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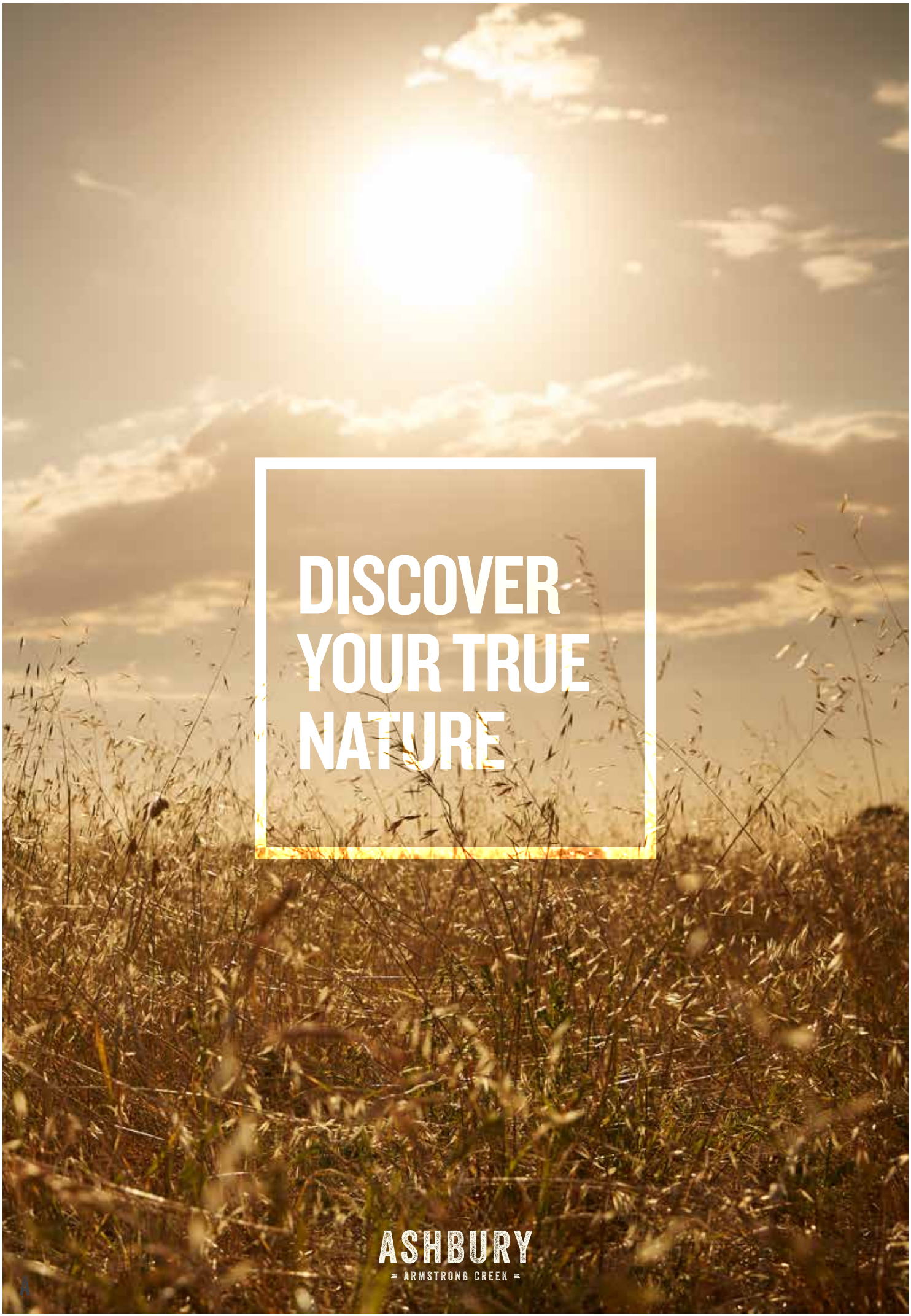
ASHBURY

ARMSTRONG CREEK

DESIGN GUIDELINES

VERSION 3 - JULY 2017


DISCOVER
YOUR TRUE
NATURE
ASHBURY
ARMSTRONG CREEK

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ASHBURY
ARMSTRONG CREEK

A

1.0 INTRODUCTION

1.1 THE VISION FOR ASHBURY - A PLACE TO ENJOY THE BEAUTY AND SERENITY OF NATURE

Ashbury will be a residential community offering a tranquil and healthy lifestyle, surrounded by natural beauty providing parklands, nature reserves, green belts and wetlands connected by integrated pedestrian and cycle links. It is in the community's interest to keep it that way by protecting the natural environment and ensuring that the visual quality of the built environment is in harmony by careful siting and design of houses supported by colour and materials selection and by ensuring that garden designs are in character with this environment.

1.0

1.2 THE AIM OF THE GUIDELINES

The aim of the guidelines is to provide the framework to achieve a high standard of housing design with an identifiable degree of visual cohesion that supports the vision for Ashbury.

The guidelines are in effect at Ashbury to make sure that:

- An identifiable degree of visual cohesion and colour between houses and other built elements is achieved;
- Houses are designed to provide cohesion between neighbouring lots;
- Residential amenity is protected;
- Attractive gardens, streetscapes and parklands are created and integrated.

The guidelines have been crafted to provide opportunities for creative design, not to impose a standard solution for every allotment at Ashbury. They allow for a range of building materials, colors, siting and garden solutions so that the built form will contribute to the unique and positive identity which will be cultivated at Ashbury to enhance its current and future appeal.

Generally, all development in Ashbury must comply with the guidelines. It is only in exceptional circumstances that variations to the guidelines will be considered, provided that there is a positive contribution to the project vision. Lots with an area of less than 300sqm must also comply with the requirements of the Small Lot Housing Code, a copy of which can be obtained from the City of Greater Geelong.

A Registered Memorandum of Common Provisions (MCP) are applicable. The MCP's will simplify the process of securing building approval by putting in place a common set of rules that will take precedence over certain sections of the Building Regulations and set out the requirements for compliance with these guidelines.

If there is a conflict between the requirements of these guidelines and The Small Lot Housing Code, the Small Lot Housing Code will take precedence.

The MCP's will remove your obligation to secure Report and Consent approval from the City of Greater Geelong for selected design items that do not comply with the Building Regulations.

As required by the MCP, all purchasers and owners of lots must have their plans approved by the Design Panel whose approval may be withheld in its absolute discretion notwithstanding compliance with the guidelines. Early contact with the Design Panel is encouraged so that unnecessary delay is avoided.

Construction of houses, related works or ancillary structures on any lot at Ashbury cannot commence until the Design Panel has approved the plans in their entirety. Separately, any relevant planning or building regulations must be addressed by your Building Surveyor and additional requirements may also apply with respect to fencing consents, right of way and other restrictions on title.

Only a Registered Building Surveyor can issue a building approval and building approval cannot be granted until the Design Panel has approved the plans.

The guidelines do not take the place of the Building Regulations and Planning Scheme. Purchasers of lots at Ashbury should contact their Building Surveyor or the City of Greater Geelong to ensure house designs comply with any relevant requirements and the MCP's.

1.3 NUMBER OF DWELLINGS PER LOT

Only one dwelling may be constructed on a lot.

A lot must not be further subdivided.

1.4 TIMEFRAME FOR DWELLING CONSTRUCTION

The construction of a dwelling must commence within 12 months of settlement of the lot and be complete within 24 months.

2.0

APPROVAL PROCEDURE FOR PLANS

The Design Panel will provide information and advice to purchasers and landowners at Ashbury regarding the guidelines. In particular, advice can be provided at the initial concept plan stage and at the preliminary selection of materials, colours and finishes stage. The Design Panel will use their best endeavors to approve plans in the shortest possible time, and generally, within ten working days.

House approval is at the discretion of the Design Panel. No claims can be made against the City of Greater Geelong, DFC (Ashbury) Pty Ltd or their nominated representative with respect to any decision of the Design Panel or actions taken by purchasers in connection with the guidelines.

DESIGN PANEL - APPROVAL PROCESS

STEP 1
Read Design Guidelines

STEP 2
Design Dwelling

STEP 3
Submit application to Design Panel along with a completed checklist

STEP 4
Dwelling design assessed by Design Panel

Design amended

Application not approved

STEP 5
Application approved

STEP 6
Building permit issued

STEP 7
Commence construction

Plans should be emailed to:
ashburydesignpanel@denniscorp.com.au

Alternatively plans should be sent to:
Ashbury – Design Panel
211 Waverley Road
Malvern East VIC 3145

Refer to Section 10 “Information Checklist’ for details of plans and information to be submitted.

3.0

GUIDELINES

3.1

LOT CLASSIFICATION

3.1.1 LOTS WITH BUILDING ENVELOPES

All Lots greater than 300sqm are affected by a Building Envelope as detailed on the relevant Plan Of Subdivision. Development of lots must be in accordance with the Building Envelope on the Plan Of Subdivision.

3.1.2 SMALL LOT HOUSING CODE

Small Lot Housing Code lots are lots less than 300sqm in area and are required to comply with these guidelines and the Small Lot Housing Code incorporated into the City of Greater Geelong Planning Scheme or alternatively, a separate Planning Permit process.

To discuss this further with Council contact the following

Planning enquiries
City of Greater Geelong:

Phone: 03 5272 4456
Fax: 03 5272 4486
Address: 100 Brougham Street, Geelong, 3220

3.1.3 BUSHFIRE ATTACK LEVEL (BAL) LOTS

Lots in Ashbury may be included within a Bushfire Prone Area under the Building Act 1993 and hence subject to a Bushfire Attack Level (BAL) assessment. Owners and builders are encouraged to investigate if this requirement applies and, if applicable, design their house to suit the relevant BAL level as determined by their Building Surveyor.

3.1.4 LANDMARK LOTS

Lots designated as 'LL' (Landmark Lots) on the Plan of Subdivision present an opportunity to illustrate Ashbury's unique lifestyle opportunity and the quality of the architecture and urban environment. These lots may be located on street corners, adjacent to parkland or may be highly visible from within and from outside the development.

Particular attention must be paid to the design and siting of housing on these lots. In addition to any other requirement, houses on Landmark Lots must be designed to address the street frontage(s) and address any abutting or adjacent Public Space and incorporate:

- large windows overlooking any public space
- a roof pitch of 25 degrees minimum
- single storey dwellings to have a ceiling height of at least 2.7 metres.
- a balcony at the first floor level addressing the principal frontage if a two storey house is proposed.
- Eaves of at least 0.45 metres to the front façade which must wrap around the corner by a minimum of 3.0 metres
- Feature element to a minimum of 30 % of the façade area of the principle frontage

Additional Requirements For Landmark Lots

Landscape design approval is required for all Landmark Lots (marked 'LL' on the Plan of Subdivision).

The owners of Landmark Lots must submit a landscaping plan for the front garden for approval by the Ashbury Design Panel before the Dwelling is occupied. The landscape design submitted for approval must address all of the items in section 9.2.

3.2

DESIGN PRINCIPLES FOR ALL DWELLINGS

The design vernacular for Ashbury is Contemporary Australian. Designs mimicking period styles such as Edwardian, Federation, Colonial, Georgian, neo-classical, French Provincial and Victorian will not be approved.

Second hand, portable buildings, caravans, relocated dwellings and kit homes are not permitted to be constructed at Ashbury and will not be approved.

Dwellings constructed of second hand materials are not permitted however, the Design Panel, at its sole discretion, may consider the use of second hand bricks as part of an attractive architectural design response.

3.3

FRONT FAÇADE

The front façade of the dwelling is a key element that contributes to the vision of Ashbury and accordingly, must demonstrate careful design and material composition.

Façades of houses must be articulated to prevent a flat or nondescript front façade. Articulation may be achieved in a variety of ways including stepping back elements of the façade, the inclusion of bay windows and balconies, verandahs and porches, feature panels, rendered finishes and through the incorporation of architectural elements. Render, feature material to be minimum 25% of the area of front façade

The main entry of the house must address the principal street frontage.

The principal street frontage is defined as:

- For lots with only one street frontage, the principal street frontage shall be that frontage.
- For lots with two street frontages, the shorter street frontage shall be the principal street frontage and the other street frontage the secondary street frontage.
- If the two street frontages are of equal length then the purchaser should contact the Design Panel to determine which street frontage will be designated the principal street frontage for the purposes of the guidelines.

No light weight infill panels over windows and garage doors will be allowed that are visible from any road or public reserve unless part of an approved feature design, or where the façade is render finish. Roller doors are not acceptable for front garage façades. Exposed plumbing waste piping is not permitted.

Features which, in the opinion of the Design Panel, may detract from the appearance of a house from the street, including small windows, obscure and tinted glass or reflective, frosted or patterned film, window security shields, canvas and metal awnings, will not be approved. Tinted glass on windows cannot be installed without prior approval of the Design Panel.

3.4

DUPLICATION OF FRONT FAÇADE IN THE STREETSCAPE

A Dwelling must not have a front façade design that is the same or very similar to that of a dwelling within 3 lots either side or on the opposite side of the street. Where a conflict arises preference will be given to the first submitted and approved set of plans.

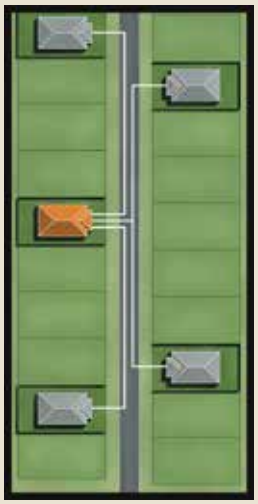


Diagram 1

This requirement may be varied where attached or terrace style dwellings are proposed for lots subject to the Small Lot Housing Code.

3.5

ROOF PITCH AND DESIGN

A minimum roof pitch of 22.5 degrees is required for dwellings and garages. Skillion or curved roof profiles or a reduced roof pitch will only be considered when part of an exceptional architectural design.

Roof designs that present a gable end to the principal street frontage will not be approved unless part of an entrance portico, feature or exceptional architectural design.

3.0

3.6 BUILDING SETBACKS

Building setbacks vary and must comply with the Building Regulations, Small Lot Housing Code or the Building Envelope Plan on the Plan of Subdivision.

3.7 FRONT SETBACKS

Unless otherwise shown on the Building Envelope Plan, a minimum setback of 4 metres is required between the building line of the house and the principal street frontage. Porticos, bay windows, balconies and feature projections will be permitted to encroach up to 1.5 metres into the front setback.

The maximum setback between the building line of the house and the principal street frontage (for all lots other than Small Lot Housing Code lots) is 6 metres unless otherwise approved by the Design Panel.

On corner lots, a minimum setback of 2 metres to the secondary side street frontage unless shown otherwise on the Building Envelope Plan.

Garages must be set back a minimum of 5.5 metres from the principal street frontage and at least 0.5 metres behind the building line of the dwelling.

3.8 SIDE AND REAR SETBACKS

The minimum building setback is shown on the Building Envelope Plan.

Garage and other walls which are not directly on a boundary are to be set back a minimum of 1 metre.

Sun blinds, shade sails, verandahs, porches, porticos, pergolas, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic water tanks, and heating or cooling equipment or other services may encroach up to 0.5 metres into the side and or rear setbacks subject at all times to any limitations associated with the easements located within the lot as well as the requirements of any party gaining the benefit of the easement.

Landings having an area of not more than 2sqm and less than 1-metre-high, stairways and ramps may encroach into the side and rear setback.

Only one side boundary may have a zero setback, unless the dwelling forms part on an integrated development such as terrace housing.

Where a Building is constructed on the boundary of a lot greater than 300sqm, the walls on that boundary (such walls to include garage walls) may have a maximum height of 3.6 metres and must not exceed a total length of 15 metres unless that lot is marked with “#” in which case the walls on that boundary (such walls to include garage walls) of the lot marked with “#”:

- may exceed 3.6 metres in height but must not exceed the lesser of a height of 9 metres and the height of that part of an existing building (or first-approved building or simultaneously approved building, whichever is applicable) on the adjoining lot that is built or to be built on the boundary, and
- must not exceed a total length of 24 metres.

Walls on boundaries are encouraged for garages in order to maximise the front garden area.

3.9

GARAGES AND DRIVEWAYS

Carports are not permitted at Ashbury.

Each dwelling with a frontage of 10.5 metres or greater and an area of greater than 336sqm must have a garage capable of accommodating 2 cars.

Garage doors are a major visual element of the streetscape. Accordingly, doors facing the street are required to be panel lift or sectional and must be of a material and colour which complement the house.

For lots with a frontage greater than 10.5 metres, the total width of garage doors (whether single or multiple doors) facing a street cannot exceed 6 metres.

Garage doors (whether single or multiple doors) on lots with a frontage less than 10.5 metres and an area of less than 336sqm cannot exceed 48% of the width of the frontage unless approved by the Design Panel and the City of Greater Geelong.

The Design Panel will consider garage doors of a width greater than 6 metres provided the frontage of the lot is greater than 18 metres and articulation additional to the requirements of section 3.3 such as an additional step of at least 0.5 metres to the front of the garage and a change to the roof form is provided.

The parking of commercial and utility vehicles including trucks, vans and trailers, boats and caravans are to be accommodated within or behind the garage and must not be visible from the street.

Only one driveway will be permitted for each lot. In some cases, changes to the position of driveways will be permitted. Changes will require approval of the Design Panel (whose approval can be withheld in its absolute discretion) and the City of Greater Geelong. If the driveway is proposed to be relocated, permission must be sought as part of the housing approval application under these Guidelines.

The purchaser is responsible for all costs associated with removing the existing crossover, constructing the new crossover (including reinstating the landscaping in the affected area) and meeting any requirements of the City of Greater Geelong.

Driveways are a major element in the built environment and therefore the location, extent, material and colour of the driveway and any paths should be carefully considered so as to complement the main façade of the house and the streetscape and be clearly identified on the plans submitted to the Design Panel for approval.

Approved finishes include:

- Exposed aggregate concrete finishes, or
- Coloured concrete.

Plain grey colour concrete will not be permitted.

All driveways must be constructed prior to the dwelling being occupied.

Driveways must not be wider than 3.5 metres at the street boundary.

Central paths leading up to the main entry of the house are to be a maximum of 1.2 metres wide.

3.0

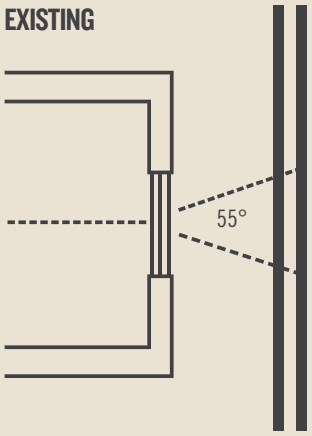
3.10 HOUSE ORIENTATION AND SOLAR ACCESS

All dwellings must achieve an energy rating in accordance with current building regulations.

Where practicable, houses are to be sited to maximize the benefits of solar orientation i.e. habitable rooms and private open space face northwards to receive maximum solar energy.

3.11 DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

Provided that the wall complies with the requirements of these guidelines and the MCP, a wall that exceeds 3.0 metres in height can be located opposite a habitable room window even though the setback from the window is not at least half the height of the wall if the wall is within the proximity as shown in the diagram opposite.



No additional setback applies to a wall with a height of more than 3m within a 55° arc from the centre of the window if the wall complies with the requirements of these guidelines and the MCP.

Wall setback from the window is not at least half the height of the wall.

3.12

CORNER LOTS

Dwelling façades on corner lots must be designed to address both the principal and secondary street frontage and the use of consistent architectural elements across these façades is required.

Architectural elements used in the main façade must be replicated within the first 3 metres of the secondary street frontage. Other alternative treatments can be submitted to the Design Panel for consideration.

Flat façades and blank brick walls must be avoided. Houses which do not satisfactorily address both street frontages will not be approved by the Design Panel. The following Diagrams 1-4 provide examples to illustrate appropriate and inappropriate corner allotment treatments.

Habitable room windows must overlook the principal and secondary street frontages and external services must not be visible from a street or a public space.

Walls on corner lots longer than 10 metres should incorporate either contrasting materials or colours of a minimum 3.0 metre span or a step in the wall of at least 0.50 metres within the first 5.0 metres from the front façade.

Elements such as porticos, verandahs and approved feature elements may encroach into the secondary street setback up to 0.5 metres.

If in doubt about whether your dwelling design will comply with corner lot requirements, it is strongly recommended that you submit a preliminary design to the Design Panel for comments and advice.

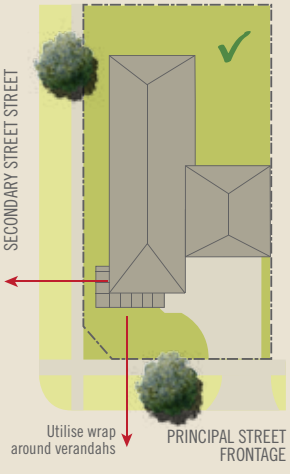


Diagram 1

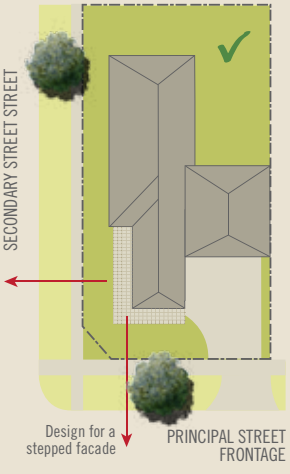


Diagram 2

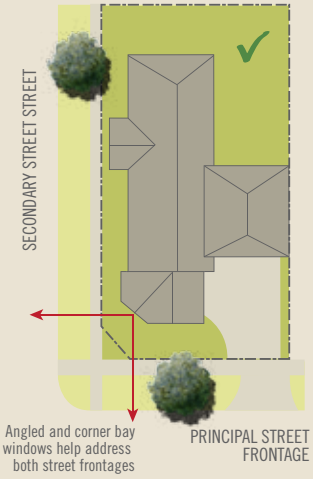


Diagram 3

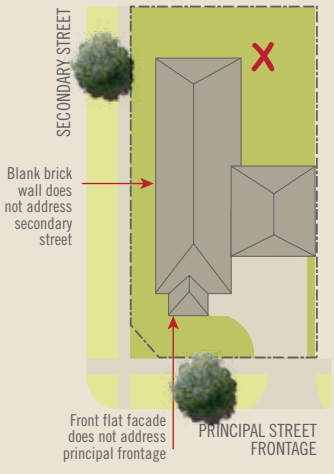


Diagram 4

ASHBURY
= ARMSTRONG CREEK =

A

4.0

MATERIALS AND COLOURS

4.1 MATERIALS

Walls of dwellings visible from public areas, must be predominantly constructed of face brickwork, rendered or bagged brick, or natural stone. Other materials may be considered by the Design Panel at its discretion.

Special emphasis, for example, feature panels, rendered finishes etc., must be placed on the elevations that address streets and public spaces.

Roof materials must be a matt finish shingle style or low profile cement or terracotta tile, slate, or matt finish powder coated metal. Galvanized steel roof, vivid colours, coved or shaped tiles will not be permitted.

Renders, feature material to be minimum 25% of the area of the front façade.

Plans submitted to the Design Panel for approval must include a schedule of wall, trim and roof materials and colours. The Australian Standard Reference Number for the colour selected must be included for identification.

4.2 COLOURS

The preferred colour palette for use at Ashbury is earth tones. Vibrant colours are not permitted for use in the façade or body of the dwelling, roofing or for fencing. Vibrant colours used to accentuate architectural elements may be considered by the Design Panel .

Trim colours must complement the main body of the house.

Darker roofs are preferred as they anchor the building to the ground plane, blending a sense of dignity and smartness to the appearance of the development.

Fences must not be painted with vibrant colours.

5.0

FENCING

5.1 FENCING

Front fences are not permitted at Ashbury.

Fencing costs and any associated approval requirements are the responsibility of the lot owners and must be completed within 60 days of occupation.

Unless otherwise specified, all side and rear fences must be timber paling capped lapped (diagram 6) and cannot exceed 1.98 metres in height.

On comer lots the fence along the secondary frontage must be setback from the front building line by 3.0 metres. This fence must conceal any hot water units, heating, air-conditioning and clothesline or other plan and equipment from public view.

Side boundary fences must be setback 1 metre behind the front building line. Side wing fences and gates must complement the style of the fencing.

Where fencing adjoins a park or open space reserve, the fencing costs are to be shared equally between the lot owner and the developer.

5.2 FEATURE FENCING

To enhance the presentation of Ashbury the Design Panel have developed has a suite of feature fencing options that address a range interface requirements as indicated on the Ashbury Fencing Interface Plan (diagram 5). Feature fencing on lot boundaries are designated on the Building Envelope Plan in the Plan of Subdivision.

To confirm if your lot has a feature fence, you should check the Building Envelope Plan on the Plan of Subdivision.

Lot owners cannot remove or change the appearance of these fences without written approval of the Design Panel. The lot owner is responsible for maintaining the feature fences in good repair

As illustrated in the Ashbury Fencing Interface Plan (diagram 5) there are four types of feature fencing:

1. Type A
Side Corner Fencing + Reserves (diagram 7)

2. Type B
Typical Lot Side Fencing not SLHC (diagram 8)

3. Type C
Typical Lot Side Fencing SLHC (diagram 9)

4. Type D
Side Brush Fencing (diagram 10)

The developer will construct the fence and recoup at settlement the 50% share.

5.3 RETAINING WALLS

Retaining walls should make a positive visual contribution to the streetscape. Their design should provide a safe environment for both cars and pedestrians accessing the allotment and using the street.

To minimise the overall height and bulk of retaining walls, they must not exceed 1.0m in height unless they are terraced to allow for landscaping. A planted strip of a minimum width of 500mm is to be provided between each terraced wall.

Concrete or timber sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or public space. Materials permitted include bricks, rendered masonry and feature stone.

Retaining walls on the secondary frontage with a fence constructed above are not permitted.

Diagram 5

ASHBURY FENCING INTERFACE PLAN

NOTE:
ALL OTHER INTERNAL BOUNDARY FENCING TO BE TYPICAL MAXIMUM 1.98m TIMBER FENCE WITH CAPPING AND EXPOSED POST.

Diagram 6

CAPPED TIMBER PALING FENCE DETAIL

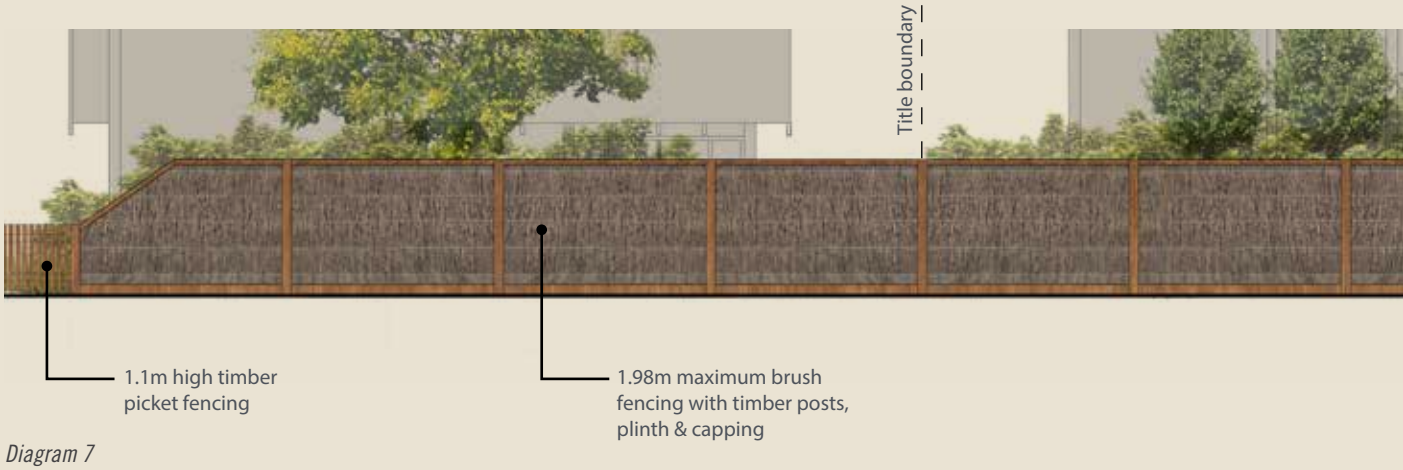


Diagram 7

TYPE A: SIDE CORNER FENCING AND RESERVES

Diagram 9

TYPE C: TYPICAL LOT SIDE FENCING - SMALL LOT HOUSING CODE

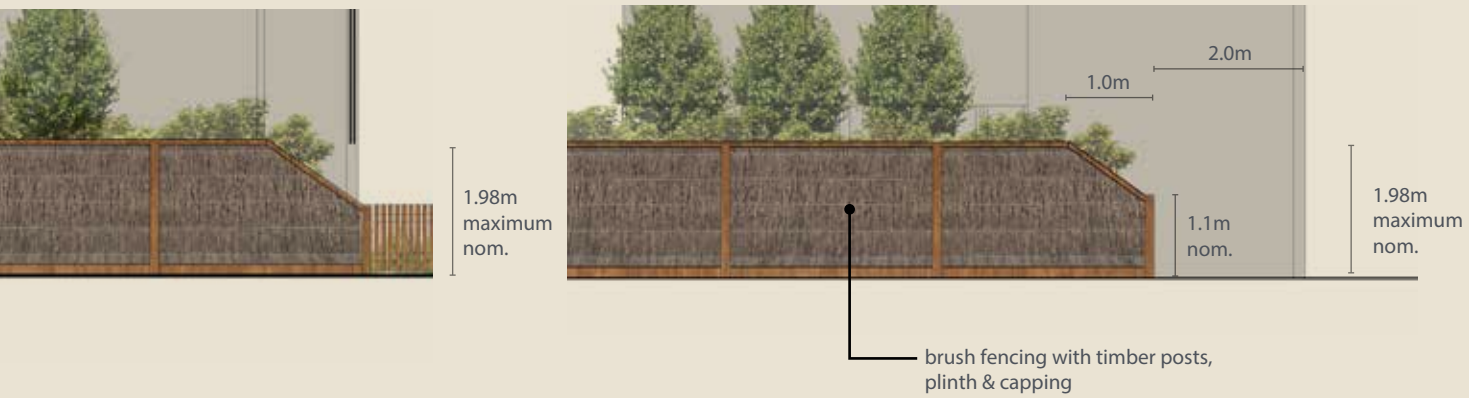


Diagram 8

TYPE B: TYPICAL LOT SIDE FENCING

Diagram 10

TYPE D: SIDE BRUSH FENCING

ASHBURY
ARMSTRONG CREEK

6.0 EXTERNAL FIXTURES

The general position of the following external fixtures must achieve the objective stated below and be shown on the house and site plans submitted for approval to the Design Panel.

6.1 CLOTHESLINES AND GARDEN SHEDS

Clotheslines and garden sheds must not be visible from the street.

6.2 ROOF MOUNTED SOLAR HOT WATER AND PHOTO-VOLTAIC PANELS

These panels must not be mounted facing the principal street frontage. However, on corner lots panels may be located on the roof facing the secondary street frontage.

6.3 EXTERNAL HOT WATER SERVICES AND PLUMBING

Hot water services must not be visible from the street.

With the exclusion of down pipes, exposed plumbing and waste piping is not permitted on any façade.

6.4 TELEVISION ANTENNAE

Television antennae must be located within the roof of the house.

6.5 SATELLITE DISHES

Satellite dishes must not be visible from the street or other public space.

6.6 AIR-CONDITIONING AND EVAPORATIVE COOLING UNITS

Air-Conditioner and Evaporative Cooling Units must not be visible from the street.

Air-conditioners must be located below the fence, screened from public view and be suitability baffled to reduce noise. Evaporative air-conditioners must be located below the roof ridgeline and at the rear of the house, be of low profile and a colour to match the roof colour.

6.7 RAINWATER HARVESTING TANKS

Rainwater harvesting tanks should not be visible from the street and are to be:

- Of a material and colour which complements the dwelling.

6.8 GARBAGE BINS

Garbage bin storage is to be provided for each dwelling out of public view.

6.9 LETTER BOXES

Letterboxes must be positioned on the front boundary adjacent to the driveway with the house number clearly displayed. Letterboxes must be a rendered column design and the colour should be carefully selected to complement the colour of the main façade of the house.

Temporary, ornamental and timber paling letterboxes will not be permitted.

6.10 SIGNAGE

The promotion of houses for sale and the advertising of builders during the construction of a house will be limited to one sign for each property unless the Design Panel gives prior approval.

ASHBURY
ARMSTRONG CREEK

7.0

SERVICE CONNECTIONS

7.1

COMMUNICATIONS

Ashbury will be provided with "fibre to the home" high speed broadband infrastructure via an agreement with Opticomm, offering access to high speed broadband internet, telephone, digital "free to air" television and pay television as well as possible future services such as IPTV, home security, video on demand. Connection to a copper wire phone network is not available.

It is important to ensure that your dwelling is capable of connecting to the Opticomm fibre network and your dwelling is wired to enable the delivery of the digital services available on the cable. Details on how to correctly wire your house and the process for arranging connection are available at:
web: www.opticomm.net.au
phone: 1300 137 800
email: ccid@opticomm.net.au

The fibre cable will be installed in the street however it is necessary for you to arrange for the extension of the cable to your house and appropriate connection.

7.2

RECYCLED WATER

All dwellings must incorporate dual plumbing for the use of recycled water in toilet flushing and garden watering. This requirement is specified in the MCP.

Barwon Water supply recycled water to Ashbury and specify that for toilet flushing households must connect to the recycle water network not rain water tanks.

8.0

MAINTENANCE AND SITE CLEANLINESS

The City of Greater Geelong Local Laws require owners to maintain their vacant land in a safe and tidy condition.

Vacant allotments within Ashbury must be regularly maintained, this includes but is not limited to the following:

- Mowing of grass including nature strips / verges, including secondary street frontage for corner allotments
- Removal of litter, rubbish and other debris.

The City of Greater Geelong Local Law relating to building sites requires all building debris to be contained within the property boundaries and within a refuse receptacle with a fixed, closed lid.

9.0

GARDEN LANDSCAPING

9.1 GENERAL REQUIREMENTS

The vision for Ashbury places emphasis on the landscape quality of parks, streetscapes and private gardens. Appropriate front and side street garden (for corner lots) design, material and plant selection forms a key part in realising the Ashbury Vision.

Garden designs should complement the Australian Contemporary architecture and support the Ashbury Vision for preserving and celebrating the natural bush land heritage of the surrounding landscape. An approved planting schedule has been prepared see Section 9.3.

For all lots at Ashbury, front and side street gardens (for corner lots) must be installed within 4 months of the issue of the Certificate of Occupancy of your dwelling, unless this is issued between 1 November and 31 January in which case landscaping must be completed by no later than 31 May (allowing for landscapes to be installed outside of the summer months).

9.2 MINIMUM GARDEN REQUIREMENTS FOR ALL LOTS

Landscaping of the front and side street (for corner lots) garden should include the planting of lawn, suitable trees and shrubs. The following are minimum standards that must be met. Landmark Lots have additional requirements, refer to section 9.4.

As a minimum, the following must be undertaken for each front garden:

- Remove all rubbish, rubble and weeds.
- Grade and shape garden beds and lawn areas.
- For lots up to 12.5 metre frontage, installation of at least one tree (min 1.5 metres high).
- For lots with a frontage wider than 12.5 metres, at least 2 trees (min 1.5 metres high).
- A garden bed at least 0.5 metres wide must be provided between the driveway and the property boundary.
- Installation of shrubs and / or ground covers as indicated in the table below.
- Install 80mm depth of mulch to all garden bed areas.
- Install 200mm depth of top soil to all garden bed areas.
- Install 100mm depth of top soil to lawn areas.
- Warm season lawn (pre-grown turf), such as Kikuyu species as indicated in the table below.

The following table provides a guide to the required percentage of your front garden to be allocated to lawn, plants, paths and driveway in order to satisfy the garden requirements of these guidelines.

LOT FRONTAGE	HARDSCAPE*	SOFTSCAPE#	GARDEN BEDS	LAWN	MINIMUM NO. OF PLANTS^
10.5	70%	30%	75%	25%	45
12.5	65%	35%	75%	25%	70
14	55%	45%	60%	40%	75
16	50%	50%	55%	45%	85
18	45%	55%	50%	50%	95
20	40%	60%	45%	55%	105

*Hardscape is defined as impermeable areas such as driveways and paths.
#Softscape is defined as garden beds and lawn areas.
^Minimum number of plants calculated assuming a 150mm pot size.

9.3

APPROVED PLANT SCHEDULE

DECIDUOUS TREES

Common Name:
Norway Maple

Botanical Name:
Acer platanoides ‘Crimson Sentry’

Mature Size (HxW):
10 x 7m

Pot Size:
45L, min 2.0m(ht), 30mm cal min

Common Name:
Crepe Myrtle

Botanical Name:
Lagerstroemia indica x l. fauriei ‘natchez’

Mature Size (HxW):
8 x 6m

Pot Size:
45L, min 1.6m(ht), 30mm cal min

Common Name:
Callery Pear

Botanical Name:
Pyrus calleryana ‘Chanticleer’

Mature Size (HxW):
11x 6m

Pot Size:
45L, min 2.0m(ht), 30mm cal min

Common Name:
Bechtel Crab Apple

Botanical Name:
Malus ioensis ‘Plena’

Mature Size (HxW):
6 x 4.5m

Pot Size:
45L, min 2.0m(ht), 30mm cal min

EVERGREEN TREES

Common Name:
Yellow Bloodwood

Botanical Name:
Corymbia eximia ‘Nana’

Mature Size (HxW):
10 x 6m

Pot Size:
45L, min 2.5m(ht), 30mm cal min

Common Name:
Evergreen Flowering Ash

Botanical Name:
Fraxinus griffithii

Mature Size (HxW):
8 x 4m

Pot Size:
45L, min 2.2m(ht), 30mm cal min

Common Name:
Kanooka Gum

Botanical Name:
Tristaniopsis laurina ‘Luscious’

Mature Size (HxW):
8 x 4m

Pot Size:
45L, min 2.0m(ht), 30mm cal min

Common Name:
Ornamental Plum

Botanical Name:
Prunus cerasifera ‘Oakville Crimson Spire’

Mature Size (HxW):
6 x 2m

Pot Size:
45L, min 2.0m(ht), 30mm cal min

TUSSOCK PLANTING

Common Name:
Wild Iris

Botanical Name:
Dietes grandiflora

Mature Size (HxW):
1.0 x 1.0m

Pot Size:
140mm Pots

Common Name:
New Zealand Lily

Botanical Name:
Arthropodium cirratum
'Matapouri Bay'

Mature Size (HxW):
0.5-1m x 0.5-1m

Pot Size:
140mm Pots

Common Name:
Evergreen Giant Liriope

Botanical Name:
Liriope muscari 'evergreen giant'

Mature Size (HxW):
0.5 x 0.5m

Pot Size:
140mm Pots

Common Name:
Common Tussock-grass

Botanical Name:
Poa labillardieri

Mature Size (HxW):
1.0 x 1.0m

Pot Size:
140mm Pots

Common Name:
Spiny-Headed Matt Rush

Botanical Name:
Lomandra longifolia 'Tanika'

Mature Size (HxW):
0.6 x .7m

Pot Size:
140mm Pots

Common Name:
Kangaroo Paw

Botanical Name:
Anigozanthos flavidus 'Ruby Velvet'

Mature Size (HxW):
0.8 x 1.0m

Pot Size:
140mm Pots

Common Name:
Fountain Grass

Botanical Name:
Pennisetum alopecuroides (sterile)

Mature Size (HxW):
0.7 x 0.7m

Pot Size:
140mm Pots

9.3

APPROVED PLANT SPECIES

SMALL SHRUBS

Common Name:
Green John Bottlebrush

Botanical Name:
Callistemon viminalis 'Green John'

Mature Size (HxW):
0.8 x 0.6m

Pot Size:
140mm Pots

Common Name:
Silver Spurflower

Botanical Name:
Plectranthus argentatus

Mature Size (HxW):
1.0 x 0.8m

Pot Size:
140mm Pots

Common Name:
Common Everlasting

Botanical Name:
Chrysocephalum apiculatum

Mature Size (HxW):
0.3 x 0.3-1m

Pot Size:
140mm Pots

Common Name:
Guardian Delphinium

Botanical Name:
Delphinium 'Guardian White'

Mature Size (HxW):
1.0 x 0.6m

Pot Size:
140mm Pots

Common Name:
Cushion Bush

Botanical Name:
Leucophyta brownii

Mature Size (HxW):
0.6 x 1m

Pot Size:
140mm Pots

Common Name:
Oyster Plant

Botanical Name:
Acanthus mollis

Mature Size (HxW):
1.0 x 1.0m

Pot Size:
140mm Pots

Common Name:
Turkish Delight

Botanical Name:
Hebe 'Turkish delight'

Mature Size (HxW):
0.8 x 0.8m

Pot Size:
140mm Pots

Common Name:
Common Lavender

Botanical Name:
Lavandula angustifolia subsp. Angustifolia

Mature Size (HxW):
1.0 x 1.0m

Pot Size:
140mm Pots

MEDIUM SHRUBS

Common Name:
Common Rice-flower

Botanical Name:
Pimelea humilis

Mature Size (HxW):
0.1-0.5 x 0.3-1.0m

Pot Size:
140mm Pots

Common Name:
Gymea Lily

Botanical Name:
Doryanthes excelsar

Mature Size (HxW):
1.5 x 1.5m

Pot Size:
140mm Pots

Common Name:
Silky Eremophila

Botanical Name:
Eremophila nivea

Mature Size (HxW):
2 x 1.5m

Pot Size:
140mm Pots

Common Name:
Cosmic White

Botanical Name:
Rhaphiolepis indica

Mature Size (HxW):
1.5 x 1.5m

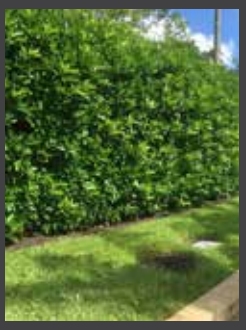
Pot Size:
140mm Pots

Common Name:
Hop Goodenia

Botanical Name:
Goodenia ovata

Mature Size (HxW):
1-2.5 x 1-3m

Pot Size:
140mm Pots



Common Name:
Sweet Viburnum

Botanical Name:
Viburnum odoratissimum

Mature Size (HxW):
2-4 x 2m

Pot Size:
140mm Pots

Common Name:
Hydrangea

Botanical Name:
Hydrangea macrophylla ‘Ayesha’

Mature Size (HxW):
1.5 x 1.0m

Pot Size:
140mm Pots

9.3

APPROVED PLANT SPECIES

LARGE SHRUBS

Common Name:
Gold-dust Wattle

Botanical Name:
Acacia acinacea

Mature Size (HxW):
1-3 x 2-5m

Pot Size:
140mm Pots

Common Name:
Mexican Orange Blossom

Botanical Name:
Choisya ternata

Mature Size (HxW):
2.5 x 1.0m

Pot Size:
140mm Pots

Common Name:
Sweet Bursaria

Botanical Name:
Bursaria spinosa

Mature Size (HxW):
2-6 x 2-5m

Pot Size:
140mm Pots

Common Name:
Japanese camellia

Botanical Name:
Camellia japonica

Mature Size (HxW):
5.0 x 4.0m

Pot Size:
140mm Pots

GROUNDCOVER PLANTING

Common Name:
Berry Saltbush

Botanical Name:
Atriplex semibaccata

Mature Size (HxW):
0.2 x 2m

Pot Size:
140mm Pots

Common Name:
Cut-leaved daisy

Botanical Name:
Brachyscome multifida

Mature Size (HxW):
0.3 x 0.5m

Pot Size:
140mm Pots

Common Name:
Prostrate Correa

Botanical Name:
Correa reflexa var nummulariifolia

Mature Size (HxW):
0.2 x 1.0m

Pot Size:
140mm Pots

Common Name:
Native Pigface

Botanical Name:
Carpobrotus rossii

Mature Size (HxW):
0.2 x 1.5m

Pot Size:
140mm Pots

Common Name:
White Fan Flower

Botanical Name:
Scaevola albida white

Mature Size (HxW):
prostrate x 1m

Pot Size:
140mm Pots

Common Name:
Lamb's Ears

Botanical Name:
Stachys byzantina

Mature Size (HxW):
0.2 x 0.7m

Pot Size:
140mm Pots

Common Name:
Asiatic jasmine

Botanical Name:
Trachelospermum asiaticum
'Flat mat'

Mature Size (HxW):
prostrate x 3m

Pot Size:
140mm Pots

Common Name:
Coastal Rosemary

Botanical Name:
Westringia fruticosa 'Mundi'

Mature Size (HxW):
0.4 x 1.5m

Pot Size:
140mm Pots

HEDGING/SCREEN

Common Name:
English Box

Botanical Name:
Buxus sempervirens

Mature Size (HxW):
1.5 x 1.0m (clipped)
6.0 x 2.0m (unclipped)

Pot Size:
140mm Pots

Common Name:
Weeping Lilly Pilly

Botanical Name:
Waterhousea floribunda

Mature Size (HxW):
3.0 x 1.0m (clipped)
10.0 x 6.0m (unclipped)

Pot Size:
45L, min 2.2m(ht), 30mm cal min

Common Name:
Coastal Rosemary

Botanical Name:
Westringia 'Naringa'

Mature Size (HxW):
1.0 x 0.6m (clipped)
2.0 x 2.0m (unclipped)

Pot Size:
140mm Pots

ASHBURY
ARMSTRONG CREEK

10.0

INFORMATION CHECKLIST

The Design Panel welcomes enquiries about the guidelines and encourages you to discuss your preliminary plans to avoid unnecessary delay due to non-compliance.

The Design Panel can provide advice about good siting and appropriate materials and colours for your house and will help you finalise your plans so that they comply with the guidelines.

10.1

DWELLING APPROVAL

All dwelling plans at Ashbury require approval from the Design Panel. The following plans and information are required for dwelling approval:

- Application Form and Checklist
- Site plan, showing:
  - House and garage footprint
  - Dimensioned setbacks from all boundaries
  - Driveway location, material and colour
  - Fencing location and height
  - Front and side street (for corner lots) garden areas (Landmark Lots only)
- Floor plan/s with all dimensions
- All elevations
- Sections
- Details of external elements (i.e. garage wall on boundary details)
- Schedule of materials and colours

Other features to be shown:

- The location of external fixtures:
  - satellite dishes
  - clothesline
  - garden shed(s)
  - solar water heater, hot water service, ducted heating unit, air conditioner / evaporative cooler
  - photovoltaic cells
  - rainwater tanks

Application documents must be emailed to:

ashburydesignpanel@denniscorp.com.au

If you are unable to email a set of plans, material and colour schedules and the completed checklist(s) then one (1) hard copy of the documents must be forwarded by mail to:

Ashbury – Design Panel
211 Waverley Road
Malvern East VIC 3145

If your plans comply with the guidelines, the Design Panel will endeavor to approve your plans within 10 business days.

In addition to the Design Panel approval, you will be required to obtain a separate Building Permit by your Registered Building Surveyor.

10.2

DWELLING INFORMATION SHEET AND CHECKLIST

Special provisions called Ashbury Design Guidelines apply to the siting and design of houses at Ashbury. The following checklist will ensure that your dwelling plan complies with the design guidelines to enable consideration by the Design Panel .

Ashbury Guidelines Checklist is also available to download online at ashbury.com.au/designguidelines

Complete and attach this coversheet and checklist to your application to the Design Panel

ASHBURY ALLOTMENT DETAILS

Lot Number .....

Street .....

OWNER DETAILS

Full name .....

Mailing address .....

.....

.....

Phone BH .....

Mobile .....

Email .....

BUILDERS DETAILS

Contact name .....

Company .....

Mailing address .....

.....

.....

Phone .....

Email .....

DESIGN DETAILS

House type .....

Façade type .....

We certify that the information in the attached application is a true and accurate representation of the dwelling I / We intend to construct.

In the event that changes are made to the proposed plans, I / We undertake to resubmit this application for approval of such changes.

Signed .....

Name in print .....

Date .....

LOT CLASSIFICATION

	YES	NO
Lots with Building Envelope		
Is the lot affected by a Building Envelope	☐	☐
If yes, does the proposed house fall within the Building Envelope	☐	☐
BAL lots		
Have investigations into BAL requirements taken place	☐	☐
If yes, have the BAL requirements been taken into consideration in the proposed house design	☐	☐
Landmark Lots		
Is the property a Landmark Lot	☐	☐
If yes, have the additional Requirements been satisfied	☐	☐

HOUSE SETBACKS FROM FRONT SIDE AND REAR

Are the required setbacks on the building envelope diagram contained in the plan of subdivision achieved?	☐	☐
Does a portico, bay window, feature pier and balcony satisfy the allowable encroachment criteria?	☐	☐

DUPLICATION OF FRONT FAÇADES IN THE STREETSCAPE

Have you confirmed with the Design Panel that your front façade design is different from those within 3 adjoining lots?	☐	☐

MATERIALS AND COLOURS

Is the requirement for no lightweight infill panels over the front façade windows and garage doors achieved?	☐	☐
Is there special emphasis on the elevations that address the streets and public spaces?	☐	☐
Is the front façade articulated?	☐	☐
Is the garage door panel lift or sectional?	☐	☐
Does the schedule of materials and colours show the details for the following items:		
Walls	☐	☐
Roof	☐	☐
Gutter/Fascia/Downpipes/ Barge/Barge Capping	☐	☐
Garage Door	☐	☐
Front Door	☐	☐
Render		
Other Façade Elements eg. feature beams, stone stacks etc	☐	☐
Driveways/Paths	☐	☐
Meter box	☐	☐
Air-conditioning/Evaporative cooling Units	☐	☐

10.2

DWELLING ORIENTATION

	YES	NO
Does the house present an identifiable entrance to the street?	☐	☐

ROOF PITCH

Is the roof pitch 22.5 degrees or more?	☐	☐

EXTERNAL FEATURES

Is the requirement that all external features are not visible from the street achieved?	☐	☐
Are any hot water unit, heating, air conditioning or other plant and equipment concealed by the side fence?	☐	☐
Is the requirement that all external features as detailed in 6.0, are not visible from the street achieved?	☐	☐

CORNER BLOCK

Is the 2.0 metres setback from the secondary street frontage achieved?	☐	☐
Does the dwelling address both the principal and secondary streets frontages?	☐	☐
Does the house have adequately articulated façades?	☐	☐
Do the architectural elements used in the main façade replicate on the secondary street frontages?	☐	☐
Is the side fence setback a minimum of 3 metres from the front building line on the secondary street frontages?	☐	☐

FENCES:

Is the rear and side fencing behind the front wall of the dwelling timber, paling, capped and lapped a maximum height of 1.98 metres?	☐	☐

PARKING YOUR CAR

Garages

Is the garage setback 0.50 metres behind the front building line of the dwelling?	☐	☐
Does the construction of the garage match that of the house?	☐	☐

Access and Driveways

Is there only one driveway?	☐	☐
Is the driveway constructed with an approved finish?	☐	☐
Is the driveway not wider than 3.5 metres at the street boundary?	☐	☐
Is there planting between the driveway and property boundary?	☐	☐

Parking of Recreational Vehicles and Trailers

Is parking of a recreational vehicle and trailer required?	☐	☐
If yes, will it be accommodated so it is not visible from the street?	☐	☐

LANDMARK LOT GARDEN INFORMATION SHEET AND CHECKLIST

Special provisions apply to the installation of front and side street (for corner lots) gardens on lots designated Landmark Lots at Ashbury.

These lots are designated as Landmark Lots 'LL' on the relevant Plan of Subdivision.

The following checklist will ensure that your garden plan complies with the special provisions for consideration by the Design Panel.

Ashbury Guidelines Checklist is also available to download online at ashbury.com.au/designguidelines

Complete and attach this coversheet and checklist to your application to the Design Panel

LANDMARK LOT GARDEN DESIGN CHECKLIST

Attach a clear plan(s) illustrating the proposed garden works.

	YES	NO
Shrubs or groundcovers installed at the density required in section 9.2	☐	☐
80mm deep mulch to garden beds	☐	☐
200mm deep top soil to garden beds, 100mm to lawn areas	☐	☐
Letter box with house number installed	☐	☐
Where mulch is used, it is dark or natural in colour	☐	☐
Lawn areas have suitable species	☐	☐

I/ we certify that the information in the attached application is a true and accurate representation of the front and/or side street (for corner lots) garden landscape.

Signed .....

Name in print .....

Date .....

Information contained in this document has been prepared with all reasonable care and is current as at the date of publication but may change after publication. Buyers should refer to the full text of the Design Guideline Covenants in their Sales Contracts and seek independent advice. The Developer reserves its right to amend the Covenants and Guidelines from time to time to reflect changing circumstances, laws and regulations and without notice. DFC (Ashbury) Pty Ltd is the Project Manager for the Developer. The Ashbury name and logo are registered trade marks used under licence. © 2017.

ANOTHER DENNIS FAMILY COMMUNITY

ASHBURY

ARMSTRONG CREEK

460 Boundary Rd, Armstrong Creek

1300 303 460

ASHBURYESTATE.COM.AU