

ANCHORIDGE



armstrong creek

Design Guidelines

Version 2 September 2021



ARTIST IMPRESSION

Designed for life.

Amid beautifully tree-lined streets and abundant parklands, complete with meandering pathways and a showcase of public art, Anchoridge presents an impressive welcome. Sustainably designed to maximise active lifestyles, nurture social connections, and preserve the natural beauty of the Armstrong Creek, Anchoridge is your safe haven.

Purpose of the Design Guidelines

- To shape the vision of the Anchoridge community to ensure all homes are built to a high standard, encouraging a variety of housing styles to address the local streetscape and character of the neighbourhood.
- Provide assurance that your investment will grow and prosper into the future, protecting you from inappropriate development within Anchoridge. The guidelines consist of a straightforward set of controls for dwelling design that also provides flexibility in selection and choice of housing.

NOTE: For lots less than 300m² conditions need to be addressed through the Small Lot Housing Code. These guidelines still apply in terms of timeframes, building materials and colour schemes to lots less than 300m².





1.2 Design Assessment Panel (DAP)

- A simplified approval process is in place to assist purchasers and their builders within the Anchoridge community.
- To ensure compliance with the requirements of the design guidelines, all building designs must be approved by the Design Assessment Panel (DAP) prior to submission to a licensed building surveyor for building permit approval.
- The DAP may exercise its discretion and can provide dispensation or vary a requirement if it's assessed to be beneficial to the urban design and vision for Anchoridge.
- Designs that comply with the guidelines may be given a notice of approval, or approval with conditions requiring the rectification of minor deviations. Furthermore, the design assessment panel may make suggestions intended to improve the design of the built form.
- The panel will use its best endeavours to assess proposals in the shortest possible time, generally within 10 business days of receipt of a fully completed and compliant application. Building plan approval from the local Council, relevant Building Surveyors and/or any other relevant authorities required by the authority approval process must then be obtained.

The submission to the Design Assessment Panel must include:

- A siting plan of the proposed home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location noted.
NOTE: the proposed home must be the only dwelling constructed on the lot.
- Floor plans showing the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels,
- Full elevations indicating wall heights, all external finishes and colours, including garage door specification.

1.3 Construction of Your Home

- Home construction must commence within 18 months from settlement date and be completed within 12 months of commencing construction on your home. Any damage to the footpath, kerb, cross-over, nature strips (including street trees) or adjoining property during construction must be rectified within this time frame.
- If you are proposing to construct any structure over an easement within your lot, you are required to obtain Build over Easement approval from the relevant authorities.

Approval Process

- 1. PURCHASE YOUR LAND**
- 2. DESIGN YOUR DWELLING**

In accordance with:

 - Design Guidelines
 - Cove3Council requirements
 - Victorian Building Code
 - All other relevant authority requirements
 - Small lot Housing Code, if relevant.
- 3. SUBMIT PLANS FOR DEVELOPERS APPROVAL**

Non-compliant submissions must be amended and resubmitted to the DAP: mike@urbtech.com.au
- 4. RECEIVE DEVELOPERS APPROVAL**

Any changes made to the approved design must be submitted to the DAP for reassessment.
- 5. BUILDING PERMIT**

A Building Permit must be obtained from your Building Surveyor or local Council.
- 6. BUILDING CONSTRUCTION**

You must comply with Council requirements along with the Design Guidelines and Covenants during all phases of construction.
- 7. COMPLETE CONSTRUCTION**

Certificate of Occupancy must be obtained from the Building Surveyor prior to occupancy.
- 8. EXTENSIONS & OUTBUILDINGS**

Any proposed extensions or outbuildings which were not included within the original submission to the DAP require relevant authority approval. It is the responsibility of the applicant to ensure the full approval process is followed.



2.1 Siting and Servicing

All setbacks must comply with the Building Envelopes defined by ResCode.

- Front entry porches, porticos and verandas may encroach the nominated front setback by no more than 1m.
- Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.
- All dwellings must comply with the Legislative Energy Efficiency Standards in the National Construction Code.
- The dwelling must be connected to all available infrastructure such as the National Broadband Network and the purple pipe recycled water system as required by Barwon Water.



2.2 Your Dwelling

Façade design and articulation of your home must comply with the following requirements;

- Incorporating contemporary design, which complements and is in line with other homes within the street. Façades must not be identical or indistinguishable within five house lots, along both sides of the street (smaller precinct housing areas of the project are excluded).
- The dwelling must be oriented towards the street frontage with the entrance covered by a portico, porch or entry feature. For lots with two street boundaries such as corner lots, the shorter width frontage is referenced as the primary frontage.
- Period reproduction styles such as Victorian, Colonial, Georgian, Federation and Art Deco are not permitted at Anchoridge. Homes must have windows facing the primary street frontage, and be appropriately articulated as elements of the façade design.
- Front facing windows should not solely comprise of highlight windows.
- Visible side street windows must match the style and quality of the front windows.
- Façades must be articulated along both primary and secondary streets to a minimum of 4m or where visible from public realms. The inclusion of openings, balconies, varied materials, recessed pop-outs, windows, balconies, pergolas and other similar design elements, to reduce the overall mass of the building, will assist articulation.
- For double storey homes located on corner lots, side walls on the first level:
 - Facing the secondary street must not be constructed with less than 30% glazing and less than 70% contrasting material finish, for the length of the wall, or
 - Must be setback 900mm from the ground level wall facing the secondary street.

2.3 Building Materials

Façades must be constructed using a mixture of external building materials and must include a minimum of 30% of materials other than brick, such as:

- Stacked stone,
- Sandstone or masonry blocks,
- Weatherboard (Painted),
- Lightweight cladding,
- Timber cladding,
- Render,
- Other materials approved by the Design Assessment Panel.

IN ADDITION:

- Aluminium sliding windows and doors must not be used on the front façade.
- No dwelling is to be built with any exposed stumps.
- External building materials should be in muted and neutral tones that enhance the streetscape to the satisfaction of the Design Assessment Panel.
- Exposed plantation timber, masonry and stone are encouraged. Render and brickwork may be used in conjunction with these materials.
- Façade design must not be repeated within five housing lots both either side and across the street.
- Materials used on the front façade of a non-corner allotment must return a minimum of 1 metre to the sides of the dwelling.
- Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.
- Windows must not contain any leadlight, tint or stained-glass features.

2.4 Roof Design

- It is required that each home use a combination of hips and gables to articulate the roofline. To allow some forms of contemporary architecture, flat and skillion roofs will be considered on architectural merit. Pitched roofs must have a minimum pitch of 22.5 degrees.
- All pitched roofs must include a minimum 300mm eaves to the front façade, with a minimum 2m return along the side elevations (excluding parapets and walls on boundaries). Integrated housing developments will be exempt from eave requirements.
- Corner lot dwellings must include eaves to both street frontages unless otherwise approved by the Design Assessment Panel and double storey dwellings must include eaves around the entire perimeter of the second level.

2.5 Colour Scheme

- External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of visually interesting muted neutral tones and materials which will enhance the streetscape and reflect the natural environment.

2.6 Minimum Floor Area

- Minimum house sizes permitted, measured at the external face of the external walls, (excluding garages, porticos, verandas and other unenclosed area) are as follows:
- Lot sizes equal to or less than 450m² - minimum house size 120m²
- Lot sizes greater than 450m² - minimum house size 150m²

NOTE: Excluding lots relating to small lot code or unless otherwise agreed by the DAP.

2.7 Garage

All dwellings must have a garage in line with the following:

- Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling,
- Lots with frontages less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car,
- Double garage width must not exceed six metres,
- Garages must be stepped back a minimum of 500mm from the front building line,
- Garages must be setback a minimum of 5.0 metres from the front boundary
- Tandem garages are discouraged; however, may be permitted if deemed to be satisfactory by the Design Assessment Panel,
- All garage doors to the front façade, or any elevation that faces the street, must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme,
- Roller doors must not be used where visible from the street.

2.8 Corner Lots

- Dwellings on corner lots must address both street frontages.
- Building materials and features on the front façade such as porticos, porches and verandas must be replicated on the corner lot façade feature, incorporating as a minimum a window of at least 1.5m in area, forward of the side fence line, or an appropriate corner lot façade feature must be included on the side façade forward of the side fence line.
- Appropriate corner lot façade features will be assessed on a case-by-case basis by the Design Assessment Panel.
- Where a lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2 metres.
- Eaves, gutters, elements and features may encroach 1.5 metres into the side setback.



3.1 Driveways

- The driveway must be constructed of brick, slate, natural stone, asphalt, or stamped, patterned or coloured concrete or exposed aggregate concrete.
- The colour of the driveway should be in a muted tone that enhances the streetscape. Plain concrete is not permitted.
- Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.
- Only one driveway is permitted per allotment. The DAP may consider multiple garages on corner allotments.
- The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3m at the front property boundary.
- Driveways must be constructed within 30 days of the issue of the Occupancy Permit.

3.2 Fencing

- Side and rear fencing shall be 1.8 metres in height above the natural ground level, be capped and constructed with lapped timber palings with exposed posts on both sides.
- Fencing abutting a side street must be limited to 70% of that boundary length.
- Fencing of the side property boundary must begin no closer than 1 metre from the front building line of the dwelling, except where the side boundary forms the rear boundary of an adjoining lot, the fencing is to continue to the front boundary of the property.
- No front fences are permitted.
- Side wing fencing to be constructed of the same material and specifications as the side and rear fencing
- Side gates must complement the architectural character of the dwelling and must not be higher than 1.8m above the natural ground level.
- Fencing must be constructed within 30 days of the issue of the Occupancy Permit.
- Colourbond fencing is prohibited.

3.3 Landscaping

- Landscaping of front yards is integral to presentation of your home and the visual quality of your streetscape.
- You will choose from one of four front lot garden package options at signing of contract of sale. Refer to the Garden Inspiration Guide for further information about the process and a list of Frequently Asked Questions.
- You are encouraged to maintain this package and build upon it, which will add to the streetscape presence of your neighbourhood.
- Parking of vehicles on front gardens is discouraged.

3.4 Letterboxes

- Letterboxes must complement the dwelling in terms of materials, colour and style and must be erected within 6 months of issue of the Occupancy Permit.



3.5 Outbuildings, Structures and Screening

Outbuildings with a size:

- 20m² or less are to be constructed of colour bonded metal sheeting, or a similar finish and colour, to complement the exterior of the dwelling,
- More than 20m² to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot.
- Outbuildings are to be located at the rear of the lot and not be visible from the street.
- The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from natural ground level.
- The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from the natural ground level.



3.6 General

- Ground-mounted plant and equipment such as heating and cooling units, rubbish disposal containers, swimming pools, boats/caravans, rain water tanks, clothes hoists and washing lines must be screened from public view and must not be visible from the street or any public reserve.
- The following items are to be positioned so they are not visible from the street:
 - Air Conditioning Units
 - Evaporative Cooling Units
 - Heating Systems
 - Satellite Dishes
 - External plumbing
 - Clothes lines
 - Water Tanks
 - Antennae
 - Rubbish Bins
 - Swimming Pools
 - Pool and Spa pumps

Evaporative cooling units for your home must be:

- A low profile 'contour' type unit,
- The same colour as the roof,
- Positioned a minimum of ½ way to the rear of your home,
- Positioned below the ridge line.

3.7 Commercial Vehicles

- Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles, boats and caravans must be screened from public view when parked or stored on the allotment.
- Vacant or partially developed lots must not be used for the storage of the following, without prior written consent from the DAP, before an Occupancy Permit is issued for your home:
 - Caravans
 - Boats
 - Containers
 - Trucks
 - Sheds
 - Livestock
 - Other items.

3.8 Signage

Signs, hoarding, advertising of products and businesses including “Land for Sale” signage, will not be permitted on residential allotments apart from those created by the Developer or its agent.

Completed documents to be submitted to the Design Assessment Panel: MIKE@URBTECH.COM.AU



Visit **ANCHORIDGE.COM.AU**

Visit our Land Sales Centre open 7 days 11am to 5pm. Phone 0427 308 543
Cnr Barwon Heads Rd and Central Blvd, Armstrong Creek 3217

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