http://www.hume.vic.gov.au).

The Design Guidelines are subject to change by the Developer at any time without notice and the most recent set of guidelines are to be relied on. A copy of the Design Guidelines should be provided to your builder as early as possible to ensure compliance with the Design Guidelines and the satisfactory delivery of your home. This can be found online via the Merrifield website at: [merrifieldmelbourne.com.au/my-merrifield](http://merrifieldmelbourne.com.au/my-merrifield)

In addition to those featured in these Design Guidelines, you are encouraged to discuss with your builder and/or architect the ability to incorporate a range of other good design principles into your new home. Applications to the MLDRC will only be reviewed if all the requirements have been submitted.

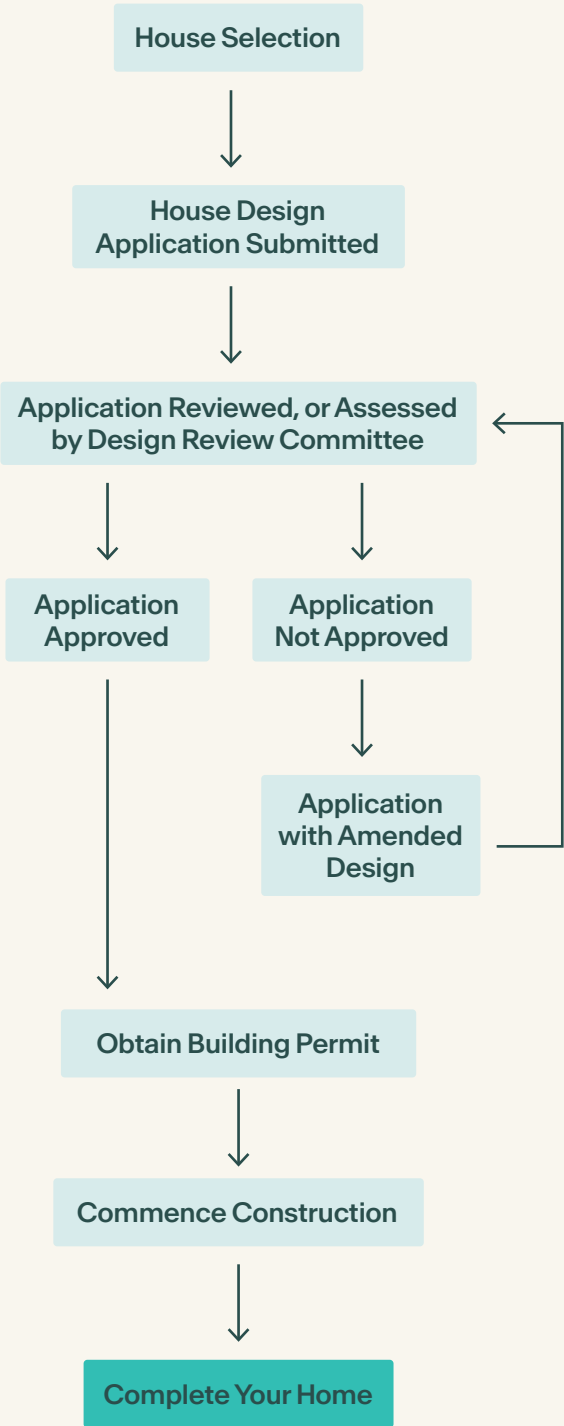
Approval will not be granted on a part application.

Any non-confirming design applications will be assessed on their merit. In considering design applications, the MLDRC in its absolute discretion may approve or decline any non-confirming design. Any breach of the Design Guidelines is a breach of your contractual obligations and is viewed very seriously by the Developer.



2.4 The Process

- 1 Once you have purchased your land, decide upon your builder, house and facade design. If you are an owner - builder, consult with your building designer - architect to ensure that they are aware of the requirements of the Design Guidelines.
- 2 Refer to the Design Guidelines and ensure the house design complies with or can be altered to comply with the Design Objectives and Design Controls. If unsure, contact the **Merrifield Living Design Review Committee (MLDRC)** for clarification: [merrifielddrc@merrifieldmelbourne.com.au](mailto:merrifielddrc@merrifieldmelbourne.com.au)
- 3 Submit your completed application package via [merrifieldmelbourne.com.au](http://merrifieldmelbourne.com.au) (refer to the approval application form and checklist) to the MLDRC.
- 4 Once reviewed by the MLDRC, written comments and feedback will be provided within 10 business days to ensure compliance with the Design Guidelines. If required, non-confirming aspects of the design must be addressed and re-submitted for approval. Any alterations to your approved design must be resubmitted and approved by the MLDRC.
- 5 While the MLDRC has the authority to approve the house design applications, the property owner is responsible to obtain a building permit from Hume City Council or a building surveyor once the MLDRC has issued its approval, prior to construction commencing.
- 6 You must commence construction of your home within 12 months of settling the land and complete construction within 12 months from the date construction commences. Landscaping of front gardens must be completed within 90 days of obtaining a Certification of Occupancy (if you are completing it yourself).
- 7 Give your home the beautiful front garden it deserves with Merrifield's free front landscaping service. Be inspired and choose between three garden styles that have been specifically designed for the Merrifield landscape by award-winning MDG landscapers. Once your home is complete, you can just sit back and let us do the hard work for you. Conditions of the landscaping promotion and eligibility are noted within your Contract of Sale and on the Landscape Selection Form.



2.5 Application Requirements

The application requirements listed below allow the MLDRC to thoroughly assess house designs to ensure the best possible outcome for the Merrifield community. Your design approval application package can be submitted to the MLDRC in hard copy via post, email (in PDF format) or preferably through the online portal which you can access via the **My Merrifield portal**; [merrifieldmelbourne.com.au/my-merrifield/home](http://merrifieldmelbourne.com.au/my-merrifield/home).

Design Approval Application Requirements

PDF of Site Plan (1:200 scale) showing:

- Full dimensions and areas of building structures;
- Setbacks to all boundaries;
- Location, dimensions and area of private open space;
- Table listing lot size, building coverage (%) and permeable area (%);
- Proposed finished floor and site levels, including changes from original;
- Lot boundaries, dimensions, area and North point;
- Location of external features including driveways, carparking areas, fencing, landscaped areas and all hardstand surfaces (including paths); and
- Details of proposed retaining walls.

PDF all Building Plans - including floor plans, roof plans and elevations (1:100 scale) - showing:

- Fully dimensioned internal layout - including rooms, terraces, balconies, pergolas, verandahs, decks, windows and door openings;
- Position of all ancillary items including (but not limited to) water tanks, TV antennas, letter box, clothesline, whirlybirds, air-conditioning units, evaporative cooling / heating units, solar water heaters, solar panels, pool heaters, bin storage area, outbuildings and garden shed(s);
- Garage openings to be clearly drawn;
- Roof form; and
- All four elevations fully dimensioned.

PDF of Materials and Colour Schedule showing:

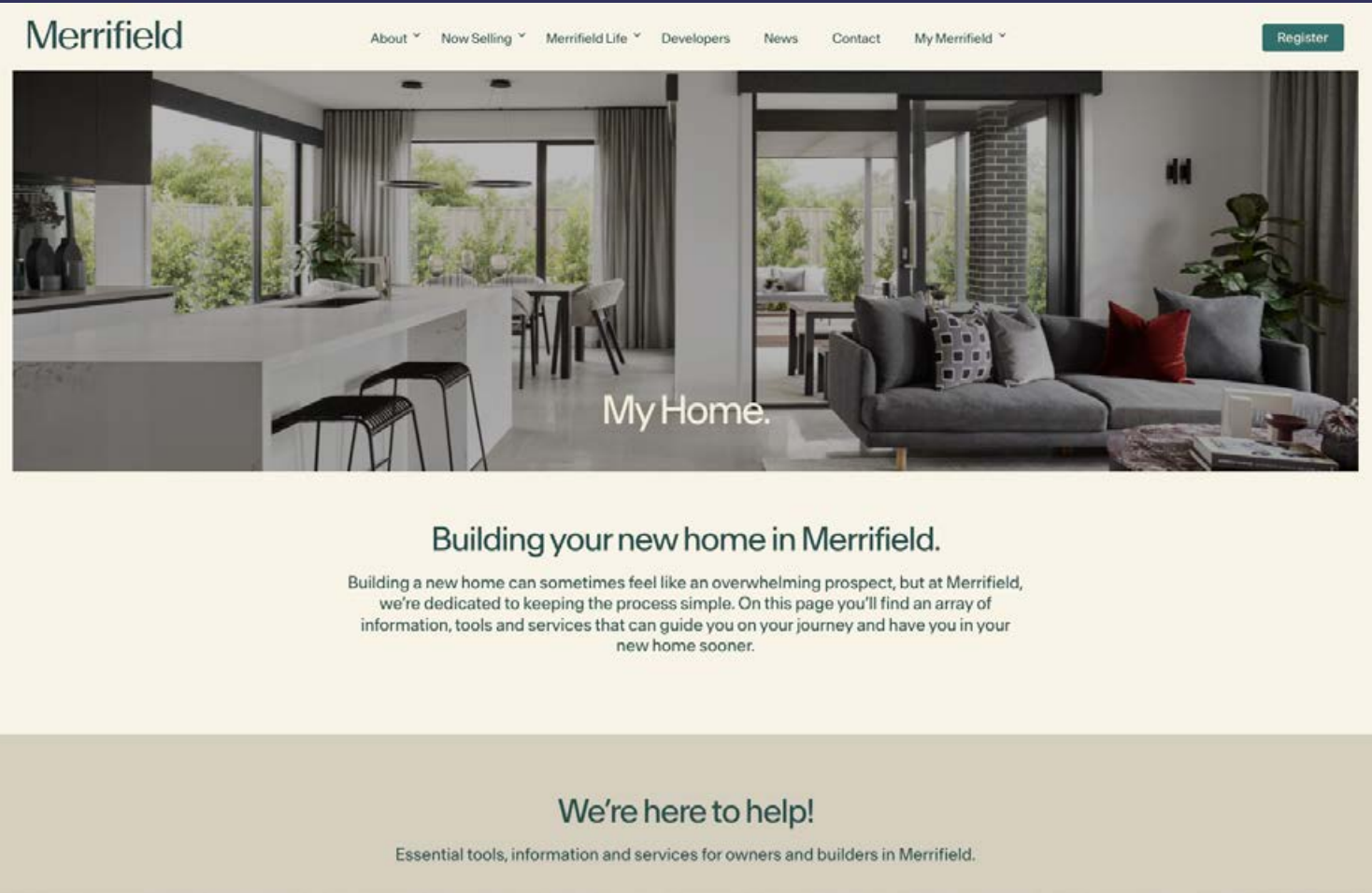
- Building materials proposed to be used for all external walls, garage doors, roofing, pathways, driveways, fencing, retaining walls;
- Colour schedule for external walls, roofing, fencing, pathways and driveways (note - either colour swatches or a sample board is required to illustrate the colour scheme); and
- Identify product and supplier details. Schedule to also include colour and finish for pedestrian pathways and vehicular driveways.

Complete and sign landscape selection form or; PDF of Landscape Plan showing:

- Location of landscape structures, retaining walls, landscaping elements and planting;
- Location of service related structures including (but not limited to) service meters, water mains/taps hot water systems and bin receptacles; and
- Specify plant species selection.

2.6 My Merrifield

An easy-to-use online portal that lets you follow the progress of your land, learn more about your home construction and the Merrifield Design Guidelines approval process... and much more!



Your Step by Step Guide

The land development process can sometimes seem complex, but with **My Merrifield** every step along the journey is explained in a simple, easy-to-follow timeline. You will even receive instant notifications as your land reaches a new milestone. Best of all, it's fun to use!

Plus More

**My Merrifield** will also feature helpful videos, tools and access to essential information that you'll need along the way when designing your new home.

Here you can download our Merrifield Design Guidelines, submit plans for review/approval and learn more about our landscape rebate, all in the one place!

Visit [merrifieldmelbourne.com.au](http://merrifieldmelbourne.com.au) and select 'My Home' from the 'My Merrifield' main menu dropdown.

## 2.7 Landscape Packages

# Choosing your front garden landscape package

Follow these four easy steps for the front garden that best complements your home.

- 1 Review the landscaping packages**  
Take a look at the garden design styles included in this brochure; each one includes different layouts and plant types.
- 2 Select your preferred design**  
Choose the landscape style and corresponding tree species you prefer and submit the **Landscape Selection Form** via:
  - the **My Merrifield portal** at [merrifieldmelbourne.com.au/myhome](https://merrifieldmelbourne.com.au/myhome)
  - or email [MerrifieldDRC@MerrifieldMelbourne.com.au](mailto:MerrifieldDRC@MerrifieldMelbourne.com.au)
- 3 Submit your Landscape Request Form**  
Once construction of your new home (including all hardscape) has been completed, submit the **Landscape Request Form** along with your **Certificate of Occupancy** via:
  - the My Merrifield portal at [merrifieldmelbourne.com.au/myhome](https://merrifieldmelbourne.com.au/myhome)
  - or email [MerrifieldDRC@MerrifieldMelbourne.com.au](mailto:MerrifieldDRC@MerrifieldMelbourne.com.au)
- 4 We will contact you**  
The Merrifield Living Design Review Committee (MLDRC), will then be in touch to commence work on your new front garden. Your beautiful new garden will be complete within 8–12 weeks.



# Merrifield Overview



3.0

## 3.1 Residential Character Statement

The Merrifield masterplan has been specifically designed to deliver a number of precincts, each of which include a mix of different lots suited to a range of housing products for different homebuyer tastes, budgets and life stages. Merrifield will also boast a showcase of high quality landscaped parks, playgrounds and open spaces for all to enjoy.

The future community at Merrifield will enjoy excellent access to a diverse range of community facilities, retail, civic, education, commercial, entertainment and recreation, creating an opportunity for a balanced urban lifestyle that remains close to nature.

Merrifield aspires to incorporate the simple and elegant nature of Australian contemporary design style.

Encouraging a balance between creativity, innovative design and practical construction solutions.

## 3.2 Residential Design Vision

**The vision for Merrifield is to achieve a neighbourhood character which:**

- Reflects a cohesive contemporary style in residential development with a clear urban characteristic.
- Provides a diversity in housing products to satisfy the needs and aspirations of the new and evolving community.
- Creates a built environment that is functional, safe and aesthetically pleasing and promotes a strong sense of place and address for future residents.
- Creates quality streetscapes and parklands through the public realm and private property landscape treatments.
- Carefully considers the environment, both the impact during construction as well as ongoing environmental sustainability in day-to-day living.

## 3.3 Typical Dwelling Examples

### Contemporary Style



- 1 Skillion roof design
- 2 Variety of materials
- 3 Garage integrated into the overall design
- 4 Accent materials and forms that compliment the overall design
- 5 Planting in scale with the building and not exceeding 1m in height

Fig 1 – Architectural elements used in the front elevation

Traditional Style



Fig 2 – Variety of materials

- 1 Pitched roof with non-reflective materials and well defined eaves to the front facade elevation
- 2 Receding garage that does not dominate the front elevation
- 3 Vertical elements such as entry columns
- 4 Variety in planting colour and height to create an attractive street address

Two Storey Contemporary Style



Fig 3 – Articulated design elements

- 1 Well defined eaves on upper level
- 2 Appropriate horizontal elements and projecting framing elements
- 3 Recessive balcony
- 4 Trees to break up building elevation
- 5 Feature entry column to front entrance
- 6 Garage material compliments front facade design

3.4 Boulevard Character Precinct

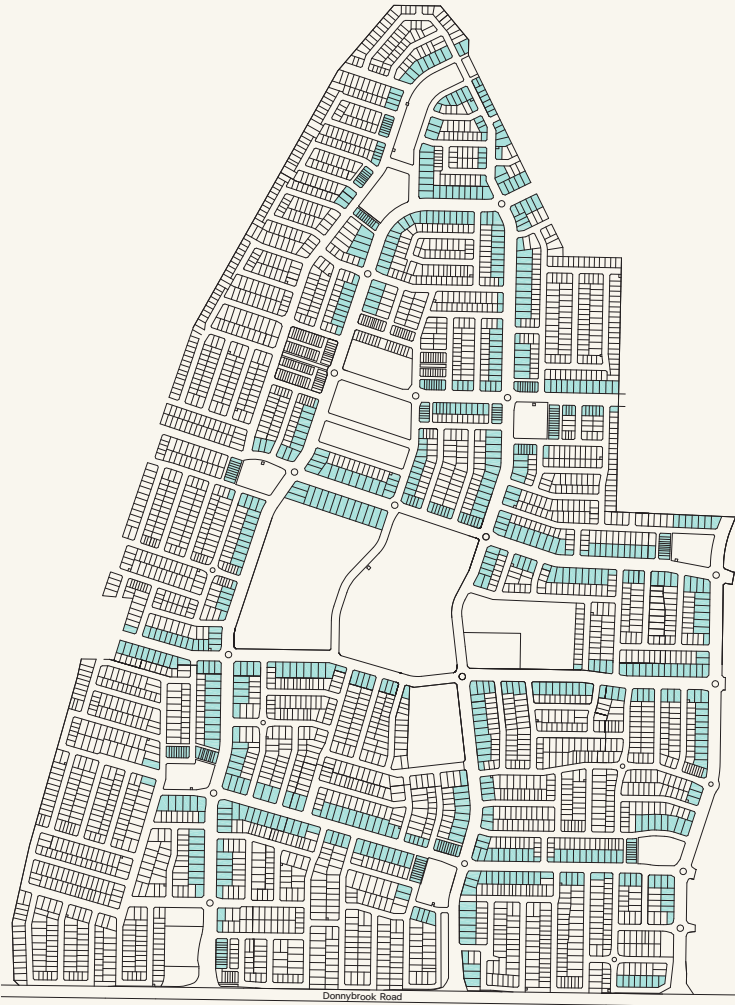
Prominent locations, such as corner lots and lots fronting main roads, are characterised as being within the Boulevard character precinct.

Dwellings located within this precinct must also comply with design controls listed under the heading Boulevard precinct specified within these Design Guidelines.

The additional design controls for the Boulevard character precinct generally relate to facade treatment and garage siting and style.

Boulevard Character Precinct Design Controls

- 1 Reflects a cohesive contemporary style in residential development with a clear urban characteristic.
- 2 Provides a diversity in housing products to satisfy the needs and aspirations of the new and evolving community.
- 3 Creates a built environment that is functional, safe and aesthetically pleasing and promotes a strong sense of place and address for future residents.
- 4 Creates quality streetscapes and parklands through the public realm and private property landscape treatments.
- 5 Carefully considers the environment, both the impact during construction as well as ongoing environmental sustainability in day-to-day living.



Boulevard Character Precinct



3.4 Boulevard character precinct typical dwelling examples



Fig 4 – Boulevard character precinct - facade materiality

Boulevard character precinct design objectives

- The front facade of the dwelling must include two contemporary materials such as timber slat cladding, weather boards, render, powder-coated or anodized metal, bricks, stacked stone or similar.
- Garage doors must be timber or of a timber colour and finish.



Fig 5 – Boulevard character precinct - Architectural elements are not permitted

Not permitted within the estate

- This example design does not incorporate contemporary architectural design elements. It is required to adjust the architectural style.
- This example design does not incorporate two feature contemporary materials such as timber slat cladding, weather boards, render powder-coated or anodized metal, bricks, stacked stone or similar.



Fig 6 – Boulevard character precinct - Architectural elements are not permitted

Not permitted within the estate

- It is required to use accent materials to modulate the facade and reduce the appearance of excessive bulks.
- Service pipe is located on the front elevation. It needs to be relocated to sides of house/out of view.



# Envirodevelopment Accreditation



4.0

Merrifield is the largest masterplanned, mixed-use development to obtain full certification across the six categories outlined by EnviroDevelopment.

EnviroDevelopment is a scientifically based assessment scheme that independently reviews development projects, and awards certification to those that demonstrate outstanding performance across six sustainability elements.



The six leaves or categories of assessment are:

## Ecosystem

Demonstrating a commitment to protect and enhance existing native ecosystems, through the provision of extensive green spaces and waterways.

## Waste

Demonstrating the efficient use of resources to minimise waste, and the provision of easy-to-access recycling facilities.

## Energy

Demonstrating that the development has gone over and above current minimum energy efficiency requirements, and has made provisions for renewables such as solar.

## Materials

Demonstrates a commitment to the use of recycled, reused, or renewable materials, or low-emission materials, beyond levels of standard practice.

## Water

Demonstrating a commitment to reduce water consumption beyond minimum regulatory requirements, through implementing water-saving practices and technologies.

## Community

Demonstrating extensive efforts towards creating safe, vibrant communities through its amenities, and encouraging healthy community interactions.



The EnviroDevelopment accreditation is important to the Merrifield brand as it independently recognises the significant effort that has gone into ensuring that Merrifield is seen as a development with an emphatic commitment to sustainability, in all its facets. These qualities are embodied in the Design Guidelines given to every purchaser at Merrifield.

Projects that have reached 6 leaves certification have achieved the maximum level across all categories

# Enviromental Sustainable Design



## 5.0

### 5.0 Environmental Sustainable Design

#### 5.1 Passive Design

##### Passive Solar Heating

Passive solar heating takes advantage of energy from the sun to heat your home. This can dramatically reduce energy consumption through the reduced use of electrical heating.

##### Design Objectives

- This is achieved with northerly/easterly orientation of appropriate areas of glass and well-designed eaves overhangs. (Figure 7, 8)
- Appropriate glazing selection.
- High insulation levels are essential in passive solar houses.

##### Benefits

- Low cost when designed into a new home.
- Reduced energy consumption.

##### Passive Cooling

Passive cooling focuses primarily on improving indoor thermal comfort by preventing heat from entering the interior or by removing heat from the building.

##### Design Objectives

- Ventilation that captures warm rising air, drawing in lower level cool night air or cooler daytime air from shaded external areas. (Figure 9)
- Insulation is critical to passive cooling — particularly to the roof and floor.
- Design and locate planting, fences and outbuildings to funnel breezes into and through the building, filter stronger winds and exclude adverse hot or cold winds. (Figure 10)

##### Benefits

- Air movement creates a cooling effect on our bodies by increasing the evaporation of perspiration.
- Low cost when designed into a new home or addition.
- Provide screened, shaded outdoor living areas that allow winter sun penetration.



Fig 7 – Larger north facing windows to living areas



Fig 8 – Passive design elements such as eaves/roof overhangs for temperature control



Fig 9 – Convective air movement



Fig 10 – Internal courtyard & light courts

Reducing Water Demand

Reducing water consumption in the home is a simple and easy way to decrease water and energy bills and lessen your household’s impact on the environment.

Design Objectives

- Reduce indoor water use by choosing water efficient showers, toilets, taps and appliances.
- Minimise outdoor water use by choosing plants that are appropriate for local growing conditions and by including low water use areas in the garden design through the use of native plants. (Figure 11)
- Mulch holds moisture for plants to drink, this can be an easy method to reduce the water demand in the garden. (Figure 12)
- Minimise paving of outdoor areas as this increases heat radiation and water runoff from the site.

Benefits

- Reduce infrastructure operating and water supplies costs.
- Protect remaining environmental flows in rivers.
- Environmental benefits.

Energy

Climate change is a complex and contentious public issue. Start simply with things you can change in your everyday environment and live a more sustainable lifestyle.

Design Objectives

- Reducing hot water use and using renewable energy sources to heat water are effective ways to reduce your environmental impact. (Figure 13)
- Maximise the use of daylight so that electric lighting is not required during daylight hours. (Figure 14)
- Renewable energy can also be used for home heating and cooling, hot water and even cooking.
- Consideration of roof reflectiveness, material and colour. A lighter roof colour reflects more heat.
- Each residential dwelling has double glazed windows in living and bedrooms areas.

Benefits

- Low cost when designed into a new home or addition.
- Environmental benefits.



Fig 11 – Drought tolerant native vegetation



Fig 12 – Well mulched native gardens lower water use



Fig 13 – Solar hot water panels



Fig 14 – Skylights

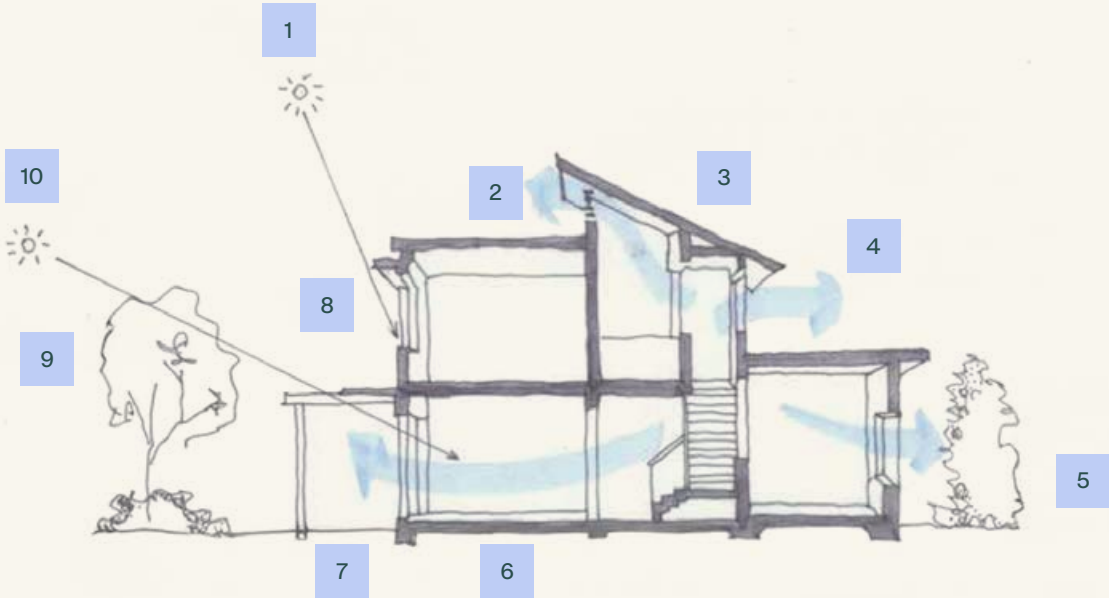


Fig 15 – Passive solar heating and cooling design

- |                                       |                                        |                   |
|---------------------------------------|----------------------------------------|-------------------|
| 1 Summer sun                          | 5 Screen planting against winter winds | 9 Deciduous trees |
| 2 Louvered vent                       | 6 Thermal mass flooring                | 10 Winter sun     |
| 3 Light coloured roof with insulation | 7 Maximum glazing to north             |                   |
| 4 Summer cooling breezes              | 8 Summer shading                       |                   |



Fig 16 – Environmental sustainable housing design

- |                            |                                                                   |                                                                                     |
|----------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 Solar hot water panels   | 5 Provision of shading to roads, footpaths                        | 7 Design and construct street layout to fit with topography with minimal disruption |
| 2 Skylight                 | 6 Maximising vegetative cover: Drought tolerant native vegetation | 8 Water Tank                                                                        |
| 3 Lighter roof tiles       |                                                                   |                                                                                     |
| 4 Maximum glazing to north |                                                                   |                                                                                     |

# The Design Guidelines



6.0

## 6.1 Building Siting

### Building Orientation

#### Design Objectives

- Minimise overlooking and overshadowing impacts.
- Ensure that building orientation is derived from principles of passive solar design.
- Energy efficient housing design appropriate to its local condition.

#### Design Controls

- It is encouraged to orientate both main living and dining rooms to face north and/or east.

### Building Address

#### Design Objectives

- Create an attractive street address.
- Encourage passive surveillance of the public realm.
- Ensure the primary orientation of the dwelling addresses the frontage to the street, or both streets for corner lots.

#### Design Controls

- Front doors must be located on the front elevation.
- Minimise the use of retaining walls and promote the use of evenly graded slopes.
- Corner dwellings are designed to address both street frontages and be of a consistent architectural design.



Fig 17 – North facing open space & direct access to living areas

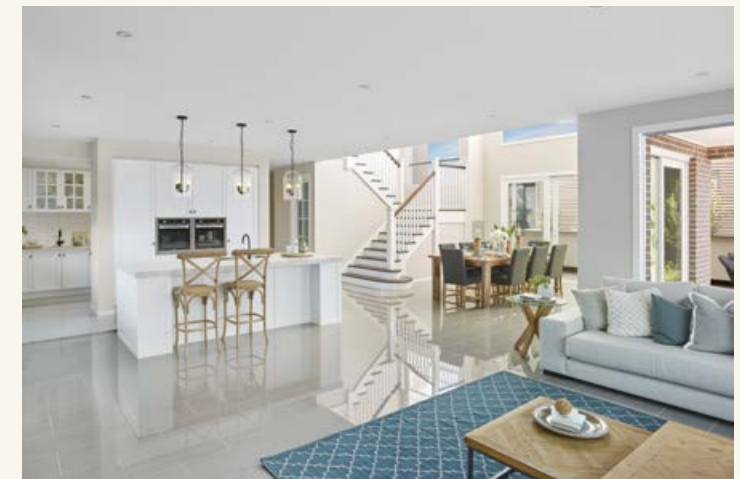


Fig 18 – Clear & attractive street address



Fig 19 – Maximised solar access & natural ventilation

Site Coverage

Design Controls

- Lots up to 300m<sup>2</sup> will be subject to siting restrictions outlined within the Small Lot Housing Code. Medium Density and terrace lots, minimum dwelling size of 110m<sup>2</sup> for the ground floor (excluding garage). Minimum Site permeability is 10%.
- Lots between 300m<sup>2</sup> and 450m<sup>2</sup> minimum coverage of 130m<sup>2</sup> for the ground floor (excluding garage). Minimum site permeability is 20%.
- Lots between 450m<sup>2</sup> and 600m<sup>2</sup>, minimum coverage of 150m<sup>2</sup> for the ground floor (excluding garage). Minimum site permeability is 20%.
- Lot sizes over 600m<sup>2</sup>, minimum coverage of 170m<sup>2</sup> for the ground floor (excluding garage). Minimum site permeability is 20%.
- Site coverage and permeability must be clearly stated as a percentage (%) on the site plan.

Front Setback

Design Objectives

- Create articulated streetscapes which respect view corridors.

Design Controls

- All dwellings must be set back a minimum of 4m to a maximum of 6m from the lot frontage, must comply with Rescode and consideration must be taken to the setbacks of those lots which have received developer approval. If the lot is less than 300m<sup>2</sup> it is exempt from the above control however must comply with the VPA Small Lot Housing Code ([vpa.vic.gov.au/strategy-guidelines/small-lot-housing-code](http://vpa.vic.gov.au/strategy-guidelines/small-lot-housing-code)).
- Veranda, porch, balcony elements and eaves may encroach no more than 2.5m into these setbacks.

Side and Rear Setback

Design Objectives

- Ensure the protection of good solar access is maintained to habitable windows.
- Avoid excessive amenity impact between lots.

Design Controls

- Minimum 2.0m side setback from the secondary (side) street boundary for corner lots.
- Side setbacks are required to be minimum 1.2m.
- Garage is permitted to be between 0-200mm from

the boundary (defined as built to boundary).

- One side may be built to boundary if the design can be justified by demonstrating efficiency and amenity benefits. (To achieve this, windows are required in all rooms, amenity can also not be impacted to adjacent dwellings).
- Dwellings will not be permitted to have zero set backs on both side boundaries.

Rear Boundary Setbacks

Design Controls

- Rear setbacks (where applicable) are required to be minimum 1.2m.
- All setbacks must be consistent with the planning permit or the objectives and standards of the following statutory controls:
  - City of Hume Planning Scheme Clauses 54 & 55; or
  - Victorian Planning Authority Small Lot Housing Code.

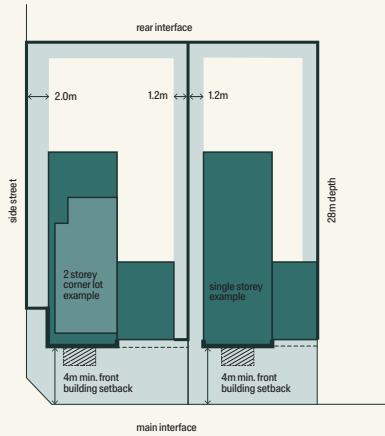


Fig 20 – Building Setbacks

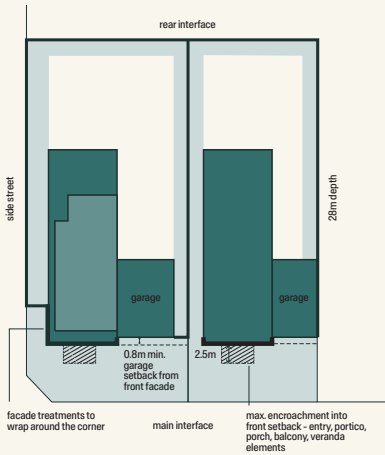


Fig 21 – Garage Setbacks

Fencing

Design Objectives

- Ensure residential fencing is complementary to the neighbourhood character.
- Ensure that fencing design has a degree of uniformity throughout the community and complements the building and landscape design.
- Ensure that fencing elements do not cause any negative impact on neighbouring properties, or public realm.
- Promotes passive surveillance within the street.

Design Controls

- No front fencing is allowed (figure 23 & 25) with the exception for designated integrated housing sites.
- All side and rear fencing must be located a minimum of 0.5m behind the front facade alignment. E.g No wing fencing is permitted (figure 23 & 24)



Fig 22 – Fencing design example



Fig 23 – Side fencing beyond dwelling is not permitted



Fig 25 – Front fencing is not permitted

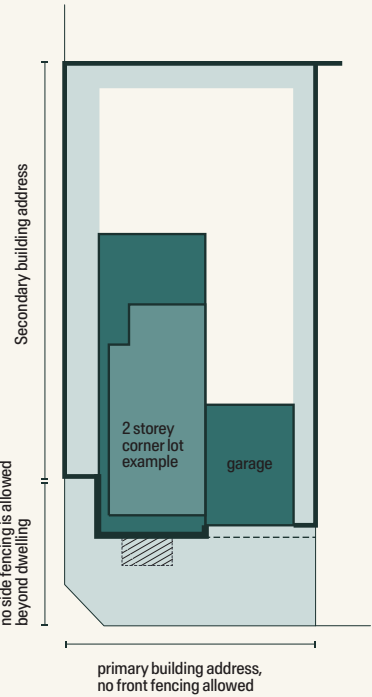


Fig 24 – Fencing siting

Access & Car Parking

Design Objectives

- Minimise pedestrian and vehicular conflicts.
- Integrate garages and driveways into the overall dwelling design.
- Garages and driveways do not dominate the landscape elements.
- Internal driveways must be completed within 30 days of obtaining a Certificate of Occupancy.

Design Controls

- Maximum width of internal driveway at the property boundary is not wider than 4m.
- The internal driveway matches the width of crossover at property boundary. (figure 26)
- Each dwelling is limited to a single vehicular crossover. Note: any vehicular crossover changes must be done through council after settlement.
- Pedestrian access is clearly differentiated from vehicular driveways. (figure 28)

Garages

Design Controls

- Garages must be set back behind the front facade of dwellings by minimum 0.8m. This is measured from the main front wall, not from encroaching veranda, or porches.
- Garages must be enclosed and no car ports are permitted.
- For single storey, width of garage openings must not exceed 40% of the lot’s total street frontage. Note: the width of garage opening must be clearly dimensioned on plan.
- The internal width of garage must not exceed 6.6m. Note: triple garages will be considered on design merit and only permitted at the discretion of the MLDRC.

Boulevard character precinct

Design Controls

- Triple garage doors are not permitted.



Fig 26 – Internal driveway matches the crossover width



Fig 27 – Internal driveway wider than the crossover is not permitted



Fig 28 – Pedestrian access is clearly differentiated from vehicular driveways

6.2 Building Design

Building Height

Design Objectives

- Ensures all houses conform to a consistent range of heights.
- Encourage taller built forms on prominent sites, corner dwellings and book end sites.
- Ensure that no individual house dominates the streetscape or neighbourhood.
- Incorporate architectural detailing to dwellings, particularly 2 storey dwellings to avoid excessive building mass, or bulky facades.
- Avoid potential overshadowing of private open spaces.



Fig 29 – Articulated upper levels

- For two storey dwellings, articulation of upper level open spaces, such as recessive balconies, or projecting balcony forms is encouraged.

Design Controls

- The height and form of 2 storey homes must be consistent with the objectives and standards of the following statutory controls:
  - City of Hume Planning Scheme Clauses 54 & 55; or
  - Victorian Planning Authority Small Lot Housing Code.
- For two storey dwellings, articulation of upper level open spaces, such as recessive balconies, or projecting balcony forms is encouraged (figure 29).
- Accent materials, or colours to modulate the front facade, reducing the appearance of excessive bulks (figure 30).



Fig 30 – Accent materials

- Accent materials, or colours to modulate the front facade, reducing the appearance of excessive bulks.



Fig 31 – Skillion roof



Fig 32 – Integrated roof design



Fig 33 – Contemporary flat roof form

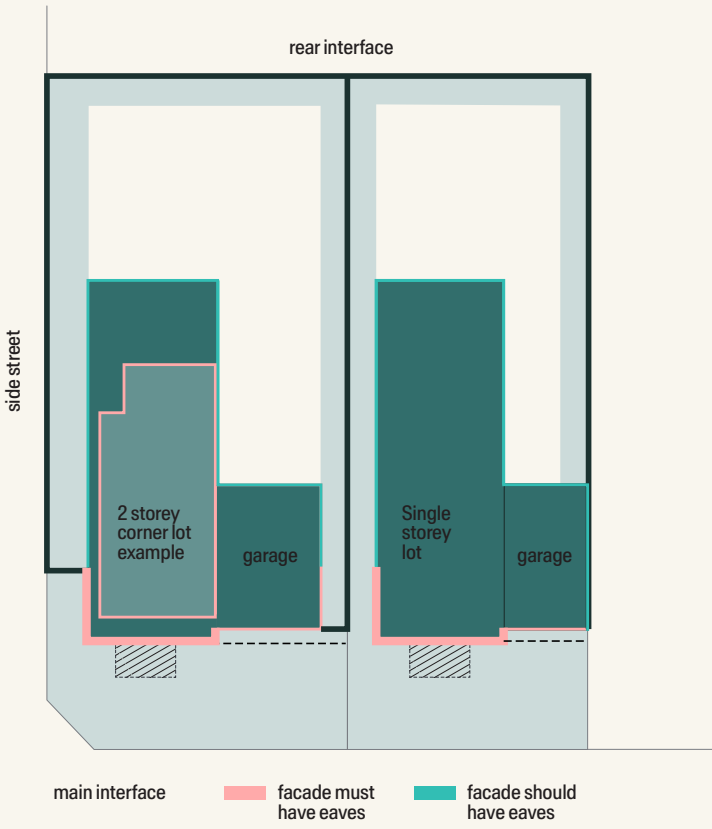


Fig 36 – Skillion roof



Fig 37 – Eave design



Fig 38 – Second storey eaves

Roof Form

Design Objectives

- Buildings include a roof design that is simple in style and is integrated with the total building design (figures 31-35).
- Repetition of the same roof style affects the overall streetscape character and diminishes the sense of identity and place. It is strongly encouraged to use a contemporary roof form to diversify the streetscape character and rhythm.

Design Controls

- Roof materials must be matte finish and non reflective.
- Where pitched roofs are used, the roof pitch must be a minimum of 22.5 degrees. Note: flat contemporary roof forms will be considered subject to design merit (figure 33).
- Flat contemporary roof forms must incorporate provision for parapets.
- Avoid the use of dark roof colours, please refer to colour palette on page 40.



Fig 34 – Contemporary flat roof



Fig 35 – Traditional roof design

Eaves

Design Objectives

- Incorporate eaves to all sides of dwellings, in order to enhance streetscape qualities and boost solar performance of dwelling.

Design Controls

- Where the dwelling is visible from the street (i.e. front elevation) eaves must be incorporated with a minimum of 450mm width, to extend over the garage opening and wrap around the corner of the facade to a minimum of 1500mm. (Flat contemporary roof forms do not need to extend over the garage opening; however they must incorporate provision for parapets (figure 40).
- All pitched roofs on double storey dwellings must also incorporate eaves of 450mm minimum to all sides (figure 39).



Fig 39 – Second storey eaves



Fig 40 – Parapets



Fig 41 – Complimentary accent materials and forms



Fig 42 – Garage integrated into overall front elevation



Fig 43 – Front facade using a mix of materials



Fig 45 – Bold horizontal elements with recessive balcony

**Architectural Style**

**Design Objectives**

- Encourage high quality architectural design and finishes.
- Encourage highly contemporary architectural design.
- Buildings are designed as a whole and not in an ad-hoc manner.
- Dwellings are to be designed to maximise use of standard size materials.

**Design Controls**

- Building design must be prepared by a Registered Architect or a Registered Building Designer.
- Building design reflects contemporary Australian style.

**Facade Treatment**

**Design Objectives**

- Incorporate building elements such as verandahs and eaves into the overall design whilst ensuring they do not dominate the overall look of the dwelling.
- Avoid identical, or repetitive facade presentation. Note: the facade treatment must not be identical or similar, as one within 3 lots either side or across the street.
- Ensure façade treatments wrap around corners and address multiple frontages where applicable.
- The required window furnishings are curtains and blinds and residents must install them as early as possible. Bed sheets must not be used as a temporary window furnishing.



Fig 44 – Facade wraps around the corner

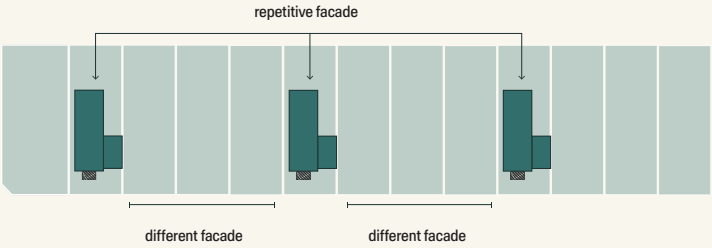


Fig 45 – Repetitive facade diagram



Fig 46 – Architectural design elements with bold framing elements

**Design Controls**

- Service structures / pipes must be located to the rear, or hidden from public view.
- Dwelling design incorporates appropriate vertical and horizontal elements, such as bold facade framing elements and feature entry columns to define the entrance.
- Architectural design elements, including fenestrations, windows, verandahs, porticos, materials and colour finishes are incorporated to articulate building mass.
- For corner lots, the architectural design of the facade treatment must wrap around the corner to a minimum depth of 1500mm. Design elements used on the primary facade must be incorporated into the secondary frontage visible to the public realm.
- The facade treatment must not be identical, or repetitive as one within 3 lots either side or across the street. Note: for small lot housing, identical or repetitive facades may be allowed as a part of integrated development, such as town houses and terraces, at the discretion of the MLDRC.

- 1 Bold facade framing elements
- 2 Roof eaves
- 3 Feature entry column to front entrance

Materials and Textures

Design Objectives

- Ensure buildings incorporate a variety of complimentary materials to the facade to present a visually dynamic design and enhance streetscape appeal.

→ Ensure dwelling designs use a material palette that compliments the landscape character.

→ The use of low emission paints, sealants and adhesives must be utilised.
- The use of local suppliers should be considered

→ LED lighting must be utilised.

→ Hot water units are required to be one of three options:

  - Gas hot water
  - Heat pump
  - Solar hot water (gas or electric boosted)

→ LED lighting must be utilised.



Fig 47 – Variety of complimentary material choices

- 1 Tiles

2 Glazing

3 Weather Board
- 4 Render

5 Bricks

6 Timber

Contemporary Material Examples

1

2

3

4

5

6

1 Brick

2 Horizontal Timber Cladding

3 Vertical Timber Cladding

4 Matte Seam Cladding/ Corrugated Iron

5 Corten Steel

6 Precast/Off-form Concrete

Poor Material Examples

1

2

3

Not Permitted

Not Permitted

Not Permitted

1 Blue-board Render

2 Fiber Cement Sheeting

3 Reflective Metal Cladding

Colour Palette

Main Colours (Dulux Paint)

1

2

3

4

5

6

1

Light Rice

2

Bleaches

3

Finishing Touch

4

Dusky Taupe

5

Delta Waters

6

Mud Berry

Accent Colours (Dulux Paint)

1

2

3

4

5

6

7

8

9

10

11

12

1

Bushland Grey

2

Goanna Grey

3

Squirrel

4

African Ambush

5

Totem Pole

6

Strong Olive

7

Isolde

8

Parchment Paper

9

Indian - Clay

10

Taj

11

Blue Lobelia

12

Showdown

Roofing (Colourbond)

1

2

3

4

5

6

7

8

1

Shale Grey

2

Dune

3

Evening Haze

4

Paperbark

5

Windspray

6

Jasper

7

Gully

8

Bluegum

Roofing (Monier)

1

2

3

4

5

6

7

8

1

Marseille - Comet

2

Marseille - Delta Sands

3

Marseille - Riverstone

4

Marseille - Aurora

5

Nouveau - Ravine

6

Elabana - Babylon

7

Elabana - Aniseed

8

Elabana - Mist Grey

Roofing Prohibited Colours

1

Not Permitted

2

Not Permitted

3

Not Permitted

4

Not Permitted

5

Not Permitted

6

Not Permitted

7

Not Permitted

8

Not Permitted

1

Marseille - Titan Gloss

2

Bristle - Deep Shadow

3

Elabana - Barramundi

4

Elabana - Sambuca

5

Madison - Soho Night

6

Colourbond - Night Sky

7

Bristle - Cool Smoke

8

Bristle - Matte Grey

Masonry (Austral Bricks)

1

2

3

4

5

6

7

8

9

10

11

12

1

Access - Ash

2

Access - Cream

3

Homestead - Mushroom

4

Melbourne - Brighton

5

Melbourne - Windsor

6

Homestead - Redgum

7

Settlers - Pepperwood

8

Access - Chestnut

9

Industrial - Iron

10

Industrial - Char

11

Industrial - Steel

12

Harvest - Linseed

Colour Palette Examples



Fig 48 – Colour Scheme Example One

Render

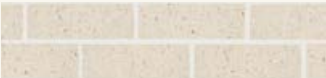


Dulux - Bleaches



Dulux - Bushland Grey

Masonry



Access - Ash

Roof

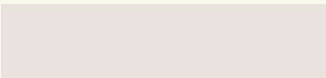


Elabana - Babylon



Fig 50 – Colour Scheme Example Three

Render



Dulux - Mud Berry



Dulux - Parchment Paper

Masonry



Homestead - Mushroom

Roof



Elabana - Aniseed



Fig 49 – Colour Scheme Example Two

Render



Dulux - Indian Clay



Dulux - Squirrel

Masonry



Access - Cream



Nouveau - Ravine



Fig 51 – Colour Scheme Example Four

Render



Dulux - Bushland Grey



Dulux - Isolde

Masonry



Settlers - Pepperwood



Marseille - Riverstone

Non-compliant Building Designs



Fig 52 – Mouldings Not Of Contemporary Design



Fig 53 – Poor Material Choice



Fig 54 – Inappropriate Colour Theme



Fig 55 – Lack Of Diversity In Materiality



Fig 56 – Not A Contemporary Portico Design



Fig 57 – Significant Visual Bulk

Design Controls

- All elevations visible to the public realm must be designed utilising a range of construction techniques and materials to establish visual interest. Note: this may include variations in materials and a mix of solid and glazed treatments. (refer page 39)
- Use materials that minimise glare and reflection.
- Walls longer than 10m must incorporate either contrasting materials or colours for minimum 2m span.
- Dwellings must incorporate contemporary materials, such as timber slat cladding, powder-coated or anodized metal, bricks, glazing, stacked stone or similar.

Boulevard Character Precinct

Design Controls

- The front facade of the dwelling must be made up of a maximum of 50% render with the remainder of the facade including two additional materials such as timber slat cladding, weather boards, powder-coated or anodized metal, bricks, stacked stone or similar.

Colour Scheme

Design Controls

- Main building colours must be of a muted earthy tone that will blend with the landscape setting.
- Accent colours, or materials are encouraged to be strategically used for architectural feature elements (refer pages 40-41). Note: the colour palette provides a sample of potential main and accent colours, for use on home exteriors.
- Carefully consider roof colour. Black roof tiles are not permitted and lighter colours should be considered for improved environmental sustainability. (Refer to page 41)

Garages and Driveways

Design Controls

- Garage doors must be a panel lift door, or slim line sectional door variety that complements external colours. Roller doors are not permitted on the garage entry. Note: details of manufacturer, profile, colour and image have to be provided.

- Garages must be constructed of materials which complement the predominant materials of the associated front facade (figure 58).
- The design and finish of driveway complements the overall design of the dwellings. Note: exposed aggregate, or coloured concrete is the minimum standard and natural grey concrete is not permitted. Unit pavers in natural stone, brick or coloured concrete are strongly encouraged.

Boulevard Character Precinct

Design Controls

- Garage doors must be timber or of a timber finish.
- Driveways must be constructed of either exposed aggregate concrete or stone/brick/coloured concrete pavers.
- Pedestrian pathways must be constructed of either exposed aggregate concrete or stone/brick/coloured concrete pavers. Pedestrian pathways can also be constructed of crushed stone aggregate or natural decorative pebbles.
- The material chosen for the pedestrian pathway and driveway must natural coloured (e.g. grey or brown) and be complementary to the overall design of the dwelling.

Fencing

Design Controls

- Maximum height of side and rear fence is 1.9m.
- Solid fence for side, or rear fencing is to be 1.9m natural coloured timber paling.
- No sheet steel / colourbond fencing / compressed board is permitted.
- Decorative capping must be incorporated into fencing design where fencing is visible from the street, such as fencing on the secondary building address of a corner allotment.
- Side gates must match side and rear fencing.
- Fencing is to match in location with adjoining property fence (if built).
- No front fencing and winged fencing permitted.



Fig 58 – Complementary driveway and garage design



Fig 59 – Colorbond fencing is not permitted

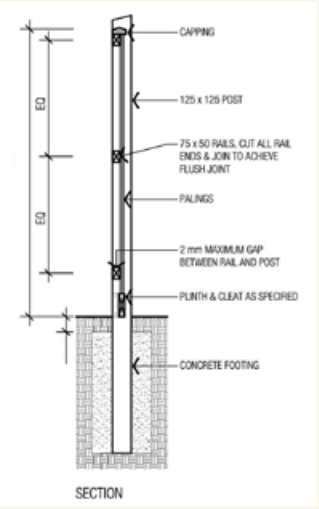
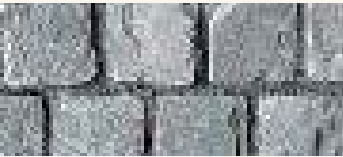
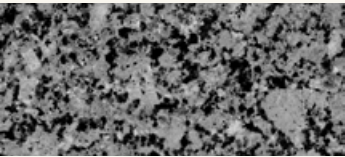


Fig 60 – Example timber paling fence detail



Granite Cobbles



Granite Pavers



Concrete with aggregate



Bluestone

Fig 61 – Driveway materials

6.3 Landscape Response

Design Objectives

- Ensure that private gardens enhance the overall image of the development and complement the design of dwellings.
- Encourage rainwater harvesting and storage.
- Encourage the use of plants which are suitable to the landscape context.
- Ensure that ancillary features are designed to complement the design of houses, landscape and neighbourhood character in general.
- Minimise cut and fill for building on sloping sites.
- Ensure that private landscaping elements do not unreasonably affect adjacent properties through overshadowing or overlooking.
- Avoid landscape elements from interfering with utility services.

- Landscaping of front gardens must be completed within 90 days of obtaining a Certificate of Occupancy.

Hardscaping

Design Controls

- Any landscaping structures must be consistent and complimentary to the facade design.
- Visible retaining walls and pillars must be less than 1.0m tall and flush with the finish surface level of the rear landscape. The retaining wall must be constructed from material which is complementary to the dwelling (figure 63,65).
- Any exposed areas below the finished floor level must be screened by landscaping, or appropriate material treatment.



Fig 62 – Slopes should be stepped and incorporate landscape features



Fig 63 – Retaining wall

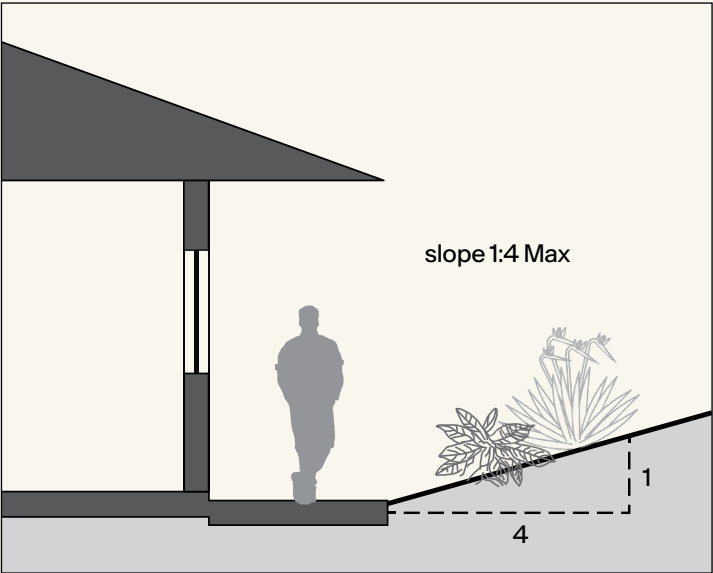


Fig 64 – Maximum slopes allowed is at 1:4

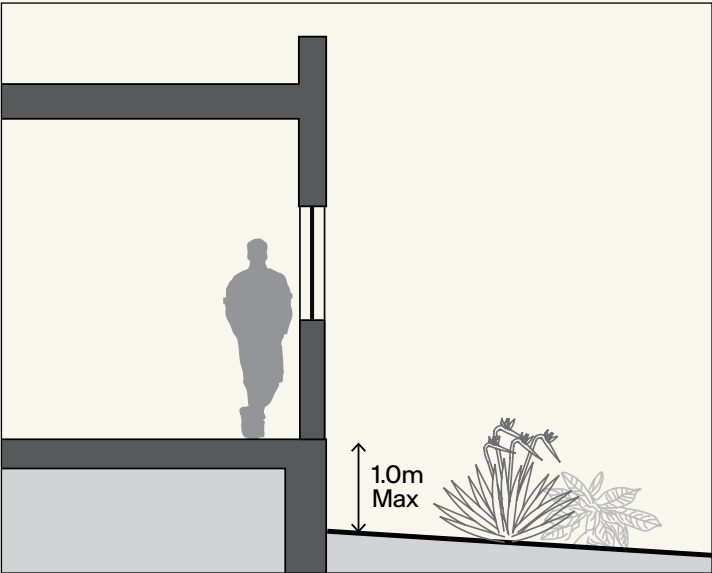


Fig 65 – Limit visible retaining wall to less than 1.0m



Fig 66 – Methods of screening the water mains: integrated in garden bed



Fig 67 – Methods of screening the water mains: integrated in garden bed



Fig 68 – Landscape element must respond to the building scale



Fig 69 – Front garden should incorporate permeable and hard surfaces



Fig 70 – Visible within centre of front setback



Fig 71 – Positioned close to driveways

Softscaping

Design Controls

- A minimum of 50% of the front garden must include permeable surfaces, including but not limited to gravel, bark and sand. (figure 69)
- Landscaping elements must be used to soften, or screen the appearance of storage, services and parking areas.
- Ensure services such as the water mains are identified on the plan and screened sufficiently. (figure 66, 67)
- Vegetation selection must include drought tolerant plant species. Refer to Merrifield Planting Species (page 54) for preferred species.
- Synthetic Turf is not permitted as it is not

- sustainable and traps heat in summer. It is recommended to use natural turf or other natural permeable surfaces.
- Landscape elements and planting must be in scale with buildings on the site (figure 68).
- Landscaping features must maintain a degree of passive surveillance of entry points to dwellings.
- Landscape elements must not interfere with utility services.
- Selection of appropriate plant species and heights of landscape elements should not impact on adjacent properties through overshadowing or intrusive root systems.
- A minimum 500mm wide planting strip is provided between the driveway and the side boundary (or 300mm if the garage is located on the side boundary).

Maintenance & Recycling

Design Objectives

- Turf is neat, regularly cut and well maintained. Turf must not grow past a height of 10cm.
- Gardens and turf are to be kept free of pests, disease and weeds.
- Households must utilise recycling and green waste initiatives (such as green waste bins) available from Hume City Council ([www.hume.vic.gov.au](http://www.hume.vic.gov.au)).
- In addition, a number of resources are available from Sustainability Victoria ([www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)).

Design Controls

- Service related structures must not be visible from the public realm and must be screened. Note: this includes clotheslines, bin receptacles, service meters, air conditioners, solar panels and hot water systems.
- The site plan must clearly show the location of all services or alternatively clearly note when they are not included.
- Wall-mounted air conditioning units must be located below the eaves line and screened from public view.
- Air conditioning units on the roof must be positioned below the roof ridge line and not be visible from the public realm. The units must also match the colour of the roof (figure 73).

- Solar hot water systems / panels are to be located in the best position to allow maximum solar efficiency.
- Hot water units are required to be one of three options:
  - Gas hot water
  - Heat pump
  - Solar hot water (gas or electric boosted)
- Dishwashers with an energy consumption of less than or equal to 245kW per annum and a water consumption of less than or equal to 14L per use are required.
- Air conditioning systems with a coefficient of performance (COP) of greater than or equal to 3.20 and energy efficiency ratio (EER) greater than or equal to 3.00 must be utilised.
- Lots greater than 300m2 must include a rainwater tank.



Fig 72 – Services visible from street (not compliant)

6.4 Construction & Services

Ancillary

Design Objectives

- Letter boxes must be of a robust and contemporary design to complement the overall building and landscape character.
- Letter boxes must be installed within 30 days of a Certificate of Occupancy being obtained and no temporary letter boxes are acceptable.
- Limit to one (maximum 0.6m x 0.6m) promotion sign of houses for sale and advertising of builders during construction, unless prior approval is granted by the MLDRC.
- No other advertising signage is permitted on either vacant land or occupied allotment.
- No handwritten or illuminated signage is allowed.
- Any form of signage eg. signage on fencing must be removed once construction of the dwelling is completed.
- Commercial / recreational vehicles, caravans, boats, trailers and other mobile machinery must not be parked on a lot or nature strip such that it is visible from any street.
- No temporary address signs are permitted, for example sheets of paper in the front window. All address signs must be complementary to the front facade and be in proportion to the dwelling.

- The land is to remain well maintained, free from rubbish and debris from the time of settlement and through construction.
- The installation of solar panels should be considered.
- When selecting ancillary appliances, careful consideration of greenhouse gas emissions and environmental impact should be made.
- The use of local recycling and waste disposal services during the construction of homes.
- During construction, waste skips must be utilised instead of waste cages.
- Builders should consider materials that minimise packaging and/or enables packaging to be recycled.
- Gas connection is provided to every lot in Merrifield. Utilisation of gas heating is encouraged.
- Merrifield will provide infrastructure to enable supply of recycled water. All homes constructed at Merrifield must include fittings and connections to the recycled water network, as specified by Yarra Valley Water.
- NBN is delivered to all Merrifield residential lots located on the northern side of Donnybrook Road, and Opticomm is delivered to all Merrifield residential lots located on the southern side of Donnybrook Road. All homes must be connected to the applicable service.

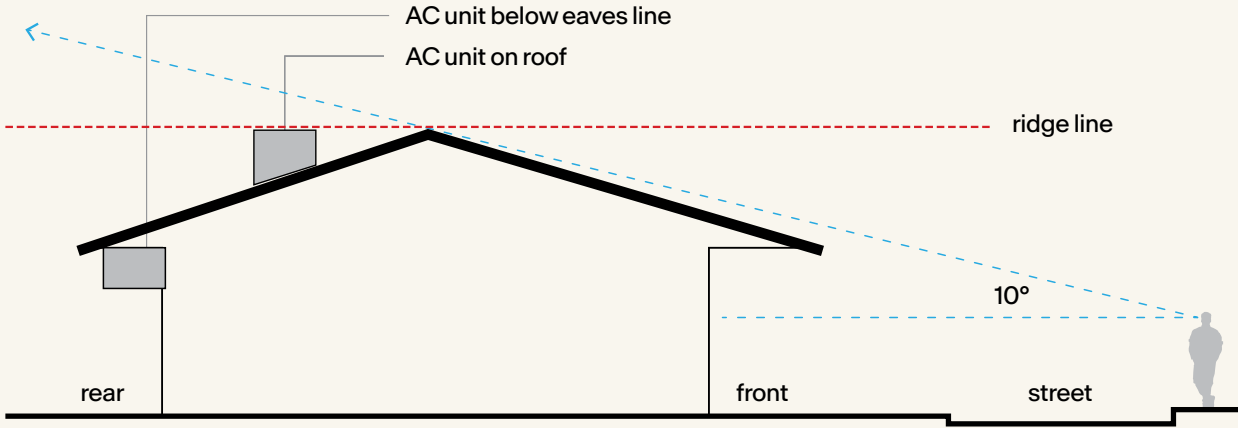


Fig 73 – Locate air conditioning unit below the ridge line



# Front Landscaping



7.0

Residents will be able to choose between designing and installing their own front garden or commissioning MAB to complete it for them.

Should you choose to handle your own landscaping, you will need to adhere to the guidelines set out in this document, as well as completing a form advising MAB of your choice. There is also a form to complete if you want MAB to handle the works. Again, both these forms can be found in this document.

Once you've decided on how your landscaping will be handled, all you need to decide on is the style of garden that suits you best. The following pages will outline the landscaping styles available to Merrifield residents.



7.1 Merrifield Front Garden Guidelines

Need inspiration to achieve a beautiful front landscape?  
Follow these simple steps and your front garden will  
make an attractive statement.

Softscaping

- Successful planting designs are often simple and use a limited number of different plant species. As a general guide 3 different paving types and 6-8 different plant species are usually sufficient.
- Layer your garden so that you generally have tall plants at the back, medium plants centrally, & low plants towards the street, taking care not to block windows.
- Take care in front of low windows, as you'll want to keep plants to a maximum 1m height so you can view your garden, and harness the light.
- Layering plants also works well within garden beds, with larger plants against fences & walls & smaller one to the front next to paths and lawn.
- Avoid locating tall screening plants in front of your or neighbour's windows particularly on the east or south of their windows.
- Try to include at least one tree within your front garden to help frame your house and contribute to the overall greenery of Merrifield.
- Small-medium trees create great focal points, but when in the vicinity of windows, select a deciduous tree to allow sunlight through in winter.
- Ensure the scale of plants match their location. Locate large plants (2m+ height) against walls and fences.
- If you want to soften a walkway, plant groundcovers in between stepping stones/pavers.

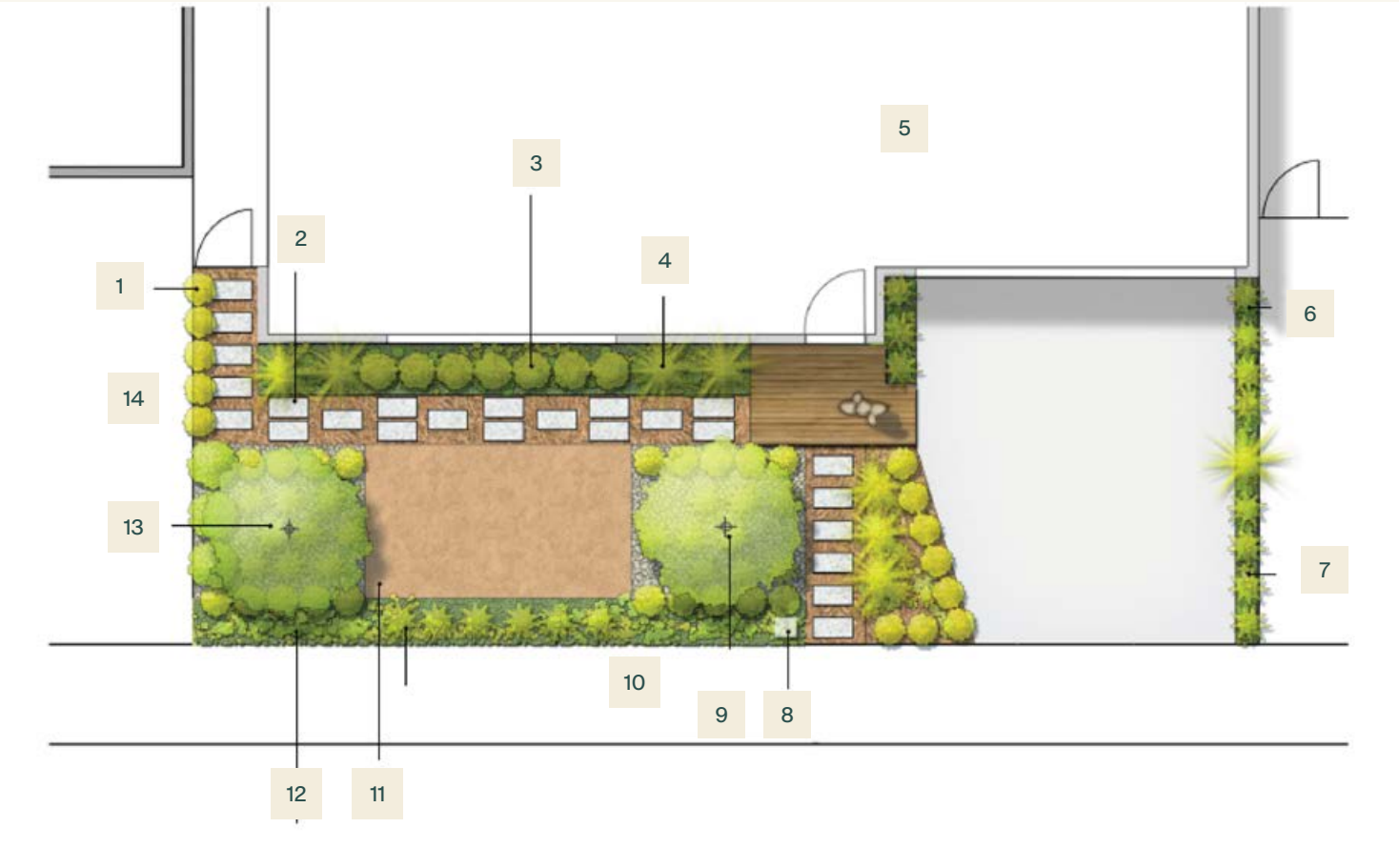
- Use accent plants sparingly, in one or two locations. Any more and they cease to feature as highlights, and instead can look confusing.
- Try to locate accent plants near the front door or at either side of the front path where it meets the footpath.
- Smaller tufting plants work best along a pathway or at the front door as their foliage is generally soft to brush against & they provide year round colour.
- Tussock type/strappy-leaved plants are excellent options planted in grouping or borders, forming an attractive alternate texture and colour all year round.

Hardscaping

- Try to keep impervious surfaces such as concrete to a minimum & instead use granitic sand or stepping stones/ pavers in mulch or pebbles, with a timber or steel edge.
- Use natural colours wherever possible, as bright colours tend to fade quickly.
- Keep plants to a maximum height of 1m within 0.5m of any walkways to allow easy access, unless you intend to hedge a larger plant.
- Where planting areas are surrounded by hardscaping, increase density of plantings by at least 25%. This improves likelihood of plant establishment by reducing effect of reflective heat from surrounding surfaces.
- Where concrete is desired, add a stone aggregate to create a more natural finish with exposed aggregate concrete.
- Try to keep walls to maximum 0.5m height. Although retaining walls can be up to 1m height, a few smaller walls will create multiple stepped terraces, rather than one large drop. This means the garden will not be visually split into two gardens & will present as a bigger space.

Contemporary Garden Inspiration

If you have chosen to install your own front garden, here is a design to help you acheive a beautiful front landscape.



- |   |                                                                                                                     |    |                                                                                        |    |                                                                                                                      |
|---|---------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------|
| 1 | 1–3m height shrubs to fence                                                                                         | 6  | Min 500mm planting strip refer to design controls                                      | 11 | Feature toppings / grassed area located centrally. A large accent plant or artwork can be located as central feature |
| 2 | Pavers in mulch                                                                                                     | 7  | Keep plants to maximum 1m near footpath                                                | 12 | Garden beds with pebble / bark mulch Where using pebbles or rocks, increase plant densities to reduce heat effect    |
| 3 | Tufting plants or small shrubs to maximum 1m height to front windows                                                | 8  | Keep tufting plants, small shrubs & groundcovers to maximum 1m height around letterbox | 13 | Small–medium tree                                                                                                    |
| 4 | Accent plants close to entry, however, spikey-leaved plants such as Yucca, should be located at least 1m from paths | 9  | Water mains (taps) is identified on the plan and screened by vegetation sufficiently   | 14 | Service meters                                                                                                       |
| 5 | Bin storage / location to be concealed behind fence or within garage                                                | 10 | Small–medium tree                                                                      |    |                                                                                                                      |

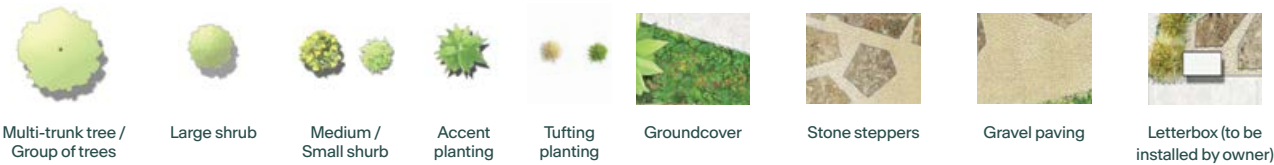
# Informal

This garden design features native plants and natural stone pavers set in gravel. The loose groups of plants give you the feeling of a bush setting and the native plants not only look good but are easy to take care of.

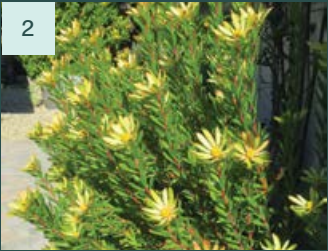
Standard Lot



Corner Lot



## Large Shrubs



## Medium and Small Shrubs



## Accent



## Tufting



## Groundcovers



- |                                                          |                                                                          |                                                                 |                                                                                 |
|----------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|
| 1 Bower Wattle 'Lime Magik' <i>Acacia cognata</i>        | 6 Dwarf Sticky Wattle <i>Acacia howittii</i> 'Honey Bun'                 | 10 Red Hot Poker Winter Cheer <i>Kniphofia</i> 'Winter Cheer'   | 15 Grevillea Gold Cluster <i>Grevillea juniperina</i> 'Gold Cluster'            |
| 2 'Safari Gold Strike' <i>Leucadendron salignum</i>      | 7 Correa Ivory Lantern <i>Correa glabra</i>                              | 11 Swamp Foxtail <i>Pennisetum alopecuroides</i> 'Nafray'       | 16 Shore Juniper <i>Juniperus conferta</i>                                      |
| 3 'Moon Lagoon' <i>Eucalyptus latens</i>                 | 8 Prostrate Cootamundra Wattle <i>Acacia baileyana</i> 'Prostrate' Form' | 12 Mat Rush Katie Belles <i>Lomandra hystrix</i> 'Katie Belles' | 17 Prostrate Red Honey-Myrtle <i>Melaleuca hypericifolia</i> 'Ulladulla Beacon' |
| 4 Little Nugget Wattle Acacia Pravissima 'Little Nugget' | 9 Astelia Silver Spears <i>Astelia chathamica</i> 'Silver Spears'        | 13 Blue Sedge <i>Carex flacca</i>                               |                                                                                 |
| 5 Peaches & Cream Grevillea <i>Grevillea</i>             |                                                                          | 14 African Daisy Flame <i>Arctotis</i> 'Flame'                  |                                                                                 |

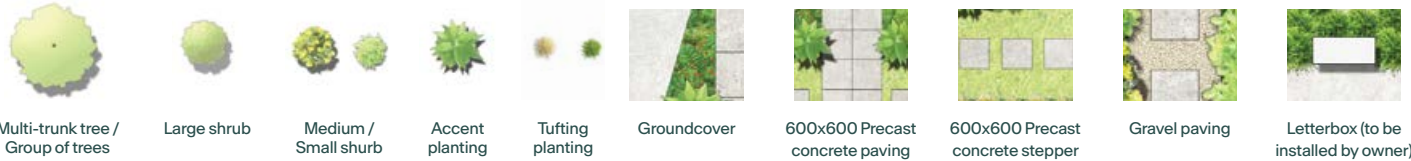
# Geometric

This is a more traditional garden with garden beds and concrete paving. A central lawn provides a traditional feel while shrubs with natural forms of groundcovers and tussocks add interest all year-round.

Standard Lot



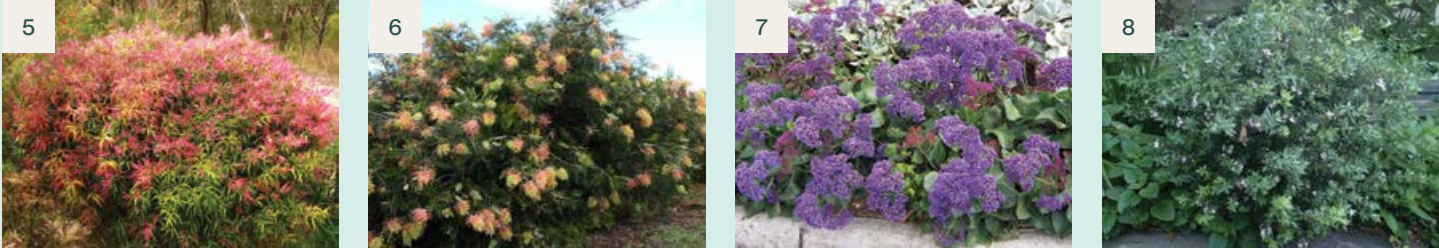
Corner Lot



## Large Shrubs



## Medium and Small Shrubs



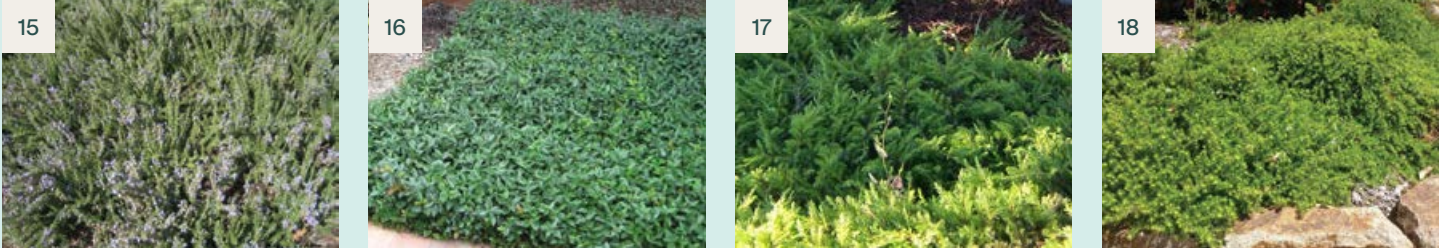
## Accent



## Tufting



## Groundcovers



- |                                                        |                                                                             |                                                   |                                                                     |
|--------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------|
| 1 Lilly Pilly <i>Dwarf Acmena smithii</i> 'Hot Flush'  | 5 Willow-Leaf Bottlebrush <i>Callistemon salignus</i> 'Great Balls of Fire' | 10 Gynea Lily <i>Doryanthes excelsa</i>           | 15 Prostrate Rosemary <i>Rosmarinus officinalis prostratus</i>      |
| 2 Mexican Orange Blossom <i>Choisya ternata</i>        | 6 Peaches & Cream Grevillea <i>Grevillea</i>                                | 11 Adam's Needle <i>Yucca filamentosa</i>         | 16 Cherry Cluster Grevillea <i>Grevillea rhyolitica x uniperina</i> |
| 3 Pride of Madiera <i>Echium candicans</i>             | 7 Statice <i>Limonium perezii</i>                                           | 12 Lime Tuff Lomandra <i>Lomandra</i> 'Lime Tuff' | 17 Shore Juniper <i>Juniperus conferta</i>                          |
| 4 Limelight Pittosporum <i>Pittosporum</i> 'Limelight' | 8 Aussie Box <i>Westringia</i> 'Aussie box'                                 | 13 Blue Sedge <i>Carex flacca</i>                 | 18 Prostrate Westringia <i>Westringia</i> 'Flat n Fruity'           |
|                                                        | 9 Kaffir Lily <i>Clivia miniata</i>                                         | 14 Mondo Grass <i>Ophiopogon japonicu</i>         |                                                                     |

# Linear

This design features contrasting paving stones bordered by large and medium sized shrubs. The native and exotic shrubs, grasses and groundcovers make this a low maintenance garden.

Standard Lot



Corner Lot

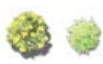




Multi-trunk tree /  
Group of trees



Large shrub



Medium /  
Small shrub



Accent  
planting



Tufting  
planting



Groundcover



600x600 Precast  
concrete paving



600x600 Precast  
concrete sleeper



Gravel paving



Letterbox (to be  
installed by owner)

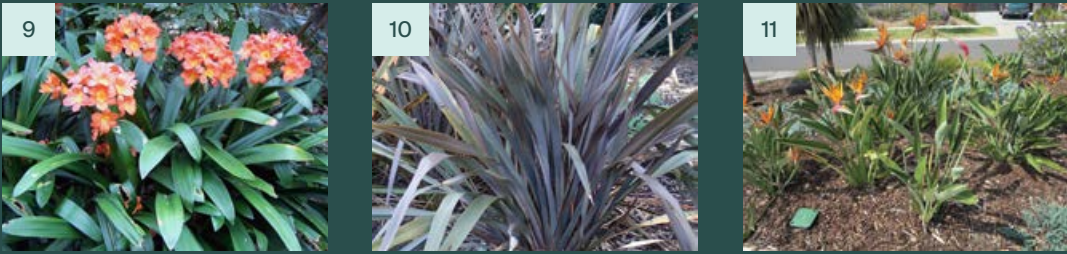
## Large Shrubs



## Medium and Small Shrubs



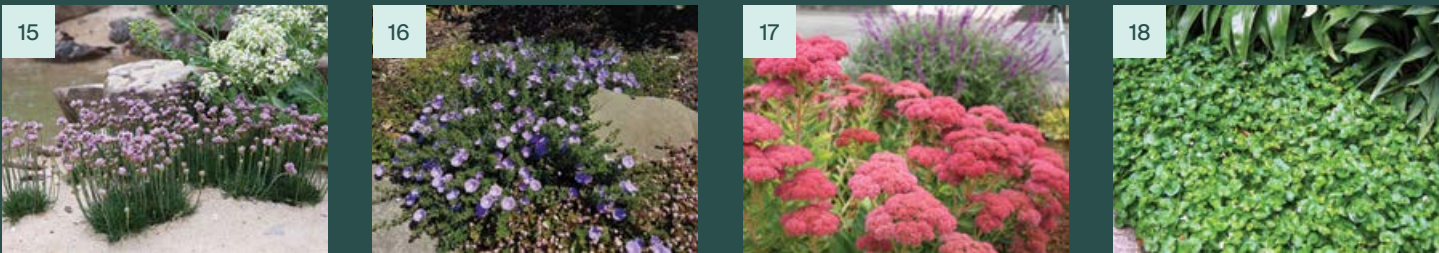
## Accent



## Tufting



## Groundcovers



- |   |                                                                          |   |                                                                        |    |                                                        |    |                                                         |
|---|--------------------------------------------------------------------------|---|------------------------------------------------------------------------|----|--------------------------------------------------------|----|---------------------------------------------------------|
| 1 | <i>Pittosporum tenuifolium</i><br>'Green Pillar'                         | 5 | Scarlet Flame Bottlebrush<br><i>Callistemon viminalis</i>              | 10 | Bronze Baby N.Z. Flax<br><i>Phormium</i> 'Bronze Baby' | 15 | Thrift <i>Armeria maritima</i>                          |
| 2 | Lilly Pilly Aussie Copper<br><i>Syzygium australe</i><br>'Aussie Copper' | 6 | <i>Grevillea</i> 'Superb'                                              | 11 | Bird of Paradise <i>Strelitzia reginae</i>             | 16 | Ground Morning Glory<br><i>Convolvulus mauritanicus</i> |
| 3 | Coastal Rosemary<br><i>Westringia longifolia</i><br>'Snow Flurry'        | 7 | Green John Bottlebrush<br><i>Callistemon viminalis</i><br>'Green John' | 12 | Native Flax <i>Dianella caerulea</i><br>'Little Jess'  | 17 | Autumn Joy Sedum <i>Sedum</i><br>'Autumn Joy'           |
| 4 | <i>Viburnum odoratissimum</i><br>'Dense Fence'                           | 8 | Silver Bush <i>Convolvulus cneorum</i>                                 | 13 | Little Pal <i>Lomandra confertifolia</i>               | 18 | Native Violet <i>Viola hederacea</i>                    |
|   |                                                                          | 9 | Kaffir Lily <i>Clivia miniata</i>                                      | 14 | Blue Fox Fescue <i>Festuca glauca</i>                  |    |                                                         |

# Forms



8.0



# Front Landscaping

Please select one of the following:

I consent to MAB completing the front landscaping of my lot and I will provide a completed **Landscape Selection Form** nominating my preferred design to Merrifield as part of this **Design Assessment Application**.

I will design and install my own front landscaping and my builder/architect will provide **Landscape Plans** as part of my **Design Assessment Application**. I understand landscape works to the front of my lot must be completed within 6 months of the issue of a Certificate of Occupancy.

By submitting this application form I acknowledge the following:

My building designer will adhere to the **Merrifield Design Guidelines**.

I am aware that my house design must comply with all sections of the **Merrifield Design Guidelines** before landscaping installation by the Developer will be approved.

I understand approval by the Merrifield Living Design Review Committee (MLDRC) does not guarantee my design complies with the requirements of the **Restrictive Covenants and Hume City Council or the Building Regulations (Rescode)**.

I realise my house design must to be re-submitted to the MLDRC for assessment under the **Merrifield Design Guidelines** if the design is altered as a result of the requirements of the Building Surveyor.

Owner Signature

Date

# Landscape Selection Form

If you have opted to take up Merrifield's offer to provide complimentary front landscaping, this form is to be submitted to Merrifield as part of the **Design Review submission**.

Once completed, submit your form via the **My Merrifield Portal**, [merrifieldmelbourne.com.au/my-merrifield](http://merrifieldmelbourne.com.au/my-merrifield)

Assuming you have complied with all requirements, Merrifield will inspect your lot and will strive to create your selected landscape within 8-12 weeks of receiving your Certificate of Occupancy.

**Please note that Merrifield do not customise gardens. The installation will be in accordance with the chosen style, availability and suitability of plants and the geometry of your lot at the time of installation.**

Lot No.

Contact Number

Owner's Name

Contact Email

Select your landscape style; Informal, Geometric or Linear and one corresponding tree option. Refer to the Landscape Packages Brochure for indicative designs and plant species.

**Informal** — Select one from the following tree options

Lemon Scented Gum

Eucalyptus Caesia

Eukie Dwarf

**Geometric** — Select one from the following tree options

European Olive

Kanooka

Callery Pear

**Linear** — Select one from the following tree options

Judas Tree

Crepe Myrtle

Native Frangipani

I acknowledge the following works will be complete prior to handing over the front yard to Merrifield for landscaping.

- Completed driveway

→ All required earthworks completed

→ Retaining walls (if applicable) are complete and and landscape area leveled to 100mm below driveway level in preparation for top soil in accordance with the Design Guidelines, section 10.3. (If batter is to be used, it should not be more than 1:6 gradient - consult your builder or architect)

→ External water tap and adjacent external power supply are installed as per the Design Guidelines (please ensure taps are installed in a location that will not inhibit garden installation - MAB will not be responsible for relocating services.
- All site rubbish has been removed

→ Garage door installed

→ Front porch is complete

→ Fencing installed in accordance with the design guidelines (wing fencing not permitted)

→ Letterbox has been installed

→ Drainage (as required) infrastructure installed

→ NBN Co. street connection completed

→ There is access to the area where works will be undertaken

→ Nature strip is clear of rubble and rubbish

All conditions above are to be met before landscaping installation works will be approved for commencement. Please retain a copy of this list to ensure all works are completed. Refer to the **Landscape Packages Brochure** for breakdown of requirements.

By submitting this form to Merrifield I acknowledge the following:

I wish to take up Merrifield's offer of providing landscaping to the front of my lot and I will allow Merrifield (and all their contractors) access to my lot for this purpose.

My house design will be constructed in accordance with the Design Guidelines.

Owner Signature

Date

When your home has been completed, please submit a **Landscape Request Form**, photos of the front of your property from boundary to boundary and your **Certificate of Occupancy** with your name, lot number and a message confirming all works listed above have been completed via the **My Merrifield Portal**: [merrifieldmelbourne.com.au/my-merrifield/my-home/](http://merrifieldmelbourne.com.au/my-merrifield/my-home/). Merrifield will then inspect your lot and (provided you have complied with all requirements) undertake to install your selected front garden within 8-12 weeks of receiving your request.



# Merrifield Living Design Review Committee Approval Application Form

Complete, sign and attach this form as cover sheet to your application to:

Attn: Merrifield Living Design Review Committee  
Email: [merrifielddrc@merrifieldmelbourne.com.au](mailto:merrifielddrc@merrifieldmelbourne.com.au)

Allotment Details

|             |             |
|-------------|-------------|
| Lot No.     | Street      |
| <div></div> | <div></div> |

Owner Details

|                        |                 |
|------------------------|-----------------|
| Full Name              | Mailing Address |
| <div></div>            | <div></div>     |
| Phone (Business Hours) | Mobile          |
| <div></div>            | <div></div>     |
| Email                  |                 |
| <div></div>            |                 |

Builder Details

|                 |                        |
|-----------------|------------------------|
| Name            | Company                |
| <div></div>     | <div></div>            |
| Mailing Address | Phone (Business Hours) |
| <div></div>     | <div></div>            |
| Mobile          | Email                  |
| <div></div>     | <div></div>            |

Design Details

|             |             |
|-------------|-------------|
| House Type  | Facade Type |
| <div></div> | <div></div> |

Form Attachments

These details are usually supplied by your builder or architect:

- Completed Design Approval Application Requirements
- Copy of Site Plan
- Copy of full set of Building Plans, including floor plans, roof plan and elevations
- Copy of Landscape Plan or Landscape Selection Form
- Copy of Materials and Colour Schedule including Colour Samples

I / we acknowledge receipt of the Merrifield Design Guidelines and agree to comply with all Design Objectives and Design Controls outlined in this document.

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 proposed plans, I / We undertake to resubmit this application for approval of such changes.

|             |                 |             |
|-------------|-----------------|-------------|
| Owner Name  | Owner Signature | Date        |
| <div></div> | <div></div>     | <div></div> |

# Final Inspection Request

To claim your front landscaping, all you need to do is meet the following conditions:

- Meet the requirements of the Landscaping Special Condition within your Contract of Sale.
- Acquire a Certificate of Occupancy for your home.
- Submit this Landscaping Request Form to the Merrifield Design Review Committee via the My Merrifield online portal at [merrifieldmelbourne.com.au/myhome](http://merrifieldmelbourne.com.au/myhome).

Within a month of receiving your request, the Merrifield Living Design Review Committee (MLDRC) will arrange for an inspection of your landscaping to confirm it complies with the conditions. Once that’s confirmed, the Merrifield Living Design Review Committee will install your front landscaping design within 8-12 weeks. If your dwelling does not comply, the Merrifield Living Design Review Committee will contact you to provide advice for alterations prior to works being able to commence.



# Landscape Request Form Checklist

|                                                                                                                                                                                                                                                                                           |                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Has Certificate of Occupancy been issued within 24 months from settlement?                                                                                                                                                                                                                | I have attached an accurate and complete copy of my Certificate of Occupancy to this application. |
| Have all hardscape works (eg. driveway) been completed in accordance with the Merrifield Design Guidelines, by no later than 24 months after the settlement date?                                                                                                                         | I have attached a date stamped photo of my property to this application.                          |
| All nature strips adjacent to the subject site and affected areas on the site, have been restored to the same condition as immediately prior to the beginning of construction works, and any nature strips adjacent to the block are clean and free from builder’s materials and rubbish. | I confirm my dwelling complies with all requirements within the Merrifield Design Guidelines.     |

I certify that the above information is true and accurate in all respects.

Owner Name

Owner Signature

Date

To submit plans please email [MerrifieldDRC@MerrifieldMelbourne.com.au](mailto:MerrifieldDRC@MerrifieldMelbourne.com.au) or submit via the **My Merrifield portal** ‘submit forms’ link at [merrifieldmelbourne.com.au/myhome](http://merrifieldmelbourne.com.au/myhome).

Merrifield Living Design Review Committee  
Office use only

Comments

|                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the dwelling comply with all requirements of the Merrifield Design Guidelines?                                                                                                                                                                                                       |
| Has Certificate of Occupancy been issued within 24 months from settlement?                                                                                                                                                                                                                |
| Have all hardscape works (eg. driveway) been completed in accordance with the Merrifield Design Guidelines, by no later than 24 months after the settlement date?                                                                                                                         |
| All nature strips adjacent to the subject site and affected areas on the site, have been restored to the same condition as immediately prior to the beginning of construction works, and any nature strips adjacent to the block are clean and free from builder’s materials and rubbish. |
| I have attached an accurate and complete copy of my Certificate of Occupancy to this application.                                                                                                                                                                                         |
| I have attached a date stamped photo of my property to this application.                                                                                                                                                                                                                  |

Name

Signature

Date

9.0 Image References

|        |                                                         |        |                                                                                    |
|--------|---------------------------------------------------------|--------|------------------------------------------------------------------------------------|
| Fig 1  | Metricon ‘Amira 28’                                     | Fig 39 | Sansiri ‘Setthasiri Wongwaen-ramindra’                                             |
| Fig 2  | Metricon ‘Whittlesea 29’                                | Fig 40 | realestate.com.au, Exterior render colour schemes                                  |
| Fig 3  | Metricon ‘Vantage Lodge Scheme’                         | Fig 41 | Boutique Homes “KI”                                                                |
| Fig 4  | Boulevard character precinct map                        | Fig 42 | Boutique Homes “Mersailles”                                                        |
| Fig 5  | Bentley Homes ‘Riviera’                                 | Fig 43 | Henley Homes “Fuwa”                                                                |
| Fig 6  | Newport homes ‘Balmoral’                                | Fig 44 | Dennis Family ‘Princeton’                                                          |
| Fig 6  | houses-colori.com                                       | Fig 45 | Metricon ‘Bohemian’                                                                |
| Fig 7  | Mitty & Price ‘Regent’                                  | Fig 46 | Hansen Partnership, diagram                                                        |
| Fig 8  | archdaily.com, Nic Owen Architects                      | Fig 47 | thespaces.com.au, An Olympian’s minimalist Melbourne townhouse goes up for auction |
| Fig 9  | Zen Architects, Courtyard House, Elsternwick            | Fig 48 | Bentley Homes “Riviera”                                                            |
| Fig 10 | Inglis Architects, Fairbairn House                      | Fig 49 | Dennis Family Homes “Heathcote, Resort”                                            |
| Fig 11 | Hansen Partnership, photo                               | Fig 50 | Dennis Family Homes “Heathcote, Resort”                                            |
| Fig 12 | gardenersworld.com, Where to mulch with organic compost | Fig 51 | Granvue Homes ‘Newport’                                                            |
| Fig 13 | sunpowersource.com, how much solar power will I need?   | Fig 52 | Granvue Homes ‘Windsor’                                                            |
| Fig 14 | interiordecoratingcolors.com, Skylight designs          | Fig 53 | Dennis Family Homes ‘Beaufort, Verve’                                              |
| Fig 16 | Hansen Partnership, diagram                             | Fig 54 | propertyvalue.com.au, 5 Merrion Grove                                              |
| Fig 17 | Metricon ‘Whiteley’                                     | Fig 55 | jameshardie.com.au, Character-drive development that beat all expectations         |
| Fig 18 | Metricon ‘Vantage’                                      | Fig 56 | allurausa.com, Modern siding ideas                                                 |
| Fig 19 | Bentley Homes ‘Riviera’                                 | Fig 57 | houseplansandmore.com, Eureka Berm Home                                            |
| Fig 20 | Hansen Partnership, diagram                             | Fig 58 | Newgate, Siting building and design guidelines 2017                                |
| Fig 21 | Hansen Partnership, diagram                             | Fig 59 | Newgate, Siting building and design guidelines 2017                                |
| Fig 22 | Hansen Partnership, site photo                          | Fig 60 | Driveway materials                                                                 |
| Fig 23 | Hansen Partnership, site photo                          | Fig 61 | Carlisle Homes ‘Barwon’                                                            |
| Fig 24 | Hansen Partnership, diagram                             | Fig 62 | ironmanfencing.blogspot.com                                                        |
| Fig 25 | Metricon ‘Salamanca’                                    | Fig 63 | Timber paling fence detail                                                         |
| Fig 26 | Metricon ‘Whittlesea’                                   | Fig 64 | everlastservices.com.au, Retaining walls                                           |
| Fig 27 | Hansen Partnership, site photo                          | Fig 65 | Hansen Partnership, diagram                                                        |
| Fig 28 | tcenter.info.com, Modern brick façade house             | Fig 67 | Example of retaining wall                                                          |
| Fig 29 | Metricon ‘Duxton’                                       | Fig 68 | Hansen Partnership, diagram                                                        |
| Fig 30 | Metricon ‘Cova’                                         | Fig 69 | Example of front garden                                                            |
| Fig 31 | Metricon ‘Amira’                                        | Fig 70 | Dennis Family “Princeton”                                                          |
| Fig 32 | Hansen Partnership, site photo                          | Fig 71 | Newport Homes ‘Manchester’                                                         |
| Fig 33 | Burbank “Habitat 21”                                    | Fig 72 | Hansen Partnership, site photo                                                     |
| Fig 34 | Long Island Homes “Sansara”                             | Fig 73 | Hansen Partnership, site photo                                                     |
| Fig 35 | Burbank “Habitat 21”                                    | Fig 74 | Hansen Partnership, site photo                                                     |
| Fig 36 | Hansen Partnership, diagram                             |        | ergon.com.au, Solar Power and plumheatcool.com.au, House with Evaporation          |
| Fig 37 | Henley Homes “Talise”                                   |        |                                                                                    |
| Fig 38 | Carlisle Homes ‘Milana Façade’                          | Fig 75 | Hansen Partnership, diagram                                                        |

9.1 Contact Details

If you have any queries about the Design Guidelines or your application, please contact your builder or architect in the first instance. For remaining enquires please contact:

Merrifield Design Review Committee

Level 5, 441 St. Kilda Road  
Melbourne, VIC 3004  
Email: [merrifielddrc@merrifieldmelbourne.com.au](mailto:merrifielddrc@merrifieldmelbourne.com.au)



The information in this document has been prepared by the Merrifield Corporation in good faith with due care. Any projections however, represent estimates only and may be based on assumptions which, while reasonable, may not be correct. We do not warrant the accuracy of information contained in this document and do not accept any liability for any error or discrepancy or negligence or otherwise in this information. The information contained herein does not constitute all, or any part of an offer or representations for any property related to herein.

All plans, illustrations, images, artists’ impressions, photography material and other such material are representative only. All parties must make their own enquiries and obtain independent advice in order to verify any or all information. All enclosures in this document are owned by Merrifield Corporation and its consultants. This document remains the property of Merrifield Corporation and should not be copied or distributed without prior approval.

# Merrifield

Developed by  
**MAB** | **GPC**

**Terms and Conditions**

The information, images and artist’s impressions used in this brochure are indicative only and have been prepared solely for promotional purposes. The information contained herein has been prepared in good faith and with due care. This brochure was completed prior to completion of the design and construction of the project, therefore development details, specifications and timing are subject to change. We do not warrant the accuracy of information contained in this brochure and do not accept any liability for any error or discrepancy or negligence or otherwise in the information. (c) Copyright Ascotown Pastoral Company Pty Ltd (ACN 116 959 365), Merrifield Corporation Pty Ltd (ACN 111 110 813), Rosedust Pty Ltd (ACN 618 257 686) and Copperdust Pty Ltd (ACN 618 875 433) 2025. V1.