

Design guidelines



Photograph courtesy
of Metricon Homes

TRILLIUM *Design guidelines*

To ensure a quality residential environment and a cohesive finish for Trillium, Villawood Properties has developed a series of design guidelines for the homes within this community.

Developed to enhance the long term investment of purchasers, the guidelines have been created to support an attractive residential setting and help to ensure each home will contribute to its surrounding environment in a positive way.

This outline of the design guidelines should be used in conjunction with the extended Trillium Design Guidelines available at www.trillium-mickleham.com.au

All homes at Trillium must comply with the design guidelines which will be managed by the Design Assessment Panel (DAP). The DAP must confirm plans in writing prior to the commencement of home construction.

DESIGN APPROVAL PROCESS

Step One *Awareness*

Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the guidelines.

Step Two *Submission*

All house plans and design features are to be submitted in duplicate to the DAP for approval.

Step Three *Approval*

Providing all documents have been submitted and meet compliance, allow approximately 10 working days for approval.

Step Four *Re-Submission*

Any plans that do not comply with the guidelines will be returned with the areas of non-compliance highlighted; plans may then be amended and can be resubmitted for approval.

Step Five *Construction*

Once a building permit has been obtained, construction of your house may begin.

GUIDELINES

Building Envelopes & Profile Diagrams

All buildings including garages must be contained within the building envelope specified for the chosen allotment and in accordance with the profile diagrams.

Building Envelope Example:

Diagram 1
Example of a Building Envelope

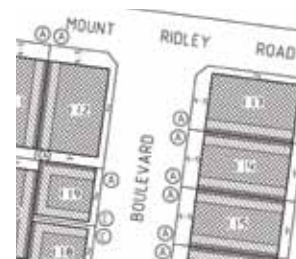
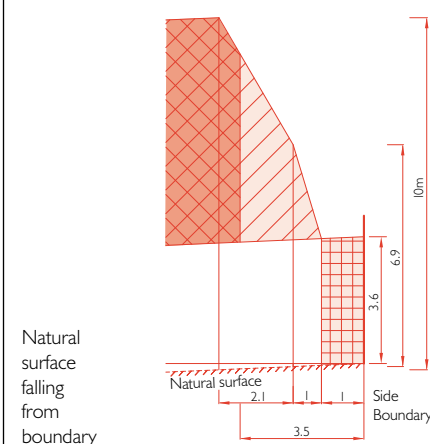
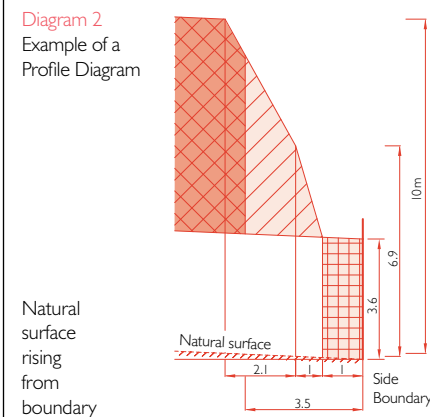


Diagram 2
Example of a Profile Diagram



Single Storey Building Envelope Hatch Types

- Single Storey Building Envelope (wall height not exceeding 3.6m)
- Building to Boundary Zone

Double Storey Building Envelope Hatch Types

- Overlooking Zone
Habitable room windows or raised open spaces are a source of overlooking
- Non Overlooking Zone
Habitable room windows or raised open spaces are not a source of overlooking

Photograph courtesy of Burbank

Sample Built Style



Home Design & Construction

Construction of all dwellings must commence within 18 months of settlement and must be completed within twelve months of their commencement.

The minimum dwelling size is:

160 square metres in the case of a lot having an area of 500 square metres or greater; or

130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or

100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or

75 square metres in the case of a lot having an area of less than 300 square metres.

One dwelling only is permitted per allotment, dual occupancy or further subdivision is not permitted.

Houses must face the main street frontage.

The maximum building height is 10 metres above the natural surface level of the ground directly below it.

Buildings must not occupy more than 60 per cent of the lot unless otherwise noted in the Building Envelopes.

Two-storey houses are to be designed and sited correctly to minimise overlooking and overshadowing.

Home Facades

Houses with identical facades may not be constructed within five houses of one another in any direction, unless otherwise approved by the DAP.

The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material or other material as approved by the DAP.

Dwellings must have at least 25% render to the front facade or other texture coated material as approved by the DAP.

The roof is to be constructed of steel or masonry as approved by the DAP. Grey, green and red (in muted tones) are recommended as roof colours.

Articulated roof shapes are preferred, with hips and gable roof forms and coastal skillion roof styles encouraged.

Varying textures and materials for facades as approved by the design assessment panel are encouraged.

Garages

All homes must allow for garage car accommodation and must be constructed within the building envelope.

Garages are to be setback a minimum of 5 metres from the front street boundary unless otherwise specified in the Building Envelopes.

It is preferable for garages to be constructed under the main roof of the house.

Driveways should be constructed using materials that blend with or complement the dwelling textures and colours and must be completed within three months of the issuing of an occupancy permit.

Driveways must not be wider than 5 metres at the street boundary of a lot.

Only one cross-over and driveway is to be permitted per allotment.

Only one double garage door is to be visible from the main frontage of the house and doors facing the street must be panelled and of a colour which complements the house.

Broadband Network

Trillium is an OptiComm Fibre Connected Community. This means that all homes in Trillium will have access to the OptiComm high speed broadband network.

Trillium Sales Office

535 Mt Ridley Road, Mickleham
(Melway ref 366 A12)

Call 9684 8124 or visit

www.trillium-mickleham.com.au

Disclaimer: Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. Photographs depict lifestyle only.

Selling agent



Sustainability

All homes must achieve a 6-Star Energy Rating in accordance with the Victoria Home Energy Rating System. An energy smart home takes advantage of the sun's free warmth and light and, with the inclusion of energy efficient appliances and systems, will save a great deal of energy.

Recycled water is intended to be piped to Trillium. All homes must provide for a connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like.

The use of water saving initiatives in the home including AAAA dishwashers, washing machines and other appliances is encouraged.

Landscaping & External

All landscaped areas to the front of the house must be established within three months of the issuing of an occupancy permit.

Landscaping should be designed to minimise the need for watering.

Letterboxes should be designed to match the house using similar materials and colours.

Solar water heaters, airconditioning units, garden sheds, ducted heating units and satellite dishes are all permitted and are to be located out of view from the street frontage.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

Wing fences will not be permitted.



Correct Fence Style



Incorrect Fence Style