

# Anstey 「 GROVE 」 FORRESDALE

## DESIGN GUIDELINES



# VISION

Welcome to Anstey Grove, a boutique land release so carefully considered it feels hand-crafted for community life. Here you'll find like-minded neighbours as excited as you about their new beginnings. These design guidelines ensure that your home and landscaping complements the vision for your community and builds on the natural character of Anstey Grove.

## Purpose of the Guidelines

As a community, we're looking to create a unique identity for Anstey Grove. These architectural and landscape Design Guidelines have been developed to promote good design and sustainable material selection for your new home. The guidelines establish building and landscape character for the neighbourhood while still allowing for individual style to be added to your home. Satisfying the minimum requirements of these guidelines ensures a high standard of design and build can be achieved and maintained. Ultimately, this protects and enhances the value of your neighbourhood and your home.

All houses built within Anstey Grove are required to comply with the estate Design Guidelines. The assessment of compliance is subject to Yolk Property Group's approval and interpretation of the intent of the design guidelines. Any approval of a variation to these design guidelines will not necessarily set precedence within the estate.

# What to do

## STEP 1. Design Your Home and Submit Design Package

Once you and your builder have designed your new home, please email a copy of the **building plans** for your home and your **Design Guidelines checklist** for approval to [ansteygrove@yolkpropertygroup.com.au](mailto:ansteygrove@yolkpropertygroup.com.au)

Please note your submission will need to include your elevation plan, floor plan, site plan and the completed checklist for our review.

## STEP 2. Design Review

The plans for your new home will be assessed for compliance with the Design Guidelines, ensuring design standards of the estate have been maintained. A letter of formal approval of your plans will be provided if your plans are compliant or feedback will be provided if your plans require anything further amendments.

## STEP 3. Building Permit

Once you have received approval from Yolk Property Group, please submit your plans to the City of Armadale for your building permit approval, so you can start building your fabulous new home!



## THE FRONT OF YOUR HOME

**For lots which have a single street frontage, the following will need to be addressed:**

- The main entry door or defined entry structure must be visible from the street.
- Homes should incorporate at least one habitable room window overlooking the primary street.
- The elevation must include a minimum of one of the following features elements:
  - ▶ veranda with a separate roof and supporting posts, pillars or piers;
  - ▶ built-in planter box (at least 1m in length) minimum 2 courses above finished floor level;
  - ▶ entry feature such as a portico (min 1 pier/post) or entry pergola;
  - ▶ balcony;
  - ▶ projecting blade wall (minimum 500mm in width projecting at least 300mm above the eaves); or
  - ▶ roof feature.
- Main windows must be of a square or vertical proportion and consistent in shape and style. Minor horizontal windows can be used in feature or minor wall sections only.

- Your garage should be integrated under the main roof, should sit behind the front building line and should be constructed in complementary materials and colours to your home. Carports are not acceptable.
- Roof pitch is minimum 24 degrees for a traditional roof and minimum 5 degrees for a skillion roof. Any areas of flat roof shall be screened by public view by a parapet wall.

**For lots located on a corner, the following must apply:**

- In order to maintain a consistent streetscape, the materials and colour used on the primary elevation must be continued to the entire length of the secondary street.
- All street front boundaries must have surveillance. This includes a window opening/s to a habitable room that has a clear view of both streets.



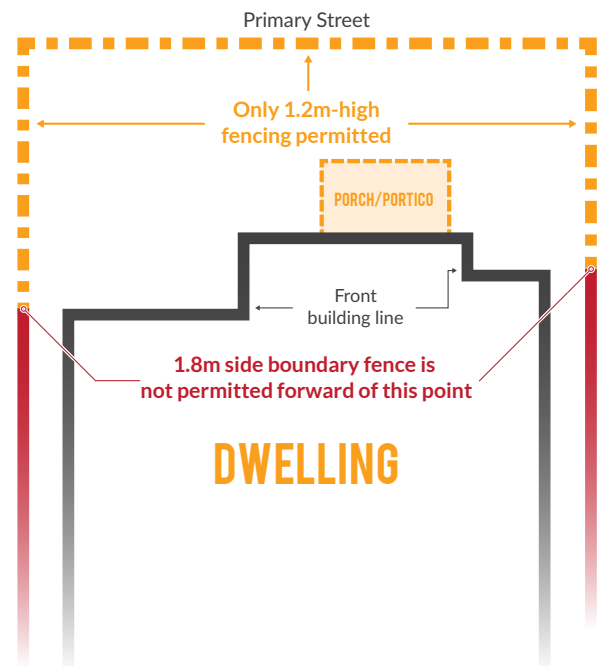
## COLOURS AND MATERIALS

- A combination of two complementary colours/shades and two materials must be used on the primary elevation (excluding colours and materials used on the roof, windows and any doors).
- The primary elevation is encouraged to use light/neutral base colours. The dominant colour should not be a primary colour. Yolk Property Group reserves the right to not approve any colour if their use is not in keeping with the balance of the estate.
- Primary elevation materials must be returned for at least 1.0m on both of the side boundaries.



## OUTSIDE OF YOUR HOME

- Artificial turf in the front yard is not to be installed.
- 1.8m-high side boundary fencing is not permitted to extend forward of the immediately adjacent front building line of the dwelling (excluding minor projections such as porticos and porches). Outbuildings are not to be visible from the street/s unless screened or designed to complement the dwelling.
- Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street/s. Photovoltaic panels due to their orientation requirements are exempt.
- Meter boxes are not to be visible from the street/s unless they are painted to match the adjacent wall colour.





# CHECKLIST

## Colours & Materials

A combination of **two complementary colours/shades and two materials** must be used on the primary elevation.

Please state your two (2) **complementary colours**:

☐ Colour 1: \_\_\_\_\_

☐ Colour 2: \_\_\_\_\_

Please state your two (2) **complementary materials**:

☐ Material 1: \_\_\_\_\_

☐ Material 2: \_\_\_\_\_

## Design Elements

- ☐ The main entry door or defined entry structure is visible from the street.
- ☐ Primary elevation materials returned for at least 1.0m on both of the side boundaries.
- ☐ At least one habitable room window overlooking the primary street.
- ☐ The Front elevation feature: \_\_\_\_\_
- ☐ The main window is square or vertical in proportion and consistent in shape and style.

## For lots located on a corner, the following must apply

- ☐ The materials and colour used on the primary elevation continued to the entire length of the secondary street.
- ☐ Both street frontage have surveillance.

## Miscellaneous

- ☐ Outbuildings are not visible from the street/s unless screened or the design complements the dwelling.
- ☐ Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not visible from the street/s.
- ☐ Meter boxes not visible from the street/s unless they are painted to match the adjacent wall colour.

