

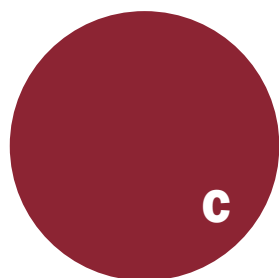
# Design Guidelines

## Stage 1 & 2

March 2018



*Burgundy*  
ESTATE  
Angle Vale



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## 1 Welcome & Purpose

We are proud to bring to you the **Burgundy Estate** at Angle Vale. We believe good design is critical in making your neighbourhood as liveable as possible.

We understand that the building your family home is possibly the largest investment you will make, and as such we have prepared these Design Guidelines to assist you with the selection and design process. The Design Guidelines set the standard of development at Burgundy Estate. They will help make a better place for you to live in and protect your investment. They will also help make your Council planning approval process simpler.

## 2 Approval Process

When you purchase an allotment at **Burgundy Estate** an Encumbrance is attached to the Certificate of Title. This requires, amongst other matters, that prior to development occurring on site that approval from the Encumbrance Manager must be sought in writing and gained. Approval from the City of Playford must then be sought and obtained.

The Design Guidelines must be considered in association with the City of Playford Development Plan – see [www.playford.sa.gov.au](http://www.playford.sa.gov.au). These are the planning policies that Council use to assess your development application.

If you are uncertain of whether your proposal meets the requirements contained in these Design Guidelines please contact the Encumbrance Manager.

The Encumbrance Manager has the power to approve a proposal that does not conform exactly with the Design Guidelines, however it may be subject to gaining approval from the City of Playford for those elements that don't comply. The Encumbrance Manager will undertake the assessment process, which might mean contacting you, your designer/architect or your builder to discuss and resolve any issues, and once all is satisfactory will provide written approval with stamped sets of plans. Two sets of plans will be sent to the applicant (owner or agent eg: builder or designer/architect) and one set of plans will be retained by the Encumbrance Manager.

**No fee** is required to be paid for the Encumbrance - Design Guidelines approval process.

Our aim is to have the plans for your home approved by the Encumbrance Manager within 72 hours. Where your plans do not fully comply with the Design Guidelines this may take a little longer as our Encumbrance Manager will assist to resolve the specific issues.

The following documents are required to be submitted in order for the Encumbrance Manager to assess and approve your proposed home:

- completed application form
- site plan (1:200 scale) showing contours, extent of building, dimensioned setbacks, retaining walls, driveway, extent and type of fencing,
- floor plan (1:100 scale)
- elevation plans at (1:100 scale)
- cross section (1:100 scale)
- Schedule of external colours and materials
- Erosion and Sediment Control Management Plan

The address for the Encumbrance Manager is:

### ***Burgundy Estate Encumbrance Manager***

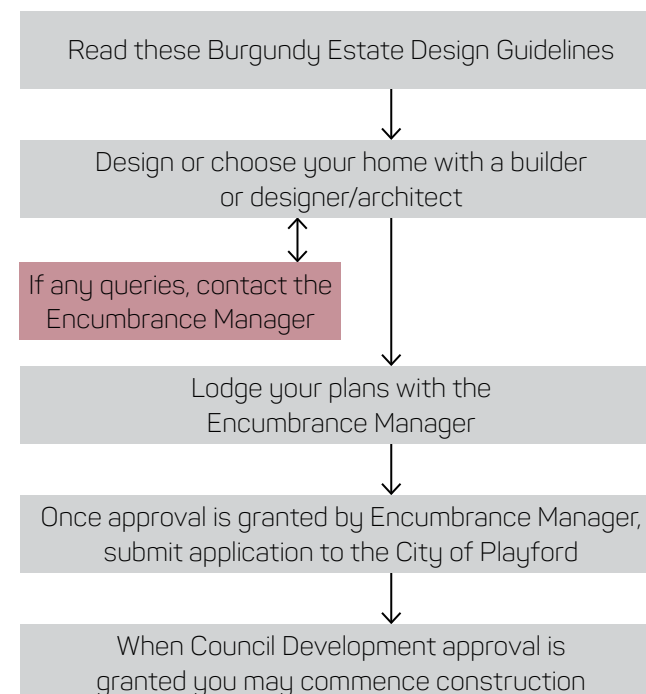
1 Victoria Tce  
Gawler SA 5118

Or send by email to:

[john@stimsonconsulting.net.au](mailto:john@stimsonconsulting.net.au)

Plans must not be lodged with the City of Playford until written approval is issued by the Encumbrance Manager.

### **Approval Process**





### 3 Your New Home

It is important that the development of Burgundy Estate creates a comfortable, sustainable and beautiful living environment. We are creating a range of allotment sizes to suit varying family needs. Selecting the right design for your home requires consideration of a variety of issues including:

- style and appearance of your home
- orientation of the allotment
- materials to be used
- internal arrangement of rooms and linkages to your private outdoor space

The diagrams on this page have been prepared to assist you with how best to layout your home depending on the orientation of your allotment.

Please note:

- You, as the homeowner, are responsible for maintaining the landscaped elements of the verges (not including the footpath) in front (and the side if you have a corner lot) of your home.
- Transportable dwellings will not be approved.

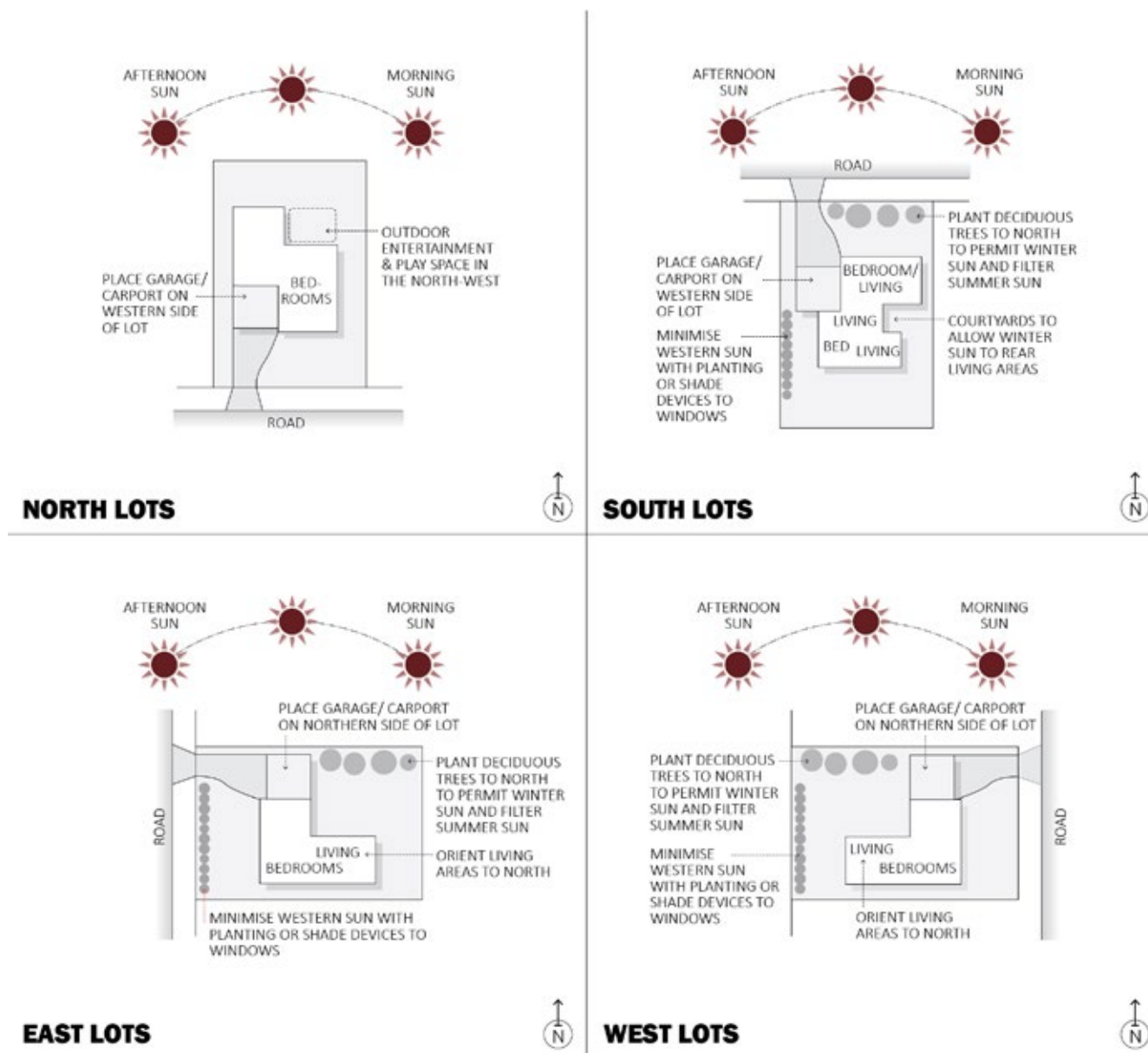


Figure 1 Solar Orientation

## 4 Design & Built Form Requirements

### 3.2 Site Coverage

Adequate space needs to be thought about during the design process to cater for:

- vehicle access and parking
- storage and clothes drying
- private open space and landscaping
- front, side and rear boundary setbacks

Your new home should generally not exceed 50% site coverage. Up to 60% will be approved on the basis the following is achieved:

- adequate private open space
- direct connection between indoor living rooms and useable outdoor space

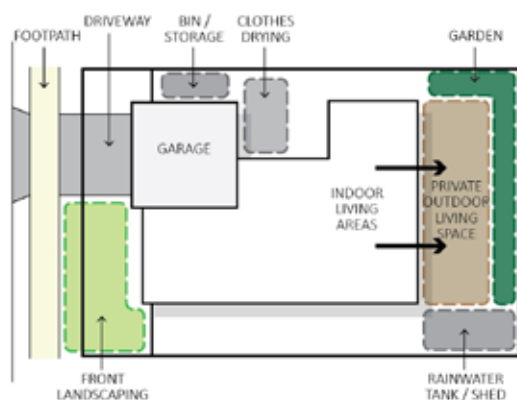


Figure 2 Site Coverage

### 3.3 Building Envelope Plan

A Building Envelope Plan (BEP) has been prepared for each individual allotment. The BEP identifies the area in which your home may be located. It indicates:

- the minimum building setback from front, side and rear boundaries including single and two storey dwelling components
- the minimum setback from a public reserve boundary
- where a wall can be constructed on a boundary
- which side the driveway crossover and thus the carport/garage is to be located
- maximum building height (storeys)

Please note the size of each building envelope is in excess of the area required to construct a wide variety of dwellings.

Walls built on the zero lot line (on a side boundary) should not exceed 9m in length unless it is in two parts and in any event should exceed 15m in total.

With corner allotments the primary street frontage is the frontage with the least length. Homes on corner allotments need to address both streets (see 4.3 below).

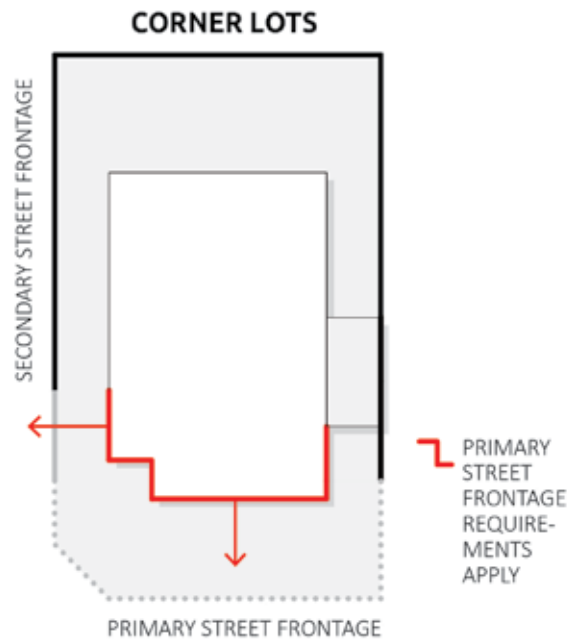
Other than minor elements such as fascias, gutters, downpipes, eaves, bay windows, porticos or a verandah, buildings which encroach outside of the building envelope will not be approved.



Figure 3 Example Building Envelope Plan

### 3.4 Corner Allotments

With corner allotments the primary street frontage is the frontage with the least length. Homes on corner allotments need to address both streets.



**Figure 4** Corner Allotment Frontage

**X** *Poor examples of dwellings on corner lots*



**✓** *Good examples of dwellings on corner lots*



### 3.5 Height & Roof Design

The main roof is to have a minimum pitch of **25 degrees**. Flat roofs will be considered if architectural merit is demonstrated – this is at the discretion of the Encumbrance Manager.

Eaves with a minimum width of **450mm** are required, unless architectural merit is demonstrated.

Dwellings maybe up to two storeys in height as indicated in the BEP.

All homes will have a minimum ceiling height for the ground floor of **2.7m**. For second floors the minimum ceiling height is **2.4m**.

### 3.6 Privacy

With good views towards both internal and external parks to be taken advantage of from many allotments providing acceptable solutions for both the owner of greater than one storey homes and adjacent owners is the goal. There are a range of design methods that can provide appropriate levels of privacy including:

- the location size and orientation of windows
- type of glazing
- raised sill heights
- external fixed screens
- landscaping

Where treatment is required windows must have:

- a minimum sill height of 1.7m; or
- fixed opaque glass to a height of 1.7m; or
- fixed louvres to a height of 1.7m

A balcony must have screens to avoid views into the 15m deep field of vision.

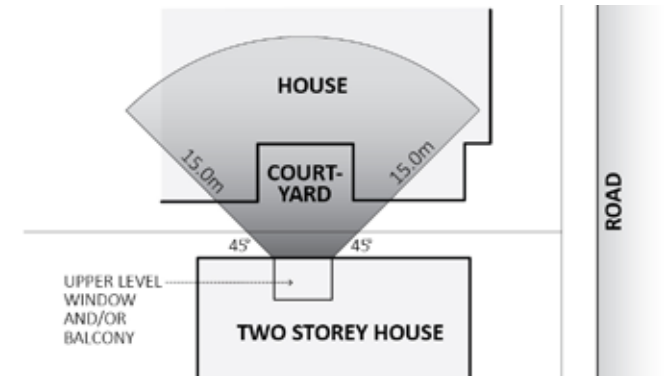


Figure 5 Field of View from Balcony

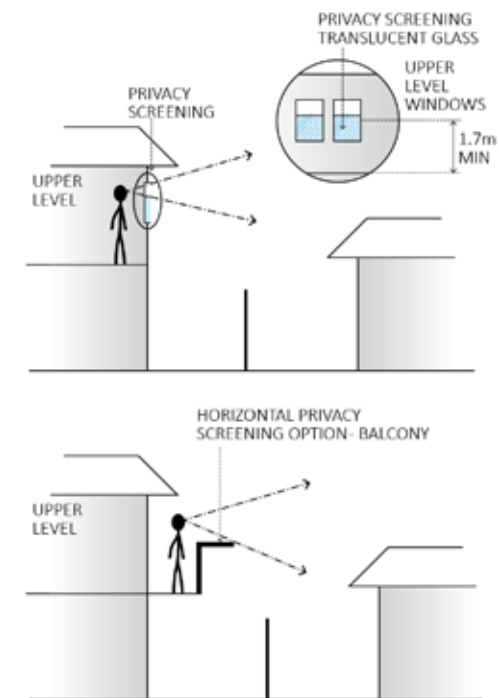


Figure 6 Upper Storey Screening Methods



### 3.7 Façade Treatment

Homes must exhibit a high quality design merit. All homes must have a front façade that is engaging with the street and where relevant a public reserve. The detailing of the front façade is to be enhanced through articulation to minimise bulky, bland walls. Dwelling should generally not be on posts or columns unless architectural merit is exhibited. A dwelling must include a front verandah or portico that enhances the entrance.

The front facade should be constructed from the following materials:

- brick
- stone
- cement rendered concrete
- timber panelling
- rendered f.c. sheet (eg: Scyon)

The front façade includes the return element of houses on corner allotments.

The front façade must have either two or three different materials and colours where the second largest material makes up at least 20% of the façade. This is to apply to the full extent of the primary street frontage for homes on corner allotments (see 4.3 diagram above).

#### *Unacceptable materiality examples*



#### *Acceptable materiality examples*

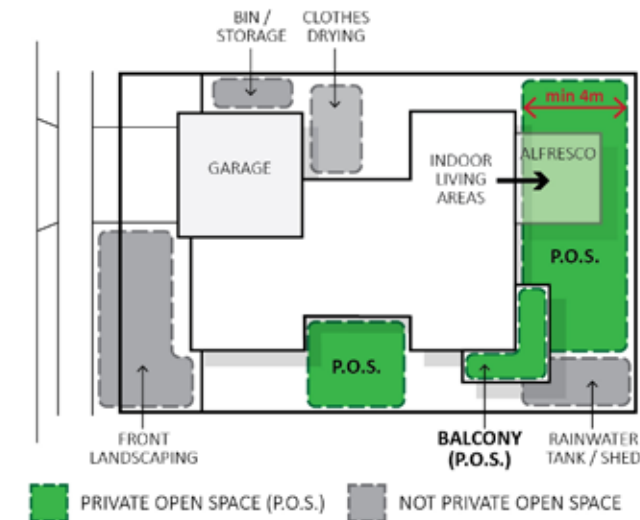


### 3.8 Private Open Space

Private open space must be provided in the following manner:

- For allotments greater than 450sqm in size at least 60sqm of space with a minimum dimension of 4m and at least 25sqm is directly accessible from a habitable room. Balconies of at least 2m width and 10sqm in size may count towards the 60sqm minimum.

The front yard is not counted towards private open space. Neither is an area for rainwater tanks, the storage of bins, clothes lines or garden sheds. Alfrescos and rear verandahs may be counted towards private open space, but only up to a maximum of **20%** of the total required area.



**Figure 7** Private Open Space



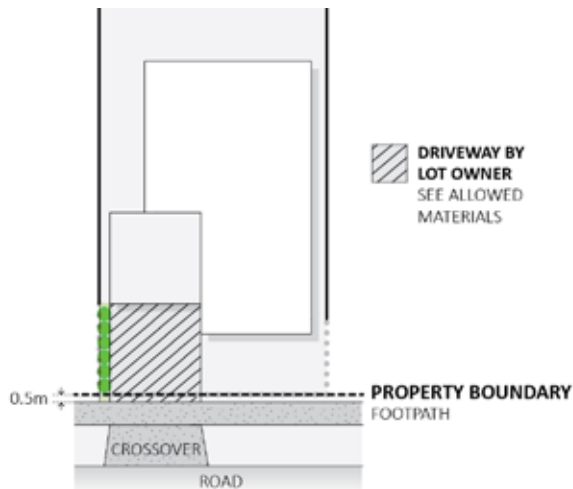
### 3.9 Vehicle Access & Parking

The driveway access points are indicated on the BEP. Variations are considered on merit and all costs of relocating services are to be borne by the applicant.

Driveways should not exceed 3m in width for a single garage and not more than 5.5m for a double garage. They must be constructed prior to occupation of your home. The driveway must be sealed and may be constructed with plain concrete.

Only one crossover is allowed per street frontage.

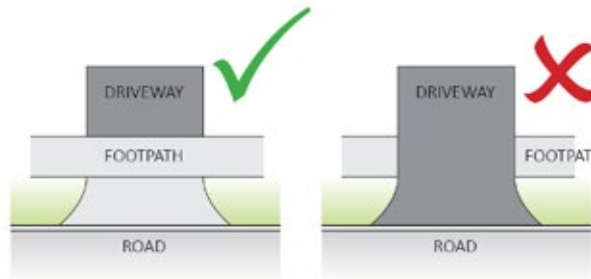
The driveway must be setback at least 1.0m from the side boundary where the garage/carport is sited off the side boundary to allow room for landscaping.



**Figure 8** Driveway Treatment

The driveway must be constructed of either textured / exposed aggregate concrete, plain concrete, or textured unit pavers.

Footpaths and crossovers will be plain concrete and must not be altered.



Garages and carports must be located at least 5.5m back from the front property boundary and at least 0.5m behind the front façade of your home. If the driveway access point is from a secondary street frontage then the garage /carport must have either a minimum 5.5m or a maximum 0.9m setback. Garages / carports should be under the main roof. It is preferable that double garages have two roller doors separated by a column rather than one large roller door.

Where a garage is separate to the dwelling the roof form and materials must match those of the associated dwelling.

Each dwelling must provide the following on site carparking spaces:

- two spaces of which at least one must be undercover for up to a three bedroom home
- three spaces of which at least one must be undercover for a four or more bedroom home.

If you have a boat, caravan or commercial vehicle on your allotment it must be parked in a location that is not visible from public areas. They are not allowed to be parked forward of the building line.



### 3.10 Materials & Colours

External walls of homes, particularly the front facade should be constructed from the following materials:

- brick
- stone
- cement rendered concrete or brick
- timber panelling
- rendered lightweight sheet (eg: Scyon)

The roof material may be either Colorbond (or equivalent), tiles, slate or cement shingles.

Other materials will be considered on merit by the Encumbrance Manager

Expansive use of highly reflective materials will not be approved.

Colours are at the discretion of the Encumbrance Manager. They should be generally of muted tones. Small sections of bolder colours may be acceptable.

### 3.11 Fencing

For side and rear boundaries as shown below in black, fencing must be 1.8m high Colorbond Grey Ridge or equivalent good neighbour style. For corner allotments the fencing on the secondary road boundary must have posts (minimum 90mm x 90mm) and capping coloured Colorbond Eclipse or equivalent.

Decorative fencing (as per the green line in the diagram below) can be a maximum of 1.2m high.

No front fencing is allowed.

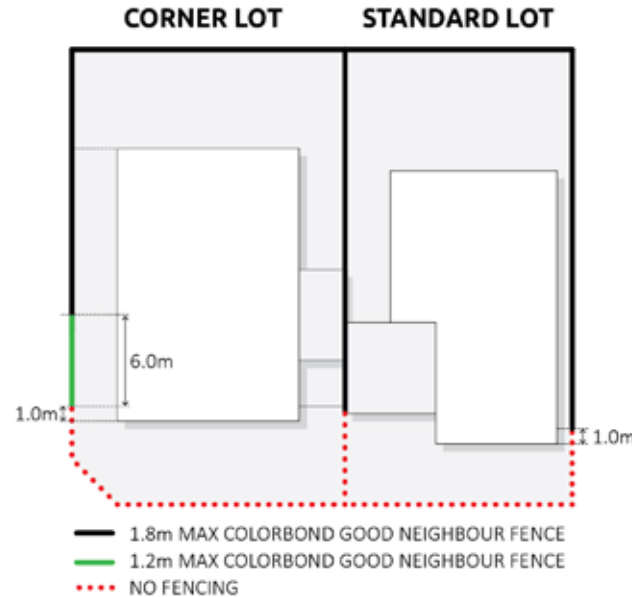


Figure 9 Fencing locations

On side boundaries fencing must not come forward of a point 1.0m behind the front facade of the home.

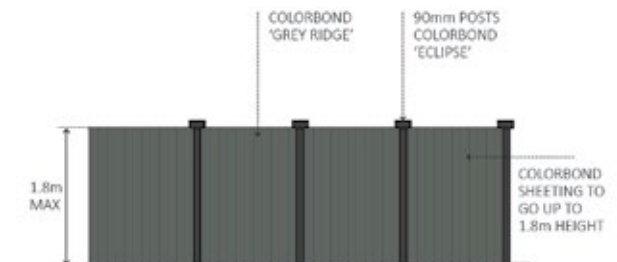


Figure 10 Secondary Street Fencing



### 3.12 Outbuildings & External Fixtures

Outbuildings including sheds, workshops, aviaries, pergolas (not attached to the home) are to be located behind the primary façade of the home and out of view from the public realm.

They may be located on a side or rear boundary on selected allotments (see BEP) so long as they have a wall height not greater than 2.4m. The material must be Colorbond (or equivalent) and of a colour that matches the fence.

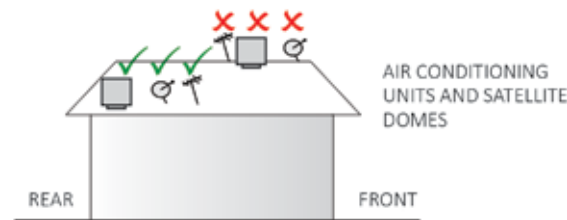
Where sheds or other outbuildings are larger than 6m x 6m they must be located at least 1.0m from the side or rear boundary (not over an easement). They must not exceed 55sqm in size. They must not have a roof ridge line higher than 4m. They must be of Colorbond (or equivalent) cladding and of a colour that matches the dwelling or fence.

Clotheslines should be sited unobtrusively.

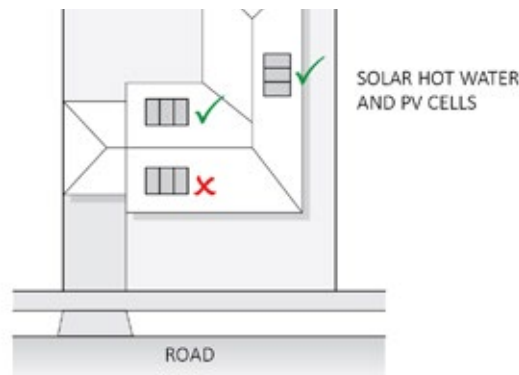
Rainwater tanks are mandatory at Burgundy Estate. A 1kl (1000 litre) or larger rainwater tank must be provided and be plumbed into the home's toilet system.

Photovoltaic cells and solar hot water heaters are encouraged, however they must be sited so they are not unduly visible from the primary road.

Evaporative airconditioning units, cable tv satellite domes and tv antennae must be located toward the rear of the home so they are not unduly visible from the primary road.



**Figure 11** Roof mounted item positioning



**Figure 12** PVC and solar hot water roof locations



Letter boxes must be located abutting the front boundary. They must be a solid type and not be on a post.



**Figure 13** Examples of letterbox styles permitted / not allowed

### 3.13 Energy Efficiency

All dwellings must meet the 6 star energy efficient rating.

## 5 Landscaping

Landscaping of front yards is important in order to achieve a high quality community at **Burgundy Estate** and should:

- screen the appearance of storage, service and parking areas
- soften the appearance of paved surfaces
- avoid interference with utility (eg: water, sewer, power, telecommunications, stormwater) services
- avoid blocking the views of adjoining properties

This must be completed within 6 months of occupation of your home. Drought tolerant species of plants such as natives are recommended as this reduces water consumption and encourages local wildlife.

Maintaining the landscaping of the verge (to the kerb) in front of your home to a high quality is a mandatory ongoing requirement.



## 6 Construction

No-one likes living in a construction zone. The first few years of **Burgundy Estate** is likely to be somewhat disruptive with a lot of construction activity. We request all owners, and in particular builders and tradesmen, during the construction of their home to follow the requirements below:

- all building materials and waste must be stored and contained on the subject land until appropriate disposal is undertaken
- spoil excavated during footings or landscaping or other reason must not be placed on adjoining allotments of land
- all light wastes are to be stored in a covered rubbish skip on site
- accidental spills of soil, materials or waste outside the allotment must be cleaned up immediately

- the allotment must be frequently and regularly maintained and kept clear of excess weeds, rubbish and building waste
- pollution of the stormwater drainage system is to be avoided and as such implementation of an Erosion and Sediment Control Management Plan in accordance with your Development Approval is mandatory.
- vehicle access must be undertaken via internal roads and not across adjoining allotments. During construction vehicles must not be parked on the verge or footpaths.
- portable toilets are to be located within the relevant allotment and adequately fixed to the ground. They must not be located on the verge or on a reserve.

Please note the City of Playford will prosecute persons that are caught illegally dumping soil on Council land.





## 7 NBN

**Burgundy Estate** will be NBN compatible. This means that infrastructure will be in place to support connections to telephone and high speed internet over the NBN. You need to ensure your builder is aware of the home wiring requirements of the NBN.





## 8 Timing

Construction of your home is to commence within 18 months of settlement.

Completion of your home is to occur within 12 months of commencement.

Driveways must be constructed prior to occupation of your home.

Front yard landscaping is to be installed within 6 months of occupation of your home.

