



THE
Reserve

ARMSTRONG
CREEK

Design Guidelines

www.thereservearmstrongcreek.com.au



Welcome to The Reserve

Purpose

- These Guidelines set out the requirements of the project developer to maintain the quality and amenity of the estate for the benefit of its residents.
- The siting and design of your home is required to be approved by the Design Assessment Panel (DAP) before obtaining building permits. It is mandatory that all plans and other relevant drawings are submitted to the DAP for approval. The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.
- Applications to the DAP must include a site plan (scale not less than 1:200), floorplans and elevations (scale not less than 1:100) and a schedule of external colours and materials. Information shall be sufficient to enable assessment against these Guidelines, with overall dimensions and areas indicated and notation of external materials and finishes.

General

- These requirements are exclusive of the normal building and town planning requirements of council. Approvals issued in respect of these Guidelines do not imply compliance with council's statutory requirements for both planning and building. Applicants and builders are advised to contact council for statutory approvals.
- Applicants are advised that the Building Code of Australia requires that dwellings achieve a minimum 6 star energy rating. Early consideration should therefore be given in the design process to such matters as: solar orientation of dwelling and floor plan layout, external materials, glazing location/design and sunscreens, thermal insulation and thermal mass, solar hot water systems, water tanks and grey water re-use.
- No further development may be undertaken without the consent of council and compliance with these Guidelines. In particular:
 - Lots must not be sub-divided.
 - No more than one dwelling shall be constructed on any one lot, unless specified.

Please note: The Reserve is a Fibre to the Home supported development and this should be factored into all designs. The Reserve has also made provisions for the supply of recycled water and third pipe connections to all dwellings and should therefore also be factored into home designs.

Lots with an area of 300m² or less

- In addition to these design guidelines, the small lot housing code is applicable for these lots.
- Some requirements of these design guidelines do not apply to dwellings on these lots.
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the DAP.

Facade

- Two dwellings of the same front facade shall not be built within 4 house lots of the original lot. This includes lots either side, opposite and encompassing other street frontages where applicable. This provision does not apply to integrated housing developments.
- Front elevations shall be designed to include windows and other features (such as verandahs, projections, varying roof form and materials) which sufficiently address the street frontage. Large areas of blank or unarticulated walls will not be permitted.

- Side street elevations of corner lot dwellings must be designed to sufficiently address the side street frontage. The corner return of the front elevation shall be visible and unfenced for at least 3m of the side street elevation, with an appropriate 'corner feature' incorporated into this 3m portion.

Building Design

- A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit by the DAP. Integration with the wider streetscape shall be considered, specifically in relation to the built form and facade detailing of traditional proposals.
- No house shall be built with an area of less than 110sqm (exclusive of garage). *Please note: This provision does not apply to lots 300m² or less.*

EXAMPLES OF ENCOURAGED DWELLING DESIGNS:



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Roof Design

- The roof must be laid with corrugated metal or roof tiles. Alternatives, such as tray deck profiles, may be approved by the DAP where the selection enhances the architectural style of the home.
- A variety of roof forms are encouraged and permitted, however, roof design must form part of a coherent architectural design solution.
- Hipped roofs shall be pitched at a minimum of 20°. *Please note: This provision does not apply to lots 300m² or less.*
- All roofs must include minimum eaves of 450mm to the street frontage. Corner lot dwellings must include eaves to both street frontages. Eaves to the frontage of a dwelling must return and continue a minimum distance of 1.0 metre along the connecting return wall and or walls. Double storey dwellings must include eave to the entire first floor. Alternatively, the use of parapet walls will be permitted at the discretion of the DAP. *Please note: This provision does not apply to lots 300m² or less.*

Setbacks and building height

- All setbacks (front, rear and side) and building heights are to comply with council's planning scheme and Part 4 of the Building Regulations 2006. *Please note: This provision does not apply to lots 300m² or less.*

Building colours and materials

- External walls may be constructed of brick, masonry or lightweight materials. All proposed materials will be subject to approval from the DAP.
- Front facades must incorporate at least 2 different materials. Generally, one material shall not comprise more than 80% of front facade walls.
- A muted or natural colour scheme which complements the dwelling design is required. Strong colours may be permitted, as an accent rather than as predominant body colour.
- Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.
- Reflective glazing and excessively tinted glass is not permitted.
- The use of unpainted and/or untreated metalwork including zinc finished and galvanised steel will be considered by the DAP.

Windows

- The installation of internal window furnishings/fittings (such as curtains, blinds, shutters etc.) which is in view of the public streetscape shall be done so within 3 months of Certificate of Occupancy.
- The installation of external window roller shutters is not promoted by the DAP and will only be considered in special circumstances.

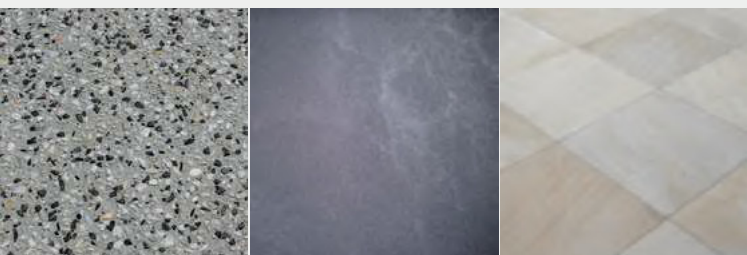
Retaining walls

- Retaining walls visible from the public areas shall be constructed from material with a finish to complement the dwelling. Stone, rendered block or masonry are acceptable solutions. The vertical face of any retaining wall structure that is visible from the public realm must not exceed 1.2m in vertical height.

Driveway

- Driveway must be fully constructed prior to occupancy.
- Only one driveway shall be permitted per lot.
- Driveway must be constructed using coloured concrete, stamped or stencilled coloured patterns, exposed aggregate and/or pavers.

EXAMPLES OF ACCEPTABLE DRIVEWAY FINISHES:



Landscaping

- Front landscaping, shall be completed within 180 days of receiving Certificate of Occupancy by the purchaser.
- It is encouraged that letter boxes match the style of the dwelling and are constructed from materials such as brick, render and timber.
- Gardens and nature strips are to be maintained to an acceptable standard by the resident. If the Developer has to maintain a nature strip on behalf of an owner due to unacceptable presentation, the purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.

Garages

- To avoid garage dominance of the streetscape, the garage shall:
 - Provide a garage door(s) which does not exceed 40% of the allotment width, where the house proposal is single storey.
Please note: This provision does not apply to houses with a two storey street elevation.
Please note: This provision does not apply to lots 300m² or less.
 - Be integrated into the house structure.
 - Provide a panel lift, sectional or tilt door to street frontages (roller doors are not permitted).
 - Be set behind the front wall of the dwelling by a minimum of 0.5m.
 - Be designed to complement the main dwelling by utilising similar walls, windows, roof forms, colours and materials. There must not be a blank wall presenting to any street frontage.
 - Covered, lock-up accommodation for at least one vehicle must be provided in the form of a garage located under the main roof of the dwelling. Detached garages are generally discouraged, unless they form part of an architectural solution for a corner allotment, an integrated housing site or a property serviced by a rear lane. A suitably designed carport may be permitted where additional vehicle storage is required.
- Triple garages will only be considered by the DAP where they comply with the requirements noted above.
- Car parking provision shall comply with council's statutory requirements.

Fencing

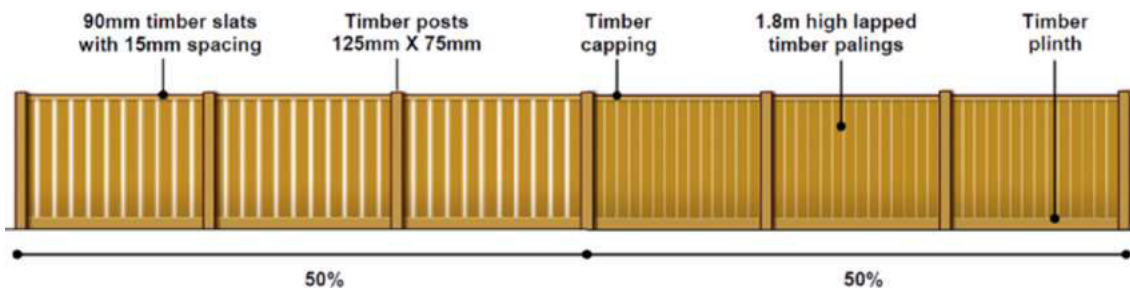
Side and Rear Fencing

- Side and rear boundary fences must be:
 - Constructed of timber palings, with timber capping and exposed posts (75mm X 125mm post size).
 - Constructed to a height of 1.8m – 1.95m (allowing for plinth and capping).
 - Constructed prior to occupation of the dwelling.
- Side boundary fences *between lots* must not extend beyond the front facade.

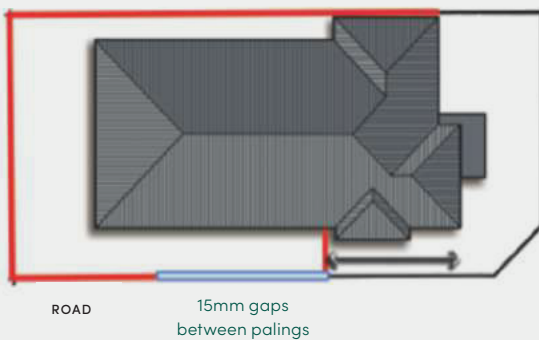
Corner Lot Fencing

- Side street boundary fences must:
 - Stop at least 3m behind the closest corner of the front facade so that the corner feature is visible from the street and not concealed by fencing.
 - Have palings exposed to the street, with railings on the inside of the fencing.
 - Include 15mm gaps between each paling in order to break up the mass of solid fencing presenting to the street. This fencing shall comprise at least 50% of the total length of the fencing.

Fencing to side street boundary to include 15mm gaps:



Corner lot



Fencing to the side boundary not to extend past front facade wall

ROAD

Fencing to the side street boundary to stop at least 3m behind front facade wall

- Side boundary fencing must return at 90 degrees to abut the dwelling. Return fences (including any gates) must be constructed in a style that complements the front facade design.

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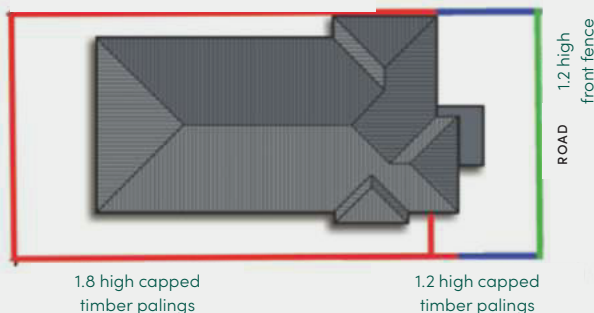
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Front Fencing

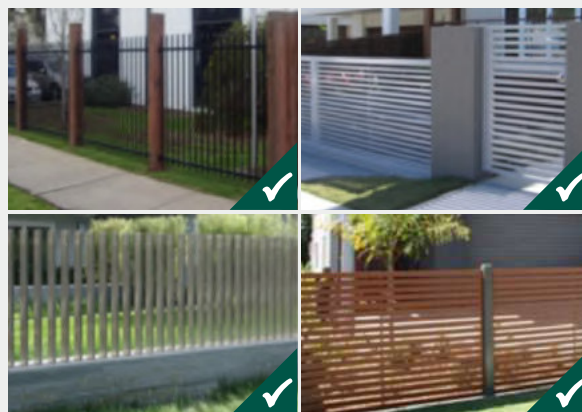
- Front fencing is encouraged and permitted with the approval of the DAP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. *Please note: A 1m height limit shall apply where applicable for corner lot proposals in accordance with council's planning scheme and Part 4 of the Building Regulations 2006.*
- Front fence styles that may be considered include:
 - Post and wire
 - Timber slats or pickets
 - Masonry pillars with metal, wrought iron or timber infill.
- Front fence design must suit the dwelling in relation to style, materials and colours.
- Where a front fence is constructed, fencing must be constructed along side boundaries in the front yard, returning from the front fence to abut the side boundary fencing (described in the following point). These 'connecting fences' must be constructed of timber palings, with timber capping and exposed posts (75mm x 125mm post size), to a height which matches the front fence. The transition between the side boundary fencing and connecting fences are to be stepped, not raked.
- Sheet steel, compressed board or Colorbond fencing will not be permitted.
- Fencing to boundaries which abut a reserve must be approved by the DAP and must include a level of transparency.

Standard lot (with front fence)

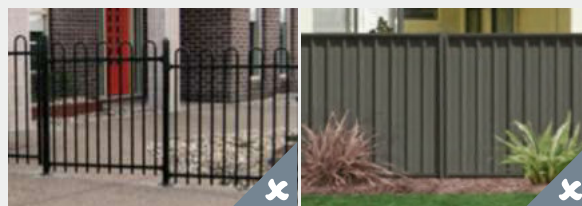
Fencing to the side street boundary to stop at least 3m behind front facade wall



EXAMPLES OF ACCEPTABLE FRONT FENCE DESIGNS:



Examples of **unacceptable** front fence designs:



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Outbuildings, services and utilities

- Solar panels, including solar water heating for swimming pools etc., must be integrated with the roof design and are encouraged to be located on the most energy efficient area of the dwelling. Where possible they shall not be visible from public areas and subject to DAP approval. Solar collector panels should follow the roof pitch and not on a separate elevated frame. Hot water storage tanks shall be detached and concealed from view by locating them within the roof space or in a location out of public view.
- External TV antennae and other aerials must be unobtrusive from public view and located towards the rear of the dwelling.
- Externally mounted pool/spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and be fitted with noise baffles.
- Air conditioners or part thereof must be located such that they cannot be viewed from the public area of the streetscape. If roof mounted they must also be of low profile, located below the ridgeline and coloured to match the roof material. If wall mounted they must be below fence lines and out of view from streetscape and neighbouring dwellings, if this is not possible the wall mounted unit must be appropriately screened and suitably baffled to reduce noise.
- Sheds, Rainwater tanks (inc pipework) and Clothes lines must be located such that they cannot be viewed from the public area of the streetscape. Sheds shall have a maximum height of 3m to ridgeline. Fold-a-way or extendable clotheslines should be considered to help reduce any visual impacts to public areas.

Timing of works

- Construction must commence within 24 months of settlement.
- Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the Certificate of Occupancy) within twelve months of commencement.

Signs

- No signs, including 'For Sale' signs may be erected by the purchaser.
- Builder's sign may be permitted (one sign of 600mm x 600mm maximum) where it is required on allotments during construction. This sign must be removed once the construction is complete.

Maintenance of lots

- The purchaser must not allow any rubbish to accumulate on an allotment (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the allotments.
- The purchaser shall comply with any request of the Developer to clean up such materials, and if the purchaser does not comply within 14 days of receiving a written notice then the purchaser shall be liable to reimburse the Developer all costs, including administration costs, incurred in the removal of such materials.



**For more information
please contact us:**

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