

The background is a solid dark blue color. Overlaid on this background are several faint, light blue leaf shapes. These leaves are scattered across the page, with some appearing more prominent than others. They have a realistic shape with visible veins, though the color is very light and blends into the background.

# MERIDIAN

CLYDE NORTH

DESIGN GUIDELINES





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# 1.0 Overview

## THE OBJECTIVES OF OUR DESIGN GUIDELINES

The aim of the MERIDIAN Design Guidelines is to help you and your neighbours prepare the best quality homes and landscaping designs to help protect your investment and interests.

The Design Guidelines have been written to:

- > Encourage a variety of housing styles that are in harmony with each other and together lead to beautiful streetscapes.
- > Provide high quality landscaping that presents every home and every street in the best possible way.
- > Ensure Meridian is understood as the premium place to live.

The Design Guidelines do this by describing requirements that must be followed and standards that must be met.

## THE BUILDING ENVELOPES

The building envelope for a lot defines the area on the lot that can and can't be built upon. Building envelopes are designed to allow the owner the maximum benefits of their lot, whilst simultaneously not disadvantaging others. The building envelope requirements must be followed, just like the Design Guidelines must be followed.

## SMALL LOT HOUSING CODE

Lots identified as Type A and Type B on the Building Envelopes Plan or the plan of subdivision are subject to the Small Lot Housing Code (SLHC) as well these Design Guidelines. Where there is a conflict between the requirements of these Design Guidelines and the SLHC, the SLHC will take precedence.





# 2.0 Designer Approval

## GETTING DESIGN APPROVAL

Your home at MERIDIAN and its landscaping will need to be designed according to your contract documents, then submitted for approval to the MERIDIAN Design Review Committee (MDRC).

You need to obtain this approval before you construct any dwelling, fence, garage, landscaping, shed or any other structure.

The MDRC must approve your proposal before you submit documents for building permit or commence any construction.

### Handy Hint

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

## THE APPROVAL PROCESS

This approval process is required for your building plans for a period that is defined in the Plan of Subdivision.

The Design Guidelines may be amended from time to time at the Developer’s discretion to reflect changing trends or legislation.

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at [www.ngdd.com.au](http://www.ngdd.com.au).

1	Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.
2	As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of a submission from the initial lodgement through to approval.
3	The MDRC will then assess all designs and either provide a notice of approval, or specify how the submission conflicts with your contract documents. The MDRC may make suggestions to help a proposal comply.
4	The MDRC will always try to assess the designs in the shortest possible time – usually this is within 10-14 business days for a fully completed and compliant proposal being received. Of course, should the submission not comply, then you will need to revise the documents and resubmit. Each resubmission will generally take a further 10-14 business days to reassess.

## DOCUMENTS YOU NEED TO SUBMIT

All submissions for Design Approval must be in PDF format and include the following information:

- > Site plan at 1:200, with dimensions and showing the building outline and setbacks.
- > All floor plans, roof plans and elevations at 1:100, with dimensions and showing the internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings.
- > Provide a printed colour board (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections.
- > Landscape plan at 1:100, with dimensions and showing the indicative extent of all hardscape and softscape, and a planting schedule that lists all proposed species referenced on landscape plan.
- > For lots with greater than 1.5m land fall, please include at least one sectional drawing, at 1:100, that explains the extent of proposed cut and fill location and heights of proposed retaining walls.

## RE-SUBMISSIONS

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

Allowance has been made for two submissions for each Design Approval application. Each additional submission will incur an administration fee. New submissions for a lot that has already had an application approved will also incur an administration fee for each submission.

## AFTER DEVELOPER APPROVAL

After you have received approval from the MDRC, you still need to obtain Building Permit from a Building Surveyor, as well as any other required approvals.

It is the owner’s responsibility to make sure that all building works comply with all regulations and legislation. Neither the MERIDIAN Design Review Committee, nor the Developer takes responsibility for works that do not comply.

**Please note** The final decision for all aspects of the Design Guidelines is at the discretion of the MDRC. Naturally the MDRC reserves the right to ask for further information should they deem it necessary. In addition, the MDRC are not liable for any refunds, credits or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work. The MDRC will assess against current Design Guidelines.

# 3.0 The Guidelines

## 3.1 THE DESIGN OF YOUR LAND

- 1 Only one dwelling is permitted per lot, unless otherwise provided for on the relevant Plan of Subdivision.
- 2 The primary frontage of any lot is the boundary with the greater setback on the Building Envelopes Plan.  
  
The Secondary frontage is any boundary that abuts a road or reserve, other than the primary frontage.

## 3.2 YOUR HOME FLOOR AREA

- 1 The minimum floor area (excluding garages, balconies, porches, verandahs and alfresco areas) is dependent on the size of the lot as set out in the table below.

LOT SIZE M <sup>2</sup>	MINIMUM FLOOR AREA
440m <sup>2</sup> or below	110m <sup>2</sup>
Greater than 440m <sup>2</sup> and equal to or below 650m <sup>2</sup>	148.8m <sup>2</sup>
Greater than 650m <sup>2</sup>	167.4m <sup>2</sup>

## 3.3 SETBACKS ON YOUR LAND

Please refer to the building envelope for lot setbacks that are required.

Generally, the following setbacks are required.

- 1 A minimum setback of 4m is required from the front boundary.
- 2 Garages must generally be set back a minimum of 5.5m from the front boundary unless the Building Envelope Plan:  
  
(A) Prescribes a front setback of 3 metres, where the garage can be setback no less than 5 metres; or,  
  
(B) Shows that the lot is approved as having an alternative garage setback, where the garage must not be setback between 3m and 5m from the front boundary.

- 3 A minimum setback of 1.0m is required from side boundaries (excluding garages), unless approved by the MDRC.
- 4 A minimum setback of 2.0m is required from the secondary street boundary.
- 5 A minimum setback of 2.0m is required from the rear boundary.

## 3.4 FRONT ENCROACHMENTS

- 1 Porches, verandahs and pergolas that have a maximum height of less than 3.6m above natural ground level may encroach into the minimum front and side street setback by up to 1.0m
- 2 Eaves, fascia and gutters may encroach in addition to the 1.0m.

## 3.5 SIDE AND REAR ENCROACHMENTS

- 1 Porches, verandahs and pergolas that have a maximum height of less than 3.6m above natural ground level may encroach into the minimum side and rear setbacks by up to 500mm.
- 2 Eaves, fascia and gutters may encroach into the minimum side and rear setbacks by up to 600mm.

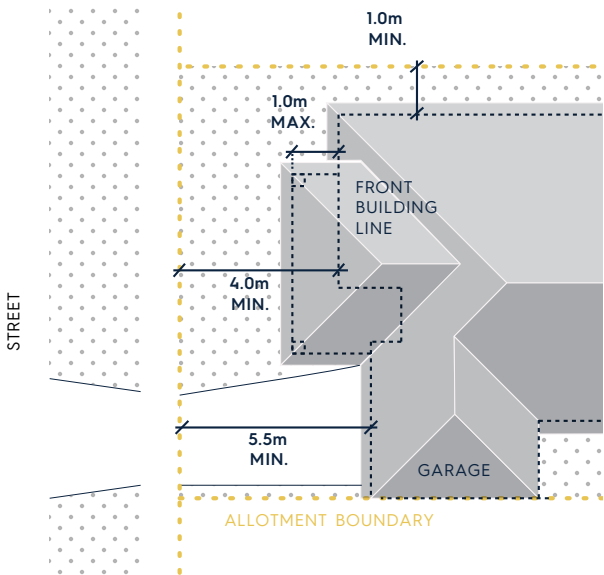


Figure A Lot Setbacks

## 3.6 DIVERSITY OF HOME DESIGNS

- 1 5 lot separation - Dwellings of the same or overly similar front façade shall not be built within 5 house lots of the original lot.

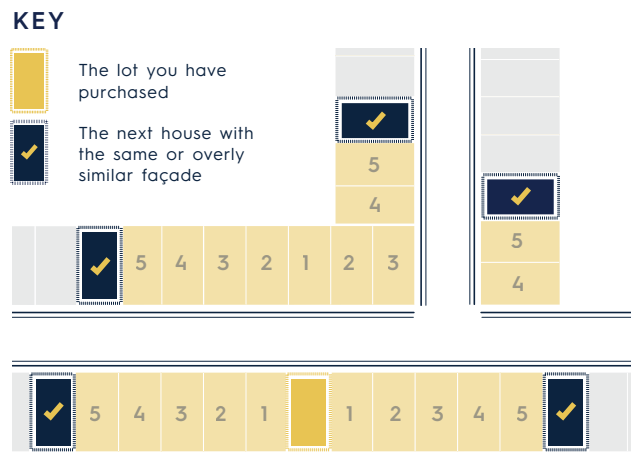


Figure B Lot Separation

## 3.7 THE DESIGN OF YOUR HOME

- 1 Dwelling designs must be contemporary, without historical references.
- 2 An entry feature such as a porch, verandah or pergola must be included.  
  
The main pedestrian entry (front door) must be visible from the primary street frontage.
- 3 Front elevations must address the street through the use of articulation to the floor plan and windows.
- 4 The ground floor of all dwellings must have a minimum ceiling height of 2590mm.
- 5 Blank walls will not be permitted.
- 6 The use of colours and materials must also be considered.

### REAR LOADED LOTS

- 1 A rear loaded lot is a lot that has the garage at the rear of the lot, accessed from a road or lane way.  
  
All homes on rear loaded lots must be designed to address the primary frontage, with pedestrian access (the entry) facing this frontage. Garages on these lots must be located at the rear.

### SIDE LOADED LOTS

- 1 A side loaded lot is a lot that has the garage on the secondary frontage. These lots are usually corner lots where the crossover cannot be located on the primary frontage.  
  
All homes on side loaded lots must be designed to address the primary frontage, with pedestrian access (the entry) facing this frontage. Garages on these lots must be located at the side.

# 3.0 The Guidelines

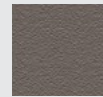

## 3.8 YOUR ROOF

- 1 Roofs must be constructed from masonry or terracotta tiles or corrugated Colorbond® or similar.  
  
Roof materials must be matte finish and non-reflective.
- 2 Single storey dwellings must have eaves of at least 450mm along any elevation (excluding the garage) that faces a road or reserve.
- 3 Double storey houses must have eaves of at least 450mm along all elevations.



## 3.9 THE WALLS

- 1 A minimum of two different material finishes must be used on the walls of the front façade. At least 50% of the external walls (excluding windows and doors) must be constructed from brickwork or a rendered finish.
- 2 One material, including face brickwork, must not comprise more than 60% of the external walls (excluding windows and doors).

Examples of **permitted** colours

			
✓	✓	✓	✓
			
✓	✓	✓	

Examples of **non-permitted** colours

			
✗	✗	✗	✗
			
✗	✗	✗	

## 3.10 COLOURS FOR YOUR HOME

- 1 Natural, subdued colours must be used. Limited use of strong or bold colours may be used to emphasise a contemporary theme or to highlight a design feature.
- 2 External finishes, materials and colours must be approved by the DAP. Each application must include samples or images of the proposed colours, finishes and materials, including:
  - (A) Roofing
  - (B) Rain water fixtures (gutters, downpipes, fascias etc.)
  - (C) External walls
  - (D) Window frames
  - (E) Garage door
  - (F) Driveway
- 3 The front façade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.
- 4 Fascia, trim and exposed metalwork must be colour co-ordinated with the dwelling.
- 5 The following finishes are not permitted:
  - (A) Untreated metalwork
  - (B) Unfinished lightweight materials
  - (C) Reflective glazing
  - (D) Excessively tinted glazing

## 3.11 IF YOUR HOME IS ON A CORNER

- 1 A corner lot is any lot that has more than one boundary that abuts a road and/or reserve.  
  
Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:
  - (A) Windows with matching head heights.
  - (B) Highlight materials and finishes that wrap around from the primary façade.
  - (C) Pergolas, Porticos, Porches, Verandas and Balconies.
  - (D) Roof Elements, such as feature gables.
  - (E) Other treatments, to the satisfaction of the MDRC.

Materials used on the front façade must extend to the secondary frontage for a minimum of 3m.

Corner features must be forward of the return fence and/or readily visible from the road or reserve.

In addition to the above requirements, dwellings on corner lots must include eaves to each side that faces a road or reserve, unless otherwise approved by the MDRC.

**Please note** that blank walls forward of the return fence are not permitted.



Examples of **preferred corner** treatments



# 3.0 The Guidelines

## 3.12 GARAGES

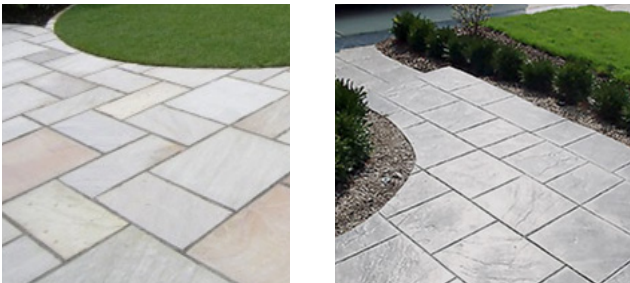
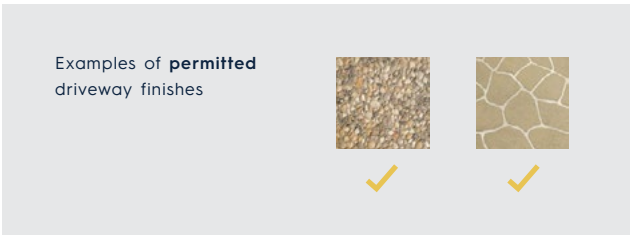
- 1 Garages must be enclosed. Carports and open sided garages are not allowed.
- 2 Garages must not dominate the façade and must be setback behind the front wall of the dwelling.
- 3 A sectional or panel lift door must be provided to the street frontage. Roller doors are not permitted if they are visible from the public realm.
- 4 Garage side walls facing the front boundary must contain windows of a size and proportion matching that of the general house façade. Design approval of this elevation will be at the discretion of the MDRC.

## 3.13 YOUR DRIVEWAY

- 1 Permitted finishes for driveways include:
  - (A) Exposed aggregate
  - (B) Pavers
  - (C) Stamped or stenciled surfacing
  - (D) Coloured concretePlain (uncoloured) concrete driveways are not permitted.
- 2 The driveway must be setback from the closest side boundary by at least 400mm to allow for landscaping strip.
- 3 The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover. Excessive concreting in the front yard will not be permitted.

## 3.14 REAR LOADED LOTS

- 1 Garages must be located at the rear of these lots to allow vehicle access from the road.



## 3.15 YOUR LANDSCAPING

- 1 (A) Landscape works are part of the design approval process. A landscape plan must be included with the submission for design approval and approved prior to the commencement of construction.  
  
(B) For the purposes of these Design Guidelines, the front yard is considered to be the area between the front of the home and the front boundary.
- 2 The front garden must contain free draining surfaces such as:
  - (A) Grass
  - (B) Garden beds containing trees, shrubs, tufting plants
  - (C) Groundcovers
  - (D) River pebbles or Lilydale toppings or similarThis reduces rain runoff and can keep the garden cooler in summer.
- 3 At least one tree with a minimum installation height of 2.0 metres must be planted between the front building line and street boundary.

This will provide shade and help reduce the local temperature on hot days or protect from frost.

Consideration should be given to the mature size of the tree to allow plenty of space for roots and branches to spread.

- 4 In addition to this tree, at least 15% of the front yard must consist of planted garden beds which contain:
  - (A) A minimum of 5 medium to large shrubs (from 200mm pot size at installation); and
  - (B) A minimum of 20 smaller shrubs/ground cover plants (from 150mm pot size at installation).
- 5 (A) All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges.  
  
(B) The existing soil in the garden beds should be cultivated to a 200mm depth. Consideration should be given to the addition of imported topsoil and fertiliser and the covering of the garden beds with pine bark or similar mulch.
- 6 No more than 50% of the front garden is to comprise hard paved surfaces, such as the driveway and pedestrian paths.

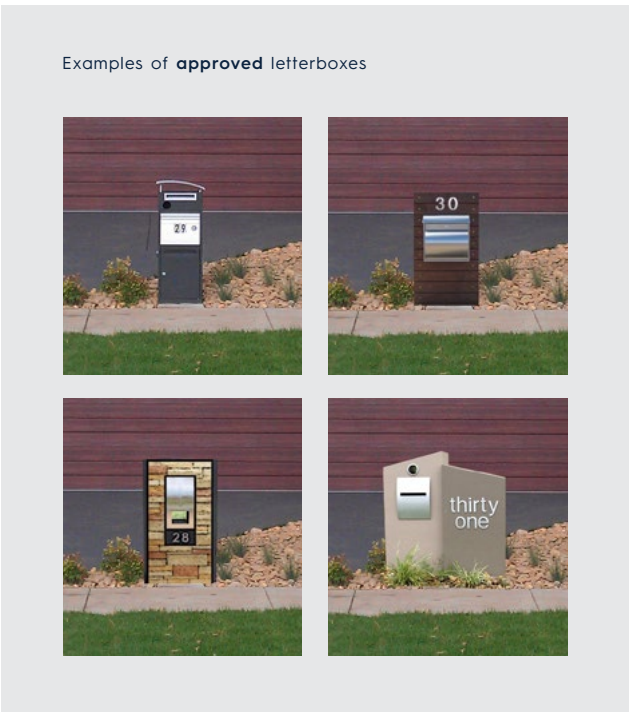
- 7 Whilst the nature strip directly outside the front boundary (and side boundary in the case of corner lots) is not part of the front yard, each owner must ensure that the nature strip has a neat and even grass coverage and that any damage caused during construction of the home is rectified.

**Please note** that if a lot is the subject of a rebate from the developer, the nature strip(s) outside the lot is included as part of the works required for successful completion of the landscape works.



## 3.16 LETTERBOXES

- 1 Letterboxes must be designed to complement and match the dwelling.



# 3.0 The Guidelines

## FENCING

### 3.17 FRONT FENCING

- 1 No front fencing will be permitted.

### 3.18 SIDE AND REAR FENCING (INTERLOT FENCING)

- 1 Side and rear boundary fences shall:
  - (A) Not exceed 1.95m in height.
  - (B) Be constructed from capped timber palings with exposed timber posts (75mm X 125mm).
  - (C) Finish a minimum of 1m behind each side of the front façade (not including the entry feature/porch).

### 3.19 CORNER FENCING

- 1 Side boundary fencing along the secondary street frontage of a corner lot must finish at least 3m behind the front façade and behind the corner treatment, whichever is greater.

### 3.20 RETURN FENCING

- 1 Fencing must return from the side boundary at 90 degrees to abut the dwelling.
- 2 Return fences must be constructed to match the boundary fencing or from timber slats and must be setback to allow access to meter boxes.
- 3 The owner is solely responsible for the maintenance and/or replacement of fencing between a lot and any adjoining screening reserve or recreation reserve. If a lot already has a fence or wall erected by the Developer to enhance the domain, the owner must not remove nor damage or disfigure it and must maintain it in good condition.
- 4 Any alteration of part of the wall or fence shall not be made without the Developer’s written permission.

Example of **approved** return fencing



### 3.21 FENCING TEMPLATE

- 1 The location and design of all fences is to be included on your plans and submitted to MDRC for approval along with the signed fencing template.

Refer to ‘4.0 Fencing Template’, p.16.

## ANCILLARY ITEMS

### 3.22 THE TIMING OF WORKS

- 2 The construction of the dwelling must commence within 12 months of settlement and must be completed within 12 months from the start of works.
- 3 Front landscaping must be completed within 90 days from the issue of the Certificate of Occupancy.
- 4 Boundary fencing must be fully constructed prior to occupancy.
- 5 Driveways must be fully constructed prior to occupancy.

### 3.23 PARKING OF HEAVY VEHICLES AND CARAVANS

- 1 No commercial vehicle with a carrying capacity of over 1 tonne or any boat, caravan or trailer will be allowed to be parked where they are visible from the street.

### 3.24 AIR CONDITIONING UNITS

- 1 Evaporative coolers must be located below the ridge line, be of low profile and coloured to match the roof colour and be screened from public view.
- 2 All other air conditioning units are to be screened from public view.

### 3.25 MAINTENANCE

- 1 The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
- 2 The Purchaser shall not place any rubbish, including site excavations and building material on adjoining land. The Vendor or its Agent may enter upon and access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Vendor’s reasonable costs for doing so.

### 3.26 SIGNS

- 1 No signs including “For Sale” signs may be erected by the Purchaser prior to the commencement of a building works and on completion of the works no more than one sign may be erected without the approval of the Vendor.
- 2 Builders and trade signs may be permitted (up to 600mm2) during construction only and must be removed on completion of building works or may remain with the Vendor’s written permission. The Purchaser authorises the Vendor or its Agents to enter and have access across a lot for the purpose of removing any sign erected without

written consent. Such entry and access shall not constitute trespass and the Purchaser shall not make any claim against the Vendor arising from such entry or access.

### 3.27 SHEDS AND OTHER STRUCTURES

- 1 Sheds must have maximum dimensions of 2.5m high x 3.0m wide x 4.0m deep and be co-ordinated with the other buildings on the lot.
- 2 The design, appearance, external colours and material of all outbuildings should be aesthetically integrated with the dwelling. The final decision will be at the discretion of the Design Review Committee.
- 3 Galvanised iron or zinc/aluminium uncoloured finishes must not be used.
- 4 Un-rendered fibre-cement sheeting or blue board sheeting must not be used.
- 5 External plumbing (excluding downpipes) must be out of public view.

### 3.28 SCREENING/VISIBILITY ETC.

- 1 External TV antennae and other aerials must be located towards the rear of the dwelling.
- 2 Clothes lines must be screened from view from public areas.
- 3 Externally mounted spa equipment attached to side boundary walls of any dwelling must endeavor to be positioned out of public view and be painted in a colour matching the adjoining wall surface.
- 4 Satellite dishes may be permitted at the discretion of the MDRC. Large dishes which are visible from the street or impact on views from neighbouring allotments will not be permitted.
- 5 Solar panels must be integrated with the roof design and should be of low visibility from the street. Roll down security shutters must not be visible from the public realm.
- 6 All additions and extensions to the dwelling, outbuildings, and other structures including verandahs, pergolas, garden structures and swimming pools must be approved by the Vendor in the same manner as the building application.



# 4.0 Fencing Template

Fencing locations for **standard and corner lots**

3M MINIMUM AND BEHIND CORNER TREATMENT

CORNER FEATURE

WINDOWS

1M FROM CLOSEST FRONT WALL

CORNER LOT

1M FROM CLOSEST FRONT WALL

WINDOWS

1M FROM CLOSEST FRONT WALL

STANDARD LOT

Side and rear fence construction details

TIMBER CAPPING

EXPOSED POSTS  
125mm X 75 mm

LAPPED TIMBER PALINGS

TIMBER PLINTH

I/we, being the property owners of Lot.....hereby confirm that I/we will construct all fencing in accordance with the Design Guidelines, including the fence height, location, style and materials.

NAME

NAME

SIGNED

SIGNED

DATE

DATE











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**LAND SALES & INFORMATION CENTRE**  
CORNER HARDYS ROAD & ZAGROS STREET,  
CLYDE NORTH