

The Design Review Process

Your Easy Guide to the Design Guidelines



The use of local indigenous plants will strengthen the existing natural character of the site, provide habitat and food for native birds and animals (refer to Recommended Plant and Prohibited Plant lists in the complete Guidelines which also outlines improvements to the heavy, basaltic soils).

Existing vegetation is a strong and important feature of the site - significant trees and shrubs on the site are to be protected and maintained not only for the enjoyment of residents, but also to protect the habitat of many native animals and birds.

Lighting should be used for safety and surveillance, and to enhance the appearance of the house at night. Garden design should consider lot size and the integration with the surrounding landscape character. Lots must be maintained to ensure a high standard of presentation from the street and throughout the neighbourhood. During house construction, nature strip planting must be protected, grass regularly mown and rubbish stored in the builder's cage.



Siting Utility Areas & Structures

It is important to ensure that ancillary structures are placed so that they are not visually obtrusive and are constructed from materials that integrate with the house and garden. Rubbish bins and recycling crates must be stored out of view from the street. Letterboxes must comply with Australia Post requirements. Air conditioners, antennas, satellite dishes and solar connectors or clothes lines or drying areas must not be visible from adjacent or abutting streets or parks.

The Design Review Process

The Design Review process is quite simple and straightforward. It has been prepared in conjunction with the City of Whittlesea to ensure that your home provides you with maximum benefit while adding to the overall character of the estate.

The Design Review Committee will be made up of a representative of the developers and an independent design professional. The Committee will convene every fortnight, or as required and will review plans to ensure they comply with the Guidelines and Building Envelope Plans, and will offer advice on design solutions. The simple process is clearly shown in the complete Guidelines.

Plans must be approved prior to commencing any building works. A submission should contain two sets of drawings (A3 size) and a completed Design and Siting Guidelines Checklist (included in the complete Guidelines). Please note that a planning permit will not be required if you receive approval. The Committee's decision is final, and it will have complete discretion in the interpretation of the Guidelines. Should you disagree with the decision, a planning permit application to the City of Whittlesea will be required.

The unique character of Mitchells Run has been influenced by the ancient River Red Gums, the landform, views to the Great Dividing Range as well as recent history of farming by the Mitchell family.

The Design Guidelines have been created so that houses and gardens are built to a high standard of design and presentation that fits with the overall vision of the neighbourhood, particularly in relation to style, materials and colours. This way innovative and quality design becomes a feature of the development and adds to its unique character as well as the properties becoming valuable investments economically, socially and environmentally.

The complete Guidelines form part of the purchase agreement and the planning permit, meaning that any building or structure in Mitchells Run must comply with them, and be approved by the Design Review Committee. The following is a brief summary of the Guidelines and the complete version is available upon request.

Designing your Home

When designing your home it is important to carefully consider the character and style of the building, as well as materials and colours to be used. Simple, innovative design and natural materials and colours are encouraged to complement the surroundings. Housing styles that emphasise mock historical architectural elements such as Italianate or Mock-Georgian style is discouraged.

Homes that vary in setback and height are encouraged. Bulk building design that dominates the streetscape is to be minimised.

Second storeys are to be stepped back from the ground level and be no more than 50% of the ground floor. Verandahs, patios, pergolas and balconies are encouraged. They add visual interest and diversity to the street elevation.

A variety of roof styles is encouraged to add visual diversity to the streetscape. Roofs should be gable or hip with a pitch between 25% and 40%. Features such as dormer windows, Dutch gables and skylights are encouraged as they add interest to a building. Eaves are encouraged for protection against the elements.

Vertically proportioned windows provide visual interest from the street. The placement and sizing of windows promotes energy efficiency and allow for maximum privacy.



Siting your Home & Garage

A mix of building materials creates diversity and interest in streetscape character. Colours should be selected to enhance the natural character of the site. All dwellings (including garages and carports) shall be constructed of brick, brick veneer, stone, timber, masonry, masonry veneer or other approved materials. Innovative uses of materials such as natural stone, timber hardwood cladding, mud brick or rammed earth is encouraged. Roofing must be masonry or terracotta tiles or non-reflective material such as colourbond type steel. Bright and contrasting colours should be used in a careful and minimal way.

Garages, carports and driveways should be designed to minimise their visual impact on the street, and be integrated with the house in building materials and style. Garages should be no more than 6 metres wide and 8 metres deep with a maximum height of 4 metres and set back 1.5 metres from the front building line of the house. Only single vehicular crossings with a maximum width of 4 metres are allowed.

External plumbing must not be visible from the street or from neighbouring houses.

For lots adjacent to Laurimar estate walls, windows and doors must be finished in earthy tones while cement or besser block, synthetic stone and PVC timber products will not be permitted, while roofing must be unglazed terracotta tiles, colourbond or zincalume in approved Laurimar colours. Panel lift and timber panel garage doors must be used on lots adjacent to Laurimar estate.

Siting your Home & Garage

Each lot has a purpose-designed large building envelope that shows the area on which your house can be constructed. This creates privacy and an attractive streetscape as well as encouraging maximum solar efficiency and subsequent long-term power bill savings. Minimum building setbacks and maximum building heights ensure visual continuity of all houses and help to create an attractive streetscape. Houses are to be no more than two storeys and single storey homes are encouraged, particularly on larger lots with wide street frontages. Two storey houses will not be approved if a single storey building already exists and its views would be interrupted.

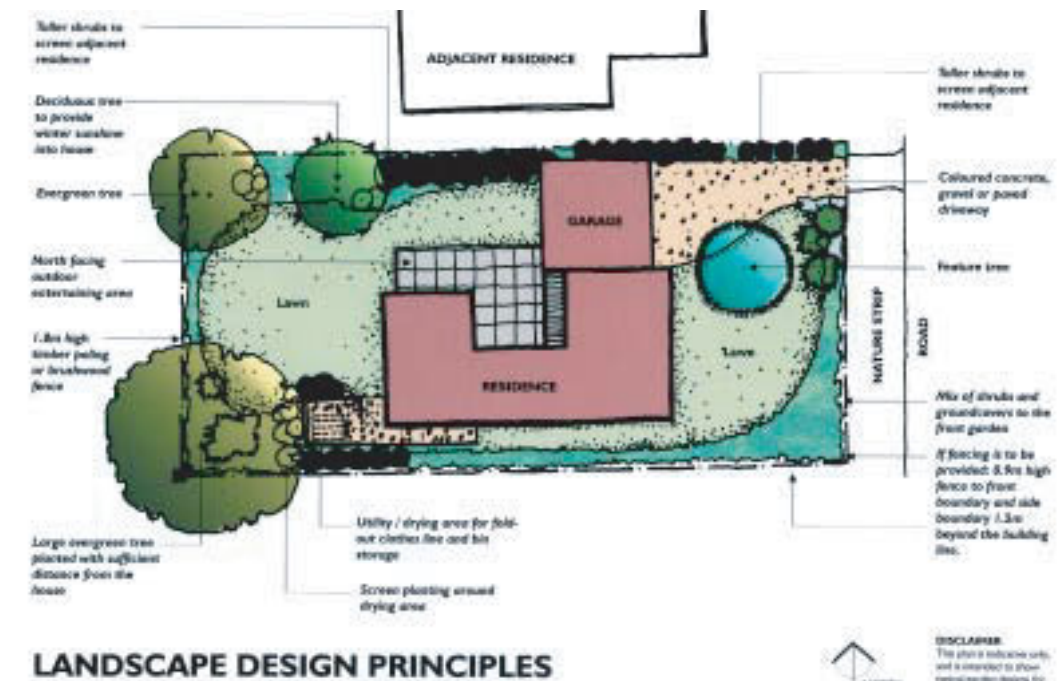
	Minimum Home Size	Maximum Site Coverage	Maximum Storeys	Maximum Building Heights	Maximum Wall Height
Traditional Lots	170 sq.m	45%	2 Storeys	8 metres	6 metres
Rural Buffer Lots	225 sq.m	45%	1 Storey	4 metres	N/A

Houses should be sited and designed to maximise solar access to internal and outdoor living areas as well as maximising energy efficiency to achieve a 5 star energy rating (which will cut energy bills by 50%). Indoor living areas, and if possible, the main outdoor living areas should face north to allow good solar access. Most windows should also face north towards winter sun to maximise natural light.

Private open space, defined as outdoor space not visible from the street, should be designed to function as a useable extension of the home and must be a minimum of 20% of the lot. A portion should be for outdoor living and entertaining while service and storage areas must be screened off.

Designing your Garden

Along with designing your new house, the outdoor living spaces and garden add considerably to the character of the street. Consider the natural character of the site and how the plants you select might enhance the environment. Good design will see the garden become an extension of the house, containing useable outdoor spaces, hence a landscape plan is required as part of your submission to the Design Review Committee.



A mix of hard and soft surface treatments is required. This is to allow for recreational, storage and service requirements, as well as to promote minimal surface run-off. Soft surfaces that absorb water such as grass or gardens should ideally make up a larger proportion of outdoor space. With Rural Buffer Lots driveways should be constructed of brick, unit paving, natural stone aggregates or gravel toppings.

Fencing is an important feature of the streetscape, and should be designed to integrate with the theme of the house. Fencing to front boundaries and side fences forward of the building line are not encouraged.

Side and rear boundary fences should be timber paling and capping rail or brushwood and be no more than 1.8 metres high. Post and rail or wire style rural fences are required on Rural Buffer Lots with hardwood timber or natural stone posts. Treated pine is not permitted.

The developer will provide fencing to lots that directly front open space.

