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**CONTACT**  
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e: rdap@rosenthal.com.au

No warranty can be given regarding the accuracy, adequacy or completeness of any information presented. The photographs and artist’s impressions are for illustrative purposes only. Purchasers must carefully review the information within the contract of sale prior to purchase.
1.0 INTRODUCTION

1.1 The Rosenthal Vision
Rosenthal is a masterplanned development in the historic township of Sunbury where the past and the future collide in a celebration of Australian life.

Our vision is to build a strong community around green open spaces, superb homesites and wonderful lifestyle options, while embracing the local Sunbury community to which this land has been intrinsically connected.

Enjoy the sense of belonging in an architecturally designed home brimming with modern conveniences, nestled in the friendly and welcoming neighbourhood of Rosenthal.

1.2 Purpose of the Guidelines
The Rosenthal Design Guidelines have been produced to achieve a consistent high quality urban neighbourhood, that protects and enhances the long term investment of purchasers.

The Rosenthal Design Guidelines will clearly describe what you need to consider in the design and construction of your new home.

The Rosenthal Design Guidelines may be amended from time to time at the developer’s discretion to reflect changes in design and building trends and amendments to legislation affecting building permit approvals.

1.3 Submission Requirements and Development Approval Process
The siting and design of your home is required to be approved by the Rosenthal Design Assessment Panel (RDAP) before obtaining building permits.

It is mandatory that all plans and other relevant drawings are submitted to the RDAP for approval.

The key steps are outlined as follows:

1. Review the Design Guidelines and decide upon your builder and house design.
2. Designer / Builder to review the Design Guidelines and complete the ‘Design and Siting Guidelines Application Form’ to ensure compliance with the design standards and Plan of Subdivision restrictions.
3. Submit a House Design Application to the RDAP for review and approval, including the ‘Design and Siting Guidelines Application Form’ (found at the rear of this document). Applications must include the documentation listed on the form in PDF format.
4. Any plans that do not comply with the guidelines will be returned to the applicant with the areas of non-compliance highlighted, amended plans may then be resubmitted for approval.
5. Following approval from the RDAP, a Building Permit must be obtained from either the Hume City Council or a private building surveyor before any building works may commence.

Rosenthal Design Assessment Panel
RDAP@rosenthal.com.au

Submissions are only accepted by e-mail, applications by post are not permitted. Applications exceeding two (2) or more submissions will incur a charge.

The Submission must include the following in PDF format:

- A site plan (minimum 1:200 when printed at A3 size) including: date and reference number of drawing, north point, lot area calculation, dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, proposed fencing, crossover and driveway location; clothes line, letter box, water tank, outbuildings and pool position if applicable.
- Floor plans (minimum 1:100 when printed at A3 size) with north point, room layouts, windows, external doors, nominated floor levels and external fixtures including air conditioning and solar panel positions.
- All elevations (minimum 1:100 when printed at A3 size) indicating wall heights and all external finishes including garage door type, extent of eaves, position of air conditioning and solar panels, cut/fill, roof design, fencing and retaining walls.
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries, cut and fill including retaining walls where applicable.
- Schedule of colours, finishes and materials to be used externally.

The RDAP will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines and how they may be addressed.

The RDAP will use its best endeavours to assess proposals within 14 business days of receipt of a fully completed and compliant application.
It is the responsibility of the owner to ensure that the proposed building works comply with Local and State Government statutory requirements, the Victorian Building Regulations and the Building Code of Australia.

Neither the Rosenthal Design Assessment Panel nor the developer accepts any responsibility for works that do not comply as noted above.

Please Note:

The final decision on compliance or otherwise with the Rosenthal Design Guidelines is at the sole discretion of the RDAP and no additional correspondence will be entered into once a decision has been made. The RDAP is not liable for any refunds, credit or compensation for its decisions in granting or refusing a submission or any discrepancies that may arise from this work.

2.0 DWELLING SITING AND ORIENTATION

Where possible each dwelling should be designed to maximise the advantages and natural characteristics of the site. Solar access/orientation, views, prevailing breezes, relationship to the street, open space, landscaping and the design of adjoining dwellings should all be considered to create a design which is in keeping with the intent of the Rosenthal vision.

2.1 All Lots

The main street frontage is deemed to be that part of the lot with the shortest street frontage.

Only one dwelling may be built on any one lot.

All building works must comply with the Hume Planning Scheme, Victorian Building Regulations and Building Code of Australia.

2.2 Corner Lots

Corner lots have a substantial impact on neighbourhood character, and therefore require careful consideration to ensure that a desirable outcome is achieved for both the home owner and the Rosenthal community.

It is essential that the dwelling addresses both street frontages with articulation of the built form and visual interest including varying materials, window and door openings.
Two or more of the following building elements are to be incorporated into the design and wrap around from the front to the side as a corner feature:

- Windows of similar proportion
- Roof features
- Verandah, pergola or balcony
- Articulated feature walls.
- Feature wall finish (material)

Blank walls of more than 5 metres to the secondary facade (side street) will not be permitted.

Corner allotments with proposed crossovers intended to be located to the side street frontage may be considered by the RDAP on an individual basis.

### 2.3 Front Setbacks

Any dwelling on a lot, must be set back no less than 4.5 metres from the main street frontage.

Verandahs, porches, balconies and pergolas up to 3.6 metres in height, may encroach into the minimum front setback by up to 1.5 metres.

---

![Diagram of building elements and setback guidelines](image)
2.4 Side Setbacks

Single storey dwellings must have a minimum setback from each side of 1 metre at ground floor level, however dwellings constructed to the boundary may be considered if in compliance with the Victorian Building Regulations and Building Code of Australia. Double storey dwellings must have side setbacks of a distance complying with the Victorian Building Regulations and Building Code of Australia.

On corner lots, buildings must be set back a minimum of 2.0 metres from the secondary/side street frontage. Verandahs, porches, balconies and pergolas up to 3.6 metres in height, may encroach into the minimum front setback by up to 1.5 metres.

2.5 Private Open Space

It is encouraged that your private open space be provided at the side and/or rear of the dwelling, which is directly accessed from either living or dining areas. It is also encouraged that the private open space receives optimal amounts of direct sunlight and is hence on the north side of the dwelling.

3.0 DWELLING DESIGN

3.1 Architectural Character Mandatory Standards

• No dwelling may exceed two storeys in height. With a maximum height not exceeding the requirements of the Victorian Building Regulations and Building Code of Australia.

• Surrounding the front door, all dwellings must have a verandah, portico, porch or other similar entrance feature, which complements the overall dwelling design.

• Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of the RDAP.

• The main pedestrian entry (front door) must be visible from the main street frontage.

• Roof pitches are to be a minimum of 22 degrees. Alternative roof forms including combinations will be considered by the RDAP provided they contribute to the merit of the dwelling design and objectives of the Rosenthal vision.

• All roofs are to have a minimum 450mm eave to the dwelling frontage, which is to return a minimum 0.5 metres along the side of the dwelling, unless otherwise approved by the RDAP. Roofs constructed to side boundaries will be exempt from the eaves requirements unless otherwise directed by the RDAP. Corner lot dwellings must continue the minimum 450mm roof eave to both street frontages, unless otherwise approved by the RDAP.

• Roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective. (muted tones are preferred) Untreated galvanised or zinc finished, tray deck or fibre cement roof materials will not be approved.

• Meter boxes must not be visible from the street frontage.
3.2 Building Materials and Colour Palette

An important factor in maintaining a high quality of residential neighbourhood character is the control of external building materials, colours and other related finishes. Natural, muted colours are encouraged as they enhance the architecture and landscaping vision for Rosenthal.

External walls of each dwelling must be constructed of either:
- Face brickwork
- Painted or coloured Render or bagged brickwork/ concrete block
- Painted or finished timber weatherboards and/or composite cladding materials and cement sheeting
- Stone

External windows and doors other than those associated with the front entry door and bathrooms, are not to contain reflective, frosted, coloured or patterned film on glass unless governed by compliance with the Victorian Building Regulations, Building Code of Australia or approved by the RDAP.

3.3 Identical Façade Assessment

Dwellings of the same front facade design will not be approved within 5 lots of each other, this would include lots either side of a street or other street frontages if near a corner.

The decision, on whether a façade is identical to another, will be at the discretion of the RDAP.
3.4 Garages and Carports

It is required that garages and carports be designed to minimise their visual impact to the streetscape.

- The garage or carport must be constructed at the same time as the dwelling.
- Garage or carport design must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction.
- All garages and carports must be constructed of the same materials as the dwelling, be incorporated within the main roof form and accessed via a sectional door.
- Garages or carports located on the main street frontage must be setback a minimum of 5.0 metres from the front boundary and a minimum of 0.84 metres behind the main façade of the dwelling unless otherwise noted or approved to vary from this guideline by the RDAP.
- Garages or carports, which are not orientated with the opening towards the main street frontage, may be permitted subject to special consideration by the RDAP. The standard front setbacks will still apply and the side facing the main street frontage must include at least one window and be designed to match or compliment the adjoining dwelling.
- Unenclosed sides of garages or carports are not permitted to face a street frontage. The RDAP reserves the right to limit the area of an unenclosed garage or carport.
- Individual garage doors shall not be more than 5 metres in width. Roller doors are not permitted.
- All lots must be capable of accommodating a minimum of 2 vehicles on site, with accommodation for at least one vehicle provided in the form of a garage or carport.
- Garages for 3 cars will be assessed on their merits and should be integrated into the body of the dwelling, with a door of not more than 5 metres wide to the double car accommodation incorporating an additional single door to the single garage element and setback a minimum of 500mm from the face of the adjacent garage.

3.5 Outbuildings and Shed

It is required that any outbuildings and sheds, other than garages and carports, be designed to minimise their visual impact on neighbouring properties and the streetscape.

All outbuildings and sheds must:

- Have external walls constructed of either, brick, stone, rendered concrete, painted compressed fibre cement sheet, timber or coloured non-reflective metal.
- Be designed to have an external appearance, colours and textures that are sympathetic with that of the house.
- Not be greater than 20sqm in floor area.
- Not be visible from the street frontage(s).
3.6 Driveways and Paving

To ensure that driveways and crossovers do not dominate the streetscape, only one is permitted per lot. The driveway finish and colour must complement the design of the house and accentuate its landscaping.

- Driveways must be fully constructed within 30 days of the issue of the Occupancy Permit.
- A colour sample of the proposed driveway material must be provided with the application submission. Natural colour concrete driveways will not be permitted. Exposed aggregate driveways are encouraged as they integrate well within the landscape.
- Driveways shall not exceed 4.5 metres in width at the street crossover and can taper to the maximum width of the garage door or doors.
- Driveways will have a minimum 0.4 metres setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not.

Driveways must be constructed of:

- Saw-cut coloured concrete; or
- Concrete with exposed aggregate;

3.7 Letterboxes

Letterboxes should be designed to complement and match the dwelling, using similar materials, colours and finishes. Letterboxes supported on a single post will not be permitted.

3.8 Retaining Walls

It is required that any retaining walls to the street be:

- Designed to have an appearance, colours and textures that are sympathetic with that of the house and landscaping.
- Made of durable materials fit for purpose.
**4.0 FENCING**

The fencing of your home and that of your neighbour will affect the overall aesthetics of the Rosenthal Estate as it plays an important role in the general definition of the streetscape and transition between public and private spaces. Whilst fencing is intended to provide privacy and a sense of security between dwellings it will not be permitted along main street frontages and within the main front setback of the proposed dwelling.

### 4.1 Front Fencing

Unless constructed by the Developer or with the prior approval of the RDAP, no fences shall be constructed along the front boundary, or within the front setback.

### 4.2 Typical Side and Rear Fencing (unless otherwise specified)

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be a maximum of 1.8m high, be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence.

Side fencing must finish a minimum of 1 metre behind the main street frontage façade.

Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots.

Subject to the approval of the RDAP retaining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complimentary in material finish and design of the dwelling.

### 4.3 Corner Lot Fencing

- Not exceed 1.8 metres in height and be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence.
- Be set back a minimum 5 metres behind the front facade of the dwelling.
- If approved by the RDAP, gates must be consistent with the adjoining fencing details.
5.0 PLUMBING AND ANCILLARY EQUIPMENT

5.1 Plumbing

• All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
• No exposed plumbing waste piping is permitted.
• Gutters and downpipe treatment must complement the house colour.
• Taps are not to be free standing and are to be wall or fence mounted.

5.2 Rain Water Tanks

Rainwater tanks are encouraged as an environmental initiative however they must be positioned and or screened to restrict them from public view and in a colour in keeping with the dwelling.

5.3 Air Conditioning Units

Air-conditioning units, evaporative cooling units and exposed components are to be located below the roof ridge line and towards the rear of the property to minimise visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles.

5.4 TV Antennae and Satellite Dishes

Antennae and satellite dish installation (maximum 1 metre diameter) is to be located toward the rear of the dwelling and below the ridgeline to minimize the visual impact from the adjoining streetscape and general public areas. CB radio antennae will not be permitted.

5.5 Solar Water Heating

Solar hot water piping for dwellings or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

5.6 Water Efficiency

Water re-use and conservation in today’s climate are very important considerations when designing your home. Solutions may include the use of rainwater tanks, low water use plants in the garden, water re-use systems and the use of low water use fixtures.
6.6 **Window Furnishings**

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

6.7 **Maintenance of Lots**

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.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or in any waterway.

6.8 **Signage**

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of RDAP.
- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy.
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold.
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of such lot by the Developer.
- Other signs may be permitted with approval of the RDAP.
7.0 LANDSCAPING

The investment in quality public and private landscaping adds significant value to any community. It not only promotes an attractive neighbourhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment.

Gardens should be environmentally responsive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.

7.1 Contemporary Garden

Strong architectural forms and deciduous trees come together to complement the modern lines of your dwelling. Bold flowers such as the Bird of Paradise provide an excellent centerpiece or work just as well planted en masse.

Trees
- Plumeria rubra
  Frangipani
  Grows to 5m
- Malus spp.
  Crab Apple
  Grows to 6m

Shrubs
- Nandina domestica
  Sacred Bamboo
- Doryanthes Excelsa
  Gymea Lily
- Strelitzia reginae
  Bird of Paradise
- Liriope muscari
  Turf Lilly
- Phormium tenax
  Flax Lily
- Cordyline fruticosa
  Cordyline

Groundcovers and Grasses
7.2 Cottage Garden

Informal design, traditional materials and a mixture of ornamental plants. Textured foliage and showy flowers create a seasonally exciting garden. This style of garden has a medium maintenance requirement to weed and prune as necessary.

**Trees**
- *Prunus cerasifera*
  - Ornamental Plum
  - Grows to 6m
- *Magnolia grandiflora*
  - Southern Magnolia
  - Grows to 15m
- *Betula pendula*
  - Silver Birch
  - Grows to 15m

**Shrubs**
- *Acanthus mollis*
  - Oyster Plant
- *Hydrangea macrophylla*
  - Hydrangea
- *Michelia figo*
  - Port Wine Magnolia
- *Pratia pedunculata*
  - Blue Star Creeper
- *Pennisetum rubrum*
  - Fountain Grass
- *Allium hollanicum*
  - Allium “Purple Sensation”
7.3  Formal Garden

The use of strong geometrical viewlines and materials gives a formal garden a neat and manicured look. More traditional planting and layouts develops a classic aesthetic, however a formal garden will require regular maintenance to always look its best.
7.4 Native Garden

Showy flowers and beautiful layered shades of green can be a part of your easy to install and maintain garden using hardy Australian plants. If you mulch this garden well the maintenance requirements will be minimal.

Trees

- *Acacia melanoxylon*
  - Blackwood
  - Grows to 10m

- *Eucalyptus caesia*
  - Silver Princess
  - Grows to 6m

Shrubs

- *Westringia fruticosa*
  - Coast Rosemary

- *Callistemon ‘Little John’*
  - Little John

- *Syzgium ‘Elite’*
  - Lilly Pilly

Groundcovers and Grasses

- *Chrysocephalum apiculatum*
  - Yellow Buttons

- *Dianella revoluta*
  - Black Anther Flax Lily

- *Lomandra longifolia ‘Tanika’*
  - Spiny Mat Rush
7.5 Your Garden

Use the scale grid to the right to sketch out your garden plans. Nominate plant selections below and keep some handy design tips in mind:

1. Use a recommended landscape professional - you get what you pay for so ask to see examples of their work.
2. Avoid using brightly coloured mulch.
3. Use materials that are sympathetic to your house.
4. Visit a quality local nursery for your plant stock - low quality plants will grow poorly or die prematurely.
5. Plan for an irrigation system if you won’t be able to water your plants when necessary.
6. One hot day without water can kill your garden so be prepared!
7. Be aware of the maintenance requirements of your garden - a well planned and installed garden will eventually start to look shabby without adequate maintenance.

Trees

Shrubs

Groundcovers and Grasses
8.0 DESIGN AND SITING GUIDELINES APPLICATION FORM

Lot No: ..................................................  Street Address: .................................................................

Owner Name: .................................................................................................................................  Owner Contact Number: .................................................................

Builder Name: .................................................................................................................................  Builder Contact Number: .................................................................

Documentation required to be submitted for approval to the Rosenthal Design Assessment Panel:

Note: All to be provided/emailed electronically in PDF format.

1. Site Plan
   (minimum scale 1:200 when printed at A3 size) indicating date and reference number of drawing north point, lot area calculation, habitable dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, and driveway location, clothesline, letterbox, water tank, and pool position if applicable.

Vehicle crossover, driveway and building envelope if applicable.

2. Floor Plans
   (minimum scale 1:100 when printed at A3 size) including north point, indicating all rooms and dimensions, windows, external doors, external fixtures and nominated floor levels, including roof plan with air conditioners and solar units noted.

3. All Elevations
   (minimum scale 1:100 when printed at A3 size) indicating all wall and roof heights, all external finishes including garage door type, roof pitch, eaves depth, air conditioning units, solar units and all external buildings such as garden sheds, pergolas, etc.

4. Sections
   Relevant cross sections showing height of walls on boundaries, cut and fill details, including retaining walls where applicable.

5. Fence
   Design drawings with all dimensions including garage door type, roof pitch, eaves depth, air conditioning units, solar units and all external buildings such as garden sheds, pergolas, etc.

6. Schedule
   External colours and materials with colour chips or coloured photocopy for review by the RDAP.

The Rosenthal DesignReviewer will endeavour to assess proposals within fourteen (14) working days of receipt of a complete and compliant application.

Delays will occur if the required information is not provided or incomplete.

It is the responsibility of the owner and the owner’s agent (builder or designer) to ensure complete documentation; no responsibility will be accepted by the RDAP for incomplete submissions.

No posted submissions will be accepted.

It is the responsibility of the owner to ensure that the proposed building works comply with the Local and State Government statutory requirements, Victorian Building Regulations and the Building Code of Australia.

Please submit the above documentation to:-
Rosenthal Design Assessment Panel:
RDAP@rosenthal.com.au
03 8692 6638