



TRIJENA

MICKLEHAM

DESIGN GUIDELINES

Our Vision

To maintain a standard of presentation whilst allowing individuality that is consistent with the natural surroundings.

- ✦ Sitings to comply with Rescode and where a lot is 300m² or less please consult the small lot housing code
- ✦ The front of the house must face the main street and the entrance easily identifiable
- ✦ Front façade 30/70 2 contrasting materials or colours, other designs will be review on their merits
- ✦ Corner treatments – encouraged but not mandatory
- ✦ Eaves are optional
- ✦ A minimum roof pitch has not been specified to allow diversity of design
- ✦ Two dwelling of the same front façade shall not be built within 5 house lots, either side of the street
- ✦ Landscaping, including driveway to be complete within 3 months of certificate of occupancy
- ✦ Driveway must be constructed in one of the following materials:
 - Colored concrete, stamped or stenciled surfacing, exposed aggregate, or matching crossover
- ✦ Concrete to cover no more than 40% of the front yard
- ✦ Garage to avoid garage dominance, the garage should be integrated into the house structure. Preferably the garage should be set behind the house structure min 500mm, side garage boundary walls facing the front boundary are not permitted unless treated with windows that complement the front façade. 3 car garages will be considered. No carports allowed. Garage must be sited with direct access to the crossover.
- ✦ Front fencing is acceptable so long as the colour and materials are incorporated into the design of the dwelling and have a minimum transparency of 35%
- ✦ Side fencing must be completed prior to occupancy of the dwelling and be constructed of timber, with timber capping and must be 1.8 meters in height above the natural surface level of the lot and finish 1.0 meters behind the front façade. Corner lots to have exposed posts to the public realm
- ✦ No air-conditioning and heating units shall not be visible to the street/public realm
- ✦ No solar panels are to be visible to the public realm
- ✦ External plumbing must be positioned away from public realm
- ✦ External TV antennae including satellite dishes must be located to the rear of the dwelling
- ✦ Dwelling must be constructed within 18 months of commencement
- ✦ NBN connection (please consult your Builder)
- ✦ Class A recycled water as per Yarra Valley Water requirements