



**Design  
Guidelines**  
2015



**Atlantis Beach**  
TWO ROCKS

# Getting Started

Atlantis Beach takes great pride in the overall design and community vision for each precinct. The design guidelines give residents confidence in knowing there is a high quality standard for homes and landscaping that aims to ensure the coastal character of Atlantis Beach stays intact. There is a protection of personal and community investment, with a certainty of design quality.

## How to use this document

**Before designing your house plans and choosing your colour schemes, please read through the design guideline document with your builder to ensure the design, materials and colour requirements are met in your final design.**

- Bold text in these guidelines indicates a definition has been provided, refer to page 6
- Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.

**Further provisions of the Residential Design Codes, Detailed Area Plan or other Statutory Planning Document may apply in addition to these requirements. All are subject to the interpretation and approval of statutory authorities.**

## Application Process

- 1 Read Design Guidelines
- 2 Choose house design and colours as per guidelines
- 3 Submit plans and Colours and Materials Selection Checklist to Atlantis Beach for approval
- 4 Obtain full developer approval
- 5 Submit approved plans to local council and obtain building approval
- 6 Build your home in accordance with the approved designs

# Design Guideline Requirements

## Elevations

On **Primary street** elevations all of the following will apply:

- 1 Predominantly rendered finishes to a minimum of 80% of external walls.
- 2 Feature materials (excluding contrast render) permitted up to a maximum of 20% of external walls.
- 3 Excluding the garage or store, a greater portion of the eaves shall be at a minimum **course height** of 28c.
- 4 Overhanging **verges** to **gables** in lieu of **eaves** are acceptable (excludes **gambrels**)
- 5 To create interest and shadowlines where provided, eaves and verges shall have a minimum wall overhang of 300mm.

For **corner lots** the following will apply:

- 1 Render or feature material other than face brick must return on secondary street elevations a minimum of 1.5m or to the **return fence** location, whichever is greater

## Roof Form

For the roof, the following will apply:

- 1 If traditionally Pitched, roofs to be at a minimum of **25 degrees**.
- 2 If Skillion, roofs to be sloped at a minimum of 8 degrees and in all cases have a minimum 300mm wall overhang.

## Vehicle Parking and Storage Areas

For garaging, stores and the like on **primary street** and **secondary streets** the following will apply:

- 1 Garage street setback to be a minimum of 0.5m behind a street front **habitable room** wall containing a window.
- 2 Garages to be fully enclosed on all sides visible from the street frontage(s).
- 3 Garages to match the construction and materials of the associated dwelling.
- 4 Garages/stores and the like to have stepped front walls and roof (approx 1.0m) where the overall width (piers and door) exceeds 6.5m (i.e triple garages, garages with store)

## Design Guideline Requirements (Continued)

### Fencing

For fencing on **primary streets** all of the following will apply:

- 1 No fencing to the primary street boundary line or truncation where applicable, unless installed by the developer.
- 2 Dividing boundary fencing if required may extend forward from the **return fence** up to a line 2m back from the front boundary at a maximum height of 0.9m except where front fencing has been installed by the developer where the dividing fencing may join with the front fencing.
- 3 Return fencing to be set behind the nearest corner of the dwelling by a minimum of 1.5m and at a maximum height of 1.8m.

For fencing on **secondary streets** all of the following will apply:

- 1 No fencing to the secondary street boundary forward of the **return fence**, unless installed by the developer.
- 2 Fencing to a maximum height of 1.8m for the remainder of the secondary street boundary can be installed.
- 3 Return fencing to be set behind the nearest front corner of the dwelling by a minimum of 1.5m and at a maximum height of 1.8m

Return fencing greater than 4m wide to be constructed of materials to complement the house with 50% visually permeable infills 1.2m above ground level to a maximum height of 1.8m above ground level.

### Colours & Materials Selection Checklist

External building materials selected will need to be in keeping with the Atlantis Beach colour palette,

Submit your completed Colours and Materials Selection Checklist (found on the Atlantis Beach website, and included in this document on page 7) with your application for Developer's Approval.

## Design Guideline Requirements (Continued)

### Colour Palette

The colour and material palette reflects the coastal location of Atlantis Beach and has been designed to reference natural colours found locally in and around Two Rocks. Individuality can be added with minor elements to highlight the neutral background palette.

#### Principles for the major building elements (i.e roof, walls and garage doors):

- Whites to medium neutral colours.
- Avoid deep reds, greens, blues, browns and black.
- Maximise the use of lighter tones.
- Minimise the use of darker tones.
- Avoid primary and vivid colours.

#### Roof colour palette:

Roof colours Grey palette: Colorbond Surfmist to Basalt or equivalent in tiles.



Roof colours Natural palette: Colorbond Evening Haze to Gully or equivalent in tiles.



Note: Zinalume is not permitted.

#### Rendered wall colours:

Whites to medium tones no deeper than roof palette – neutral colours.

#### Face brick (for sides and rear walls only):

Light to medium neutrals, no reds.

#### Garage doors:

Colorbond as per roof colour palettes or natural timber colours.

#### Principles for the minor building elements (including 20% feature materials allowance):

- Avoid primary and vivid colours.
- Introduce materials to provide contrast and individuality (i.e timber, stone, face brick, lightweight cladding etc).

# Design Guideline

## Definitions

### **Corner Lot**

A lot with more than one street front boundary excluding laneways.

### **Course height**

A height measured in standard 1c bricks above internal general slab datum level of 0c and not any sunken areas.

### **Dividing boundary fence**

The fence on a cadastral boundary between two adjoining dwellings.

### **Eaves**

A roof overhang that provides shading to a wall face.

### **Elevation**

An external wall of any part of a dwelling facing a boundary.

### **Gable**

A vertical wall triangular in form extending to the ridge of a roof.

### **Gablet or Gambrel**

A small gable set on top of a roof not connected to a wall below.

### **Habitable room**

All living rooms, kitchens, bedrooms, activity rooms and studies.

### **Lot truncation**

One or more portions of a street front boundary at the intersection of two streets.

### **Opinion of the developer**

Entirely at their discretion, the considered opinion of the developer or their appointed agents.

### **Primary street**

As prescribed by a detailed area plan or local development plan *or*  
The street providing the pedestrian access point to the dwelling *or*  
A street containing both the pedestrian and vehicular access.

### **Secondary street**

As prescribed by a detailed area plan or local development plan *or*  
A street not providing the pedestrian access point to the dwelling

### **Street setback**

A horizontal distance between the street alignment and a building, measured at right angles to the street alignment.

### **25 degrees**

A roof pitch of 24° degrees 43' minutes or greater.

### **Verge**

A roof overhang to a gable.

### **Return fence**

A fence connecting the side of a dwelling to either side boundary, boundary structure or boundary fence.

# Atlantis Beach Colours and Materials Selection Checklist

**Lot No:** \_\_\_\_\_ **Street:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Builder:** \_\_\_\_\_

Roof	Colour	Supplier/type <small>Required</small>
Colorbond		N/a
Tiles		

## Front Elevation

Main Render		
Second Render <i>If applicable</i>		
Feature Material <i>If applicable</i>		
Feature Material <i>If applicable</i>		
Garage Door		

## Secondary Elevations

Render		
<i>Or</i>		
Face brick		

Note: This Checklist is required to be completed in full and lodged with your building plans for assesment.

Note: Refer to the Design Guidelines for acceptable colours and materials.