

# Annadale

MICKLEHAM

YOUR PLACE TO *PROSPER.*



ARTIST IMPRESSION

## Design Guidelines

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## Overview

### Annadale

Choose the space to be and discover your future, in a stunning development where community and nature merge within the magical Mount Ridley Woodlands.

Located in Melbourne's North-West growth corridor and just 30km from the CBD, Annadale offers the freedom of space, a sense of place and the opportunity to turn your dream lifestyle into your enviable real life. Comprised of over 1000 allotments, the estate is designed to embrace the landscape, with walking and cycle paths weaved throughout and nature trails that lead on beyond into the beautiful Woodlands.

Here, set across the road from the future Mickleham Town Centre and within close proximity to existing amenities at Craigieburn, you'll find peace, fresh air and a place to call home. A place where families are raised, children are schooled at the on-site Primary School and where time can be enjoyed in the parks and playgrounds, BBQ spots and wide-open spaces.

### Objectives of the masterplan and design guidelines

These design essentials are a supplement to the Annadale masterplan. The masterplan shows how the community will be laid out.

It illustrates:

- Location and character of open space areas
- Orientation of allotments to maximise their solar access and street appeal

The masterplan has been designed to create a special environment that will best realise the vision for Annadale.



## Purpose of these guidelines

The Design Guidelines have been created to assist Purchasers at Annadale realise their dream home whilst maintaining the natural environment of the estate and enhancing the overall character of the community.

The Guidelines aim to:

- Encourage a variety of housing styles that are in harmony with each other and the streetscape
- Promote a modern Australian architectural style
- Provide a high level of presentation to the neighbourhood
- Protect the amenity of Annadale

The Guidelines also apply to your neighbours, which means that the buildings at Annadale will be of a consistently high standard.

By following the Design Guidelines carefully you will help to contribute to the creation of a more desirable neighbourhood and enhance the value of your home and the Annadale community.

## Gaining approval

The Design Assessment Panel (DAP) reserves the right to assert their discretion to vary or waive any of its requirements (including the request for a purchaser to make changes to plans and specifications) as set out in the Design Guidelines.

If there is a discrepancy between the Design Guidelines and other controlling documents, the ranking of priority will be as follows:

1. Memorandum of Common Provisions (as per sales contract)
2. Restrictive Covenant (as per sales contract)
3. Special Conditions (as per sales contract)
4. Design Guidelines

Approval is required from the DAP for the construction of new houses, garages, fences and any other structures on any allotment within Annadale before work can commence.

You must obtain the prior approval from the Vendor for your building plans up to a period of 4 years from the date of the title release of your particular allotment and relevant stage.

All applications for Design Approval must have proof of a minimum 5 Star Energy Rating. The design approach and siting of your home can influence the energy efficiency of your dwelling and achieve considerable savings to your energy bills, making for a more comfortable home environment.

To obtain the Developer's approval you must forward 2 legible A3 copies of the following documents for approval to:

**Sue Baker**  
Suite 212, Level 2,  
134 Cambridge Street  
Collingwood VIC 3066

## Documents required for approval include:

- House floor plans including roof plan
- Elevation from four sides including building heights, roof forms and pitches
- Site plan detailing setbacks from all boundaries and including details of fences, outbuildings and other ancillary structures
- All drawings must be to a conventional scale and contain a north point
- Schedule of external materials and colours
- Retaining wall details (where applicable) and nature of materials used
- If the house design does not comply with the current minimum standard, as detailed by the Sustainable Energy Authority of Victoria, then you must supply an Energy Rating Assessment
- Any other relevant information regarding the application for design approval, whether drawn or scheduled, to allow complete assessment of the documents against the criteria as set out in the Guidelines.

While these guidelines are consistent, there are a number of standards not covered by the Design Guidelines that must be complied with. Purchasers are encouraged to make their own enquiries with regard to the Building Regulations and ResCode to ensure that they comply with both.

The design of a dwelling on a lot measuring less than 300m<sup>2</sup> must meet the requirements of the "Small Lot Housing Code, 29 February 2012" (Incorporated Document of the Hume Planning Scheme).

The final decision of all aspects of The Design Guidelines and Restrictive Covenants is at the discretion of the DAP.

The Design Assessment Panel will assess all designs and either provide a notice of approval or specify how the design does not conform with the Guidelines.

Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. In any case the DAP may make suggestions intended to improve the design.

The DAP will use its best endeavours to assess proposals in the shortest possible time and generally within 14 business days of receipt of a fully completed application.

The Vendor reserves the right to request further information. No recourse for any vendors against any other designs as approved by the developer or developers' representative.

In addition to seeking the approval of the DAP, you must obtain the approval of the building plans from the local council or relevant Building Surveyor and any other relevant authority.

# Siting & Orientation

## Front setbacks

A front boundary is deemed to be the side of the lot which fronts the street. ResCode and Annadale Design Guidelines require minimum front boundary setbacks determined by the full size of the lot, which are as follows:

- Front setbacks for dwellings on lots less than 300m<sup>2</sup> must comply with the Small Lot Housing Code
- The front setback is to be a minimum of 4 metres and maximum of 4.5 metres from the front boundary for lots between 300m<sup>2</sup> to 450m<sup>2</sup>
- The front setback is to be a minimum of 4 metres and maximum of 5 metres from the front boundary for lots between 451m<sup>2</sup> to 600m<sup>2</sup>
- The front setback is to be a minimum of 4 metres and maximum of 5.5 metres from the front boundary for lots greater than 601m<sup>2</sup>
- The side setbacks of corner lots must comply with ResCode



Lot size (m <sup>2</sup> )	Minimum floor area	Front setback
Lots less than 300m <sup>2</sup>	Subject to requirements of the Small Lot Housing Code.	Subject to requirements of the Small Lot Housing Code.
300m <sup>2</sup> - 450m <sup>2</sup>	120m <sup>2</sup> (12.91sq)	A minimum of 4m and a maximum of 4.5m of the front boundary.
451m <sup>2</sup> - 600m <sup>2</sup>	150m <sup>2</sup> (16.14sq)	A minimum of 4m and a maximum of 5m of the front boundary.
601m <sup>2</sup> or greater	180m <sup>2</sup> (19.37sq)	A minimum of 4m and a maximum of 5.5m of the front boundary.

In some cases, if specified on the plan of subdivision or MCP, varied side or front setbacks may apply.

## House orientation

The front of a house must face the main street and the entrance should be easily identifiable from the street.

Consideration should be given to the orientation of the house to maximise solar efficiency.



# Dwelling Design

## Dwelling articulation

Purchasers are encouraged to integrate a well articulated façade into the design of their home.

The incorporation of articulation to the façade of a house enhances the visual appeal and will be consistent with the overall look of the Annadale community.



## Identical façade assessment

Two dwellings of the same front façade shall not be built within 5 house lots from the subject lot. This includes lots to either side, opposite and encompassing other street frontages where applicable.



Approved Façade

1

2

3

4

5

(First application received by assessment panel)

## Dwelling size

Erect, cause or permit to be erected or remain on the lot more than one dwelling. Erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages, balconies and verandahs) other than a minimum size of:

- 120m<sup>2</sup> for lots less than 450m<sup>2</sup>
- 150m<sup>2</sup> on lots 451m<sup>2</sup> to 600m<sup>2</sup>
- 180m<sup>2</sup> on lots greater than 601m<sup>2</sup>
- Duplex lots and lots under 300m<sup>2</sup> are excluded

## Building materials & colour palette

Erect cause or permit to be erected remain on the lot a dwelling or other structure other than a dwelling or structure with external walls constructed of materials which include no less than 30% of brick, brick/masonry veneer or other approved texture coated material.

Other considerations:

- Fascia board's trim and exposed metalwork must be colour coordinated with the dwelling
- Unpainted and/or untreated metalwork is not permitted unless approved by the Design Assessment Panel
- Reflective glazing and excessively tinted glass is not permitted

## Roof materials & pitch

The roof must be laid with masonry, terracotta roof tiles or other non-reflective material. A minimum roof pitch has not been specified in order to encourage diversity in the design of roof lines.

## Setbacks from front boundary

Lot size (m <sup>2</sup> )	Minimum floor area	Front setback
300m <sup>2</sup> or less	Subject to requirements of the Small Lot Housing Code.	Subject to requirements of the Small Lot Housing Code.
300m <sup>2</sup> – 450m <sup>2</sup>	120m <sup>2</sup> (12.91sq)	A minimum of 4m and a maximum of 4.5m of the front boundary.
451m <sup>2</sup> – 600m <sup>2</sup>	150m <sup>2</sup> (16.14sq)	A minimum of 4m and a maximum of 5m of the front boundary.
Greater than 601m <sup>2</sup>	180m <sup>2</sup> (19.37sq)	A minimum of 4m and a maximum of 5.5m of the front boundary.

## Driveways

Driveways from the front allotment boundary to the setback of the garage must be fully constructed within 3 months of the issue of the Occupancy Permit.

Driveways must be constructed of one of the following materials:

- Pavers
- Coloured concrete
- Concrete with exposed aggregate
- Stamped or stencilled surfacing (in neutral colour tones)
- Fixed granular
- Asphalt

There should be at least 500mm of screen planting between driveways and side boundaries.

Existing driveways, crossovers and footpaths must not be damaged or removed during construction of driveways. Any reinstatement will be at the property owners' expense.

Details of the proposed driveway must be submitted to the DAP for review. The final decision will be at the discretion of the panel.



## Garages & carports

In order to maintain a consistent streetscape, the garage of a dwelling must be setback 5 metres from the main street frontage. To avoid garage dominance, the garage should be integrated into the house structure and have lock up doors to all street frontages. Preferably, the garage should be set behind the house frontage.

The design of your home must allow for lock up car accommodation. Covered accommodation for at least one vehicle must be provided. This must be in the form of a garage which is either located under the main roof of the dwelling or detached. Open carports are not permitted.

Other considerations include:

- Garage doors must match or complement the external walls of the dwelling
- Roller doors and metal tray decks are prohibited
- Three car garages will be assessed on their merits by the DAP
- Detached garages shall be designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials
- Side garage boundary walls facing the front boundary are not permitted unless treated with windows that complement the front façade.

# Dwelling Design

## Letter boxes

Letter boxes must be incorporated within the fence design. If there is no fence, the design of the letterbox must complement the dwelling by using the same materials and colours.



# Fencing

## Front fencing

In an effort to encourage natural diversity in the presentation of the Annadale community, there are no requirements for the inclusion of front fencing in the design of a dwelling.

If a front fence is to be incorporated into the design of the dwelling, the following considerations apply:

- The colour and material choice must complement the dwelling
- Fence must have a minimum of 35% transparency
- Lots measuring less than 300m<sup>2</sup> must comply with the fencing requirements of the Small Lot Housing Code

All applications for front fencing must be submitted to the DAP.



## Side fencing

Fences between lots must be constructed of timber, with timber capping and exposed posts and double-sided paling. All perimeter fencing must be completed prior to occupation of the dwelling.

Other considerations include:

- Side and boundary fences must be 1.8 metres in height above the natural ground level of the allotment and shall finish 1.0 metres behind the front building line to enhance the front façade. In relation to the service side of the house, the fence shall have a return to the house
- Use of sheet steel or compressed board for fencing will not be permitted
- The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining screening to a reserve or recreation reserve
- If an allotment already has a fence or wall being part of a fence or wall erected by the Developer, the owner must maintain this fence and keep it in good condition. The owner must not remove, damage or disfigure this fence
- All perimeter fencing must be completed prior to occupation of the dwelling
- Side fencing for lots less than 300m<sup>2</sup> must comply with the fencing requirements of the Small Lot Housing Code

*Please note: the detail of all fencing is to be included on your plans when submitted to the DAP.*



# Additional Buildings, Plumbing, Ancillary Structures

All additions and extensions to the dwelling, including outbuildings and other ancillary structures, which will be visible to the public must be approved by the DAP in the same manner as the building application. This includes, but is not limited to: pergolas, verandahs and garden sheds.

General considerations include:

- The design, appearance and external colours and materials of all outbuildings should be aesthetically integrated with the house
- Untreated and/or unfinished surfaces must not be used. Reflective materials such as galvanised iron and aluminium are prohibited
- Fibre-cement sheeting may be permitted if finished in either a textured or rendered surface

## Plumbing

External plumbing must be positioned away from public view.

## Rainwater harvesting tanks

The decision to install a rainwater harvesting tank is at the discretion of the resident and not mandatory under the Design Guidelines. However, if a rainwater harvesting tank is included in the home design the following conditions should be met:

- Tank should hold a minimum of 3,000 litres
- The tank should be positioned so that it is not visible to the public
- Material and colour of the tank must be complementary to the dwelling

## Solar heating panels

Solar heating panels shall be located on roof panes where they are, preferably, not visible to public areas.

Where solar panels are positioned in visible areas an application must be made to the DAP. The DAP will take into consideration the application based on the merits, scale, form and colour.

Solar collector panels should follow the roof pitch and not on a separate elevated frame. Where the solar panels are connected to hot water storage tanks, these tanks should be detached and concealed from public view.



## Air conditioner units

Air conditioners or part thereof must be located such that they cannot be viewed from the public area of the streetscape. If roof mounted they must also be of low profile, located below the ridgeline and coloured to match the roof.



## Satellite dishes & TV antennae

External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling. Satellite dishes will only be approved if they are positioned out of public view.

## Garden shed

Consideration should be given to the position of any garden shed with regard to the potential impact created and the potential loss of visual amenity of your neighbours. As such, if it is deemed prudent by the DAP to provide screening to the adjoining boundary fences then this should be implemented.

## Commercial vehicles

Commercial vehicles, including utility trucks and vans, must be accommodated within a garage and must not be visible from the street.

## Caravans and temporary living structures

No caravan or other temporary living shelter of any kind may be erected on the lot.

## Spa

Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with noise baffles.

# Landscaping

## Front landscaping

Front landscaping to the dwelling must be completed within 90 days from the issue of an Occupancy Permit.

## Flora

We encourage native gardens with indigenous plants as generally they require less water and maintenance.



## Retaining walls

Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall. Timber sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or reserve.



# General Dwelling Information

## Timing of works

Incomplete building works must not be left for more than three months without construction being carried out, and all building works must be completed (including issue of the certificate of occupancy) within twelve months of commencement.

### Maintenance of property (including nature strip)

At all times, including during the pre-construction and construction period, the purchaser must not allow any rubbish to accumulate on an allotment (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the allotments.

The purchaser shall comply with any request of the developer to clean up such materials, and if the Purchaser does not comply within 14 days of receiving a written notice from the Developer then the Purchaser shall be liable to reimburse the developer all costs, including administration costs incurred in the removal of such materials.

Once the house is constructed, it will be the responsibility of the purchaser to maintain the nature strip to the front of the property. Hume City Council undertakes routine maintenance audits. If the auditor deems a nature strip unkempt they will issue a notice and potentially a fine.

## Screening

Consideration should be given to the storage of equipment and machinery (including items such as lawn mowers, rubbish disposal containers and water services) so they are not visible to the public.

## Clothes lines

Clothes lines must not be visible to public areas.

## Signage

The following instructions must be followed in relation to signage on the lot:

- No signs, including "For Sale" signs may be erected by the Purchaser other than a "Home for Sale" sign which may be erected after completion of construction of a dwelling
- A builders sign, to a maximum size of 600mm x 600mm, may be displayed on the lot where required during the construction period. These signs must be removed once the property is sold
- Only 1 advertising sign is permitted on a dwelling at any one time

## Aluminium roller shutters

Aluminium roller shutters are prohibited on any dwelling where they will be in public view.

Shutters may be installed to the rear or sides of a dwelling, providing these areas are concealed from public view.

## National Broadband Network

**The Federal Government NBN roll-out proposal will provide Australian homes with access to improved broadband services.**

The NBN will be available to all dwellings at Annadale. If you want NBN connectivity in your new home, your home builder will need to know in advance.

It is important to discuss with your home builder the services you would like made available to your new home. Your home builder will be able to assist you in planning the appropriate number of ports and advise which locations in your home will be the most suitable.

In instances where the NBN services are not yet available, Telstra will be required to provide standard telephone services to Australians living in all new developments in which retail services are not offered by another service provider, as part of their Universal Service Obligation.

Whilst it is not currently mandatory to allow for NBN connectivity when building your new home, it is important to note that eventually all homes will be required to be connected to NBN and costs will be incurred.

For more information on NBN visit:  
[www.nbnco.com.au](http://www.nbnco.com.au) or call 1800 881 816

## Class A recycled water

Class A recycled water connections will be available to all residents of Annadale providing recycled water for gardens, washing cars and for non-potable purposes.

Under Yarra Valley Water guidelines, new homes must, at a minimum, have a recycled water tap in the laundry which is suitable for a washing machine to connect to. This tap will be located next to the cold and hot potable water taps, allowing you to decide whether you will use recycled water or potable for clothes washing.

It is important that you inform your builder of this requirement or you may face extra costs to install this service after your home has been constructed.

# Appendix

## Application form

Approval is required from the Design Assessment Panel for the construction of new houses, garages, carports and fences facing primary streets or parks.

Documentation required to be submitted for approval to Annadale Design Assessment Panel by mail or email.

Applications can only be assessed if all information (outlined below) is supplied. No facsimile submissions will be accepted. The Vendor reserves the right to request further information from the Purchaser.

It is the responsibility of the owner/s to ensure that the proposed building works comply with overshadowing and overlooking provisions as stated by local council and state government requirements (e.g. ResCode).

## Submission checklist

Please submit 2 copies of the following documentation:

- Site plan (min scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and building envelope (provide in A3 format).
- Floor plans (min scale 1:100) showing key dimensions, window positions and roof plan (provide in A3 format).
- All Elevations (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finishes and colours and all external building equipment, for example garden sheds, pergolas, BBQ areas (provide in A3 format).
- Fence design drawings, where relevant, showing location, height, materials and colour (provide in A3 format).
- Schedule of external colours and materials.
- An Energy Rating Assessment, if the house design does not comply with the energy efficiency standard minimum of 4 Stars.

All drawings should be to a conventional scale and all plans should contain a north point. The DAP will endeavour to assess proposals within the shortest possible period of time. The review process generally takes within 10 working days of receipt of application, providing all above documentation has been provided.

## PERSONAL DETAILS

Lot number:

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Owner/s name:

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Mailing address:

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---

Main contact number:

---

Secondary contact number:

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Email address:

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## BUILDER DETAILS

Builder company name:

---

Builder contact/consultant name:

---

Mailing address:

---

---

Contact number:

---

Email address:

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Submissions should be addressed to:

**Sue Baker**

Suite 212, Level 2,  
134 Cambridge Street  
Collingwood VIC 3066

Alternatively, applications may be submitted to the following email address:

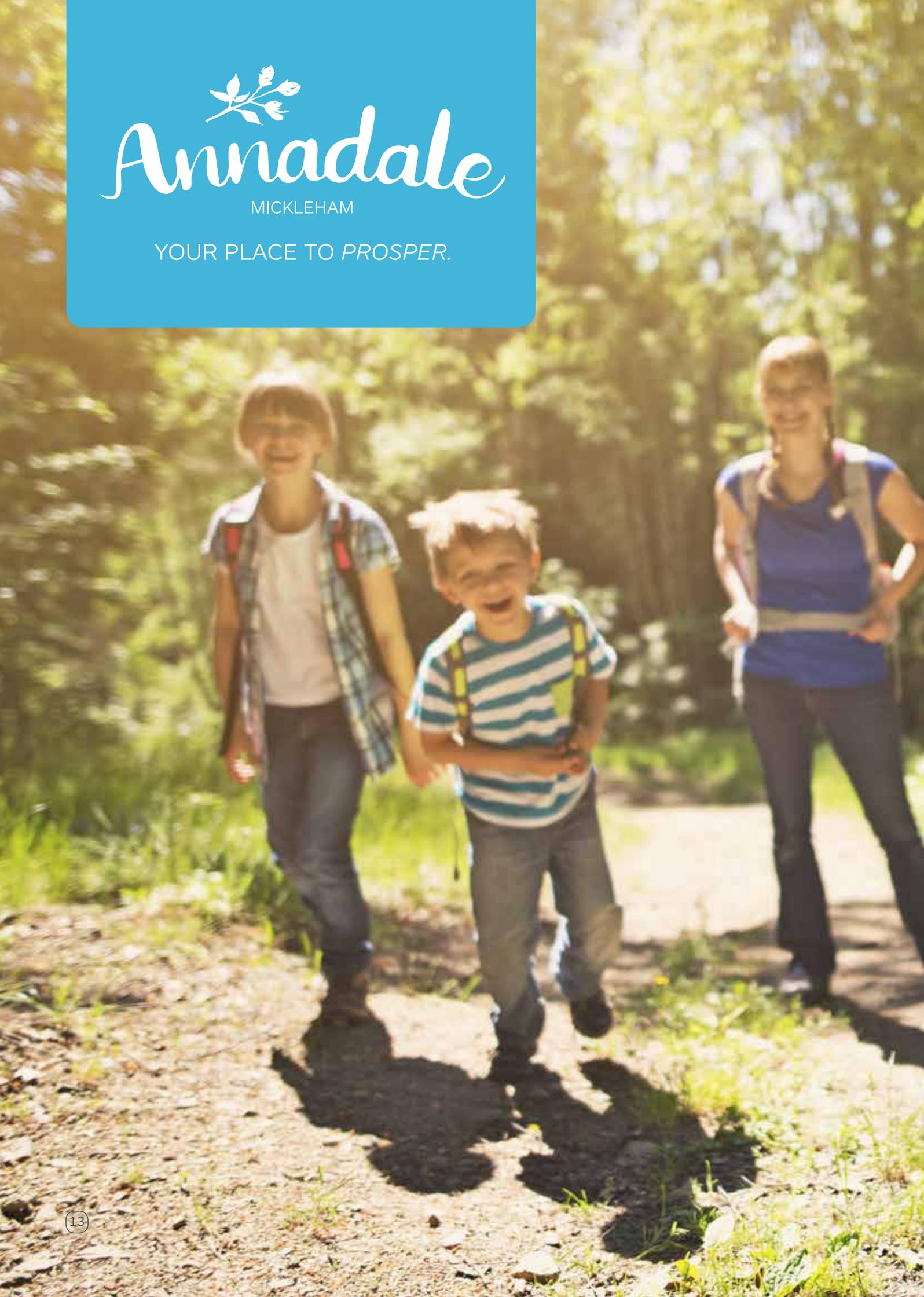
[sbaker@louischiodo.com.au](mailto:sbaker@louischiodo.com.au)



# Annadale

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Phone 9825 4474  
[annadale.com.au](http://annadale.com.au)

Contact our Estate Manager:  
Edward Seychell 0467 999 962



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