

The background of the entire page is a photograph of a beach scene. In the foreground, a large, thick, blue rope is coiled across the top. Below it, a group of five people (three adults and two children) and a brown dog are walking along the shoreline. The ocean waves are breaking in the background under a clear sky. The overall tone is bright and sunny.

Anchorage
By Atlantis Beach

DESIGN GUIDELINES

2025



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 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 relevant statutory authorities.

APPLICATION PROCESS

1. Read Anchorage By Atlantis Beach Design Guidelines.
2. Choose your house design and colours as per Design Guidelines.
3. Submit your plans and Colours and Materials Selection Checklist to admin@atlantisbeach.com.au for approval.
4. Obtain full developer approval.
5. Submit your approved plans to local council and obtain building approval.
6. Build your home in accordance with the Developer approved plans and schedules.

DESIGN GUIDELINE REQUIREMENTS

ELEVATIONS

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

1. Provide a minimum of two different wall colours or two different wall materials (e.g. two different painted render colours or predominantly cement render finish (minimum 80%) plus a feature material (maximum 20%) such as timber cladding, feature brick (excludes 2c face brickwork), wall tiling, stone cladding).
2. Excluding the garage or store, a greater portion of the **eaves** shall be at a minimum **course height** of 28c (27c and -1c not permitted).
3. Overhanging **verges** to **gables** in lieu of **eaves** are acceptable (excludes **gambrels**).
4. To create interest and shadowlines where provided, **eaves** and **verges** shall have a minimum wall overhang of 300mm.
5. Provide at least one of the following features: a **gable**, a **gablet**, a bay window, a balcony, a porch, a portico, a blade wall, a projecting corbel, or a verandah.

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.
2. Provide at least one major window opening that has a clear view of the **secondary street** setback area, i.e. forward of any return fencing.

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).

DRIVEWAYS AND CROSSOVERS

Each home must have a driveway and crossover at least 4m wide constructed before occupation of the residence, constructed from limestone, liquid limestone, brick paving, asphalt, concrete, construction aggregate (crushed gravel or compacted laterite) or exposed aggregate concrete; that connects to a completed crossover where such crossover is supplied by the developer, or to a constructed road.

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 compliment the house with 50% visually permeable infills 1.2m above ground level to a maximum height of 1.8m above ground level.

OUTBUILDINGS

No outbuildings over 100 sqm or 10% of the lot area (whichever is less), with walls no greater than 2.4m. The design, appearance and external colours and textures of outbuildings shall complement the residence. If constructed of galvanised iron or fibrous cement the outbuildings shall be painted to complement the residence. Outbuildings must be fully enclosed and screened from public view.

COMMERCIAL VEHICLES, CARAVANS AND BOATS

Commercial vehicles (which includes a truck, bus or tractor), caravans or boats shall not be parked on the property unless they are behind the front building line of the house.

Repairs or restoration work shall not be carried out to any motor vehicle, boat, boat trailer, trailer, caravan, aircraft or any other vehicle or any other machine on the Property unless it is behind the building line of the residence and is invisible to public view.

COLOURS AND 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 to admin@atlantisbeach.com.au.

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.

*MULTIPLE ELEMENTS IN DARK COLOURS WILL NOT BE APPROVED

Approved Roof and Garage door colour palette:

Note: Zinalume is not permitted.

Surfmist	Southerly	Shale Grey	Bluegum	Windspray
Dover White	Paperbark	Evening Haze	Dune	Gully

Rendered wall colours:

Whites to medium tones no deeper than Approved colour palette.

Face brick (for sides and rear walls only):

Light to medium neutrals, no reds.

Garage doors:

Colorbond as per Approved colour palette 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, feature 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.

ANCHORAGE BY ATLANTIS BEACH COLOURS AND MATERIALS SELECTION CHECKLIST

LOT NO: _____

STREET: _____

OWNER: _____

BUILDER: _____

	Supplier/Type <small>Required</small>	Colour
Roof		
Colorbond		
Tiles		
Main Elevation		
Main Render		
Contrast Render <i>If applicable</i>		
Feature Material <i>If applicable</i>		
Garage Door		
Side/Rear Elevation		
Material 1 – Render		
Material 2 – Face Brick		

Note: This Checklist is required to be completed in full and emailed with your building plans for Developer Approval assessment to admin@atlantisbeach.com.au. **DO NOT SUBMIT ENTIRE ADDENDA.**

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