

Angle Vale

# Design Guidelines

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# Welcome To Emerald Estate

These Design Guidelines are established to encourage innovation and provide flexibility. When you buy a block of land in most modern estates, you will receive a set of design guidelines. These guidelines outline specific standards and requirements that must be adhered to during the construction, maintenance, and future renovation of your home and property.

Our guidelines ensure that all homes, building works, and landscaping within our estate meet high standards, creating appealing streetscapes while protecting the value of your home.

# Designing your home involves many conciderations

# What to discuss with your builder?

- Building Envelope for the individual allotment.
- Orientation to maximise environmental benefits. Good orientation assists in passive heating and cooling, resulting in improved comfort and decreased energy bills.
- The design and external features of your home
- What materials are to be used constructing your home
- Liveability and amenity
- Safety and surveillance
- Location of services and any easements on your lot and in the road such as electricity, water, sewer and inter-allotment drainage, street lights, NBN Pits, storm water pits and manholes.



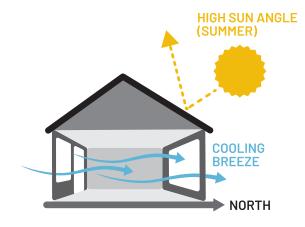
# **Energy Efficiency**

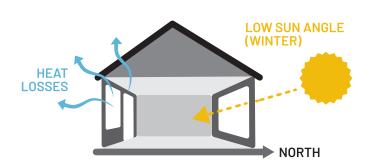
All homes must comply with the National Construction Code's (NCC) Energy Efficiency requirements, being 6 star energy rating under the Building Code of Australia.

House orientation diagrams have been provided to help you design a comfortable and energy efficient home.

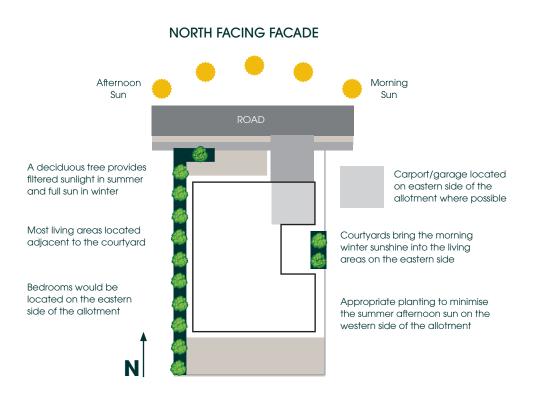
To achieve the required minimum star rating you must consider most of the following principles:

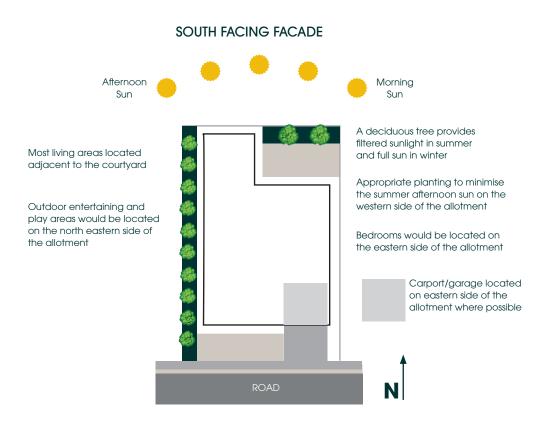
- Orientation and size of windows and glass doors avoid large windows to the west to prevent hot afternoon sun from heating the house
- Provide sun shading to the north, west and east sides of the dwelling via minimum 450mm eaves and / or sunshade devices
- Wall and roof insulation
- Locate living spaces and bedrooms on the north, east and south-east to catch breezes and morning sunlight
- ◆ Locate service spaces where limited time is spent, such as garages, laundries and bathrooms, to the west or south-west boundary to shade the rest of the house from the hot western afternoon sun.
- Design to provide free movement and airflow between living, kitchen and outdoor spaces
- Consider open courtyards in the centre of your home to allow light and ventilation while providing privacy
- Orientate openings to take advantage of prevailing breezes from the north-east and south-east. With the addition of ceiling fans, good cross ventilation can significantly reduce your need for air conditioning.



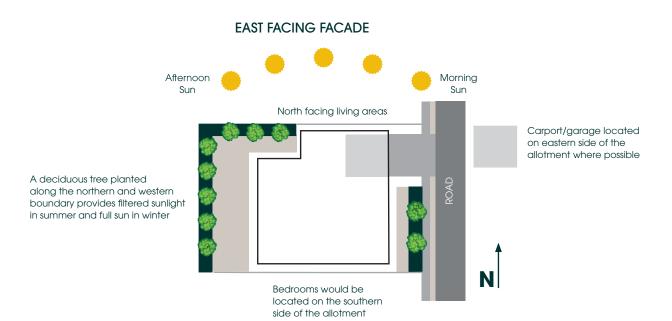


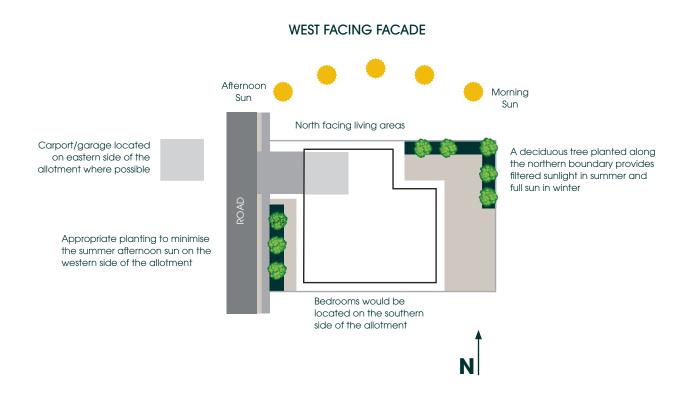
# 1. INTRODUCTION (Continued)











# Each allotment of land in Emerald Estate has an encumbrance attached to the Certificate of Title.

The encumbrance requires that any development on site must have approval granted from the City of Playford. The Design Guidelines must be viewed in association with the City of Playford Development Plan.

NOTE: Your Builder and Certifier will provide guidance where required.

Visual interest and design quality Compliance with the mandatory requirements of the Design Guidelines aims to deliver a pleasant, cohesive and safe living environment for existing and future.



# 3. DESIGN REQUIREMENTS

# 3. Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling maybe sited.

They indicate the following:

- the minimum building setback required from the street boundary (or boundaries, where an allotment has more than one street frontage)
- the minimum building setbacks required for side and rear boundaries
- the minimum building setbacks required for single and two-storey development
- zero lot line allocations indicate where garages/carports can be built on boundaries of most allotments
- minimum front setback 3m, unless otherwise indicated on the Building Envelope Plan.

The Building Envelope Plan for each allotment is shown on the detailed Allotment Development Plan attached to this document. The Allotment Development Plan forms part of these Guidelines.

A dwelling must be sited within the Building Envelope as to satisfy the other requirements as described in these Guidelines. Buildings which encroach outside the Building Envelope may not be approved by Playford Council.

On most allotments a dwelling may be built on the boundary (zero lot line). Where this is permitted the maximum length of the wall on the boundary is 15.0m.

The Building Envelopes state the minimum setback requirements. Requirements of the Playford Council Development Plan need to be complied with in particular to site coverage, vehicle parking and private open space. Garages are to be setback a minimum of 5.5m from the front boundary.

The BEP's are available on our website; emeraldestate.net.au

#### 3.1 Recommendations

- Locate or screen noise-generating equipment (eg air conditioner units, pool pumps) such that they don't cause a nuisance to your neighbours
- Letterboxes should use materials, colours and styles that complement the house. They should include a clear number for easy identification.



### 3.2 Private Open Space

Each dwelling must provide private open space in the following manner:

#### Allotment size of 301m<sup>2</sup> or greater

60 m<sup>2</sup> of open space located behind the building line. One part of the space is directly accessible from a habitable room.

#### Allotment size of less than 301m<sup>2</sup>

24 m<sup>2</sup> of open space located behind the building line. One part of the space is directly accessible from a habitable room.

Private open space comprises land which:

- Is able to be enclosed by 1.8m high privacy fencing;
- Does not incorporate driveways, parking spaces, a domestic outbuilding, or a service area to a building; and
- Does not include areas for rainwater tanks and storage of bins;

#### Height

No dwelling may contain more than three storeys.

### 3.3 Car Parking

Car parking on site will need to be provided as below.

- Dwellings of two or more bedrooms must be two parking spaces
- Dwellings of one bedroom-must be at least one parking space
- Each site must provide one car parking space undercover, the additional space may be located on the driveway between the garage or carport entry and within the property boundary.

Driveway locations and access will all be detailed on the building envelope plans and cannot be changed.

#### **Driveway Widths**

- ◆ 3m for a single carport/garage
- 6m for a double carport/garage

**Note:** Double driveways will taper from 6m at the carport/garage entry to 5m at the property boundary/driveway entry.

#### **Driveway Finishes**

The driveway and paths must be constructed of either coloured concrete, exposed aggregate concrete or stencilled coloured concrete. Gravel or stone driveways and paths are not permitted.

**Note:** Plain finish concrete is not acceptable.

# 3. DESIGN REQUIREMENTS (Continued)

#### 3.4 Corner Allotments

Houses on corner allotments or with a side boundary to a reserve must be designed to address both street frontages.

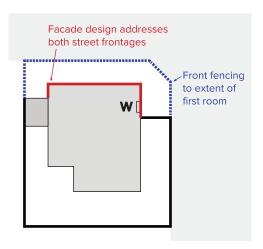
This assists with improving passive surveillance of the street and ensuring quality urban design outcomes for the development.

To achieve this one of the following options must be provided:

A vertically proportioned window (at least 0.6m wide) to a habitable room must be provided in the front room of the dwelling facing the secondary street or reserve (see W on diagram). Height must match front window.

Or

Homes on corner lots must be designed to address both street frontages, with treatments that complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features). The secondary frontage visible to the public shall extend at least the first room of the secondary frontage of the dwelling. The facade treatment must be a different treatment to the remaining portion of the dwelling and must feature two material selections.



Service points including (but not limited to) meter boxes, gas meters etc are not permitted to the secondary frontage wrap façade.

Hot water systems will not be be permitted on the secondary frontage.

Any fencing on the secondary street boundary must be of the front fence type from the first room onwards. Secondary street frontage fencing is required for the remaining side boundary of the home.



# 4. BUILDING YOUR HOME

### 4.1 Roof Finishes

Roof materials are limited to the following:

- Corrugated pre-finished and coloured metal sheets (e.g. colorbond); or
- Concrete tiles
- Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accent
- The main roof of a dwelling shall be pitched at 22.5 degrees minimum for a traditional roof and 10 degrees minimum for a skillion roof
- Minor areas of flat roof or a completely flat roof shall be screened by a parapet wall from public view
- A curved roof shall be 12 degrees minimum pitch.

# 4.2 Building Materials

Your external wall finishes must be at least two of the below;

- Brick
- Stone
- Cement Render
- **Timber Panelling**
- F.C sheet finished to manufacturers recommendation (Render/Paint).

#### 5. OUTBUILDINGS & EXTERNAL FIXTURES



Outbuildings include structures such as sheds, workshops, aviaries, pergolas (separated from the dwelling) and similar buildings, are to comply with the following criteria:

- ♦ Not exceed 56m² in floor area;
- Have a maximum height of no greater than 4m;
- Be set-back 600mm from side and rear boundaries and where the wall height to the eaves of an outbuilding is 3m or greater then the building be set-back an additional 600mm from side and rear property boundaries for every 300mm of wall height; and
- Be pre-coloured and have an external finish that is complementary to the surrounding environment.

Outbuildings should not result in the unreasonable overshadowing of the main living areas and private open space of a neighbouring dwelling.

**Clotheslines** should be sited unobtrusively and away from public areas.

Photovoltaic cells and solar water heaters are encouraged.

If the northern facing portion of the roof faces a primary or secondary road then only the solar cells are permitted on that portion of the roof-the water container (bullet tank) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

Air conditioners can cause discomfort to neighbours, thus their location should be selected with care. Evaporative air conditioners should be located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be visible from the primary road frontage.

Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes should be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall.

### 6. FFNCING

# 6.1 Boundary Fencing

- Side and rear boundary fencing must be 1.8m high Colorbond good neighbour fencing - Woodland Grey in Trimdek profile
- Solid side boundary fencing is required to finish in line with the front wall of your home and not extend into the front yard
- Side boundary fencing may only extend through the front yard if you have a front boundary fence being 1.5m high max. and transparent to enable views from street into your front vard
- No Colorbond sheet metal or solid fence is allowed forward of the front wall of your home
- For corner allotments, solid side boundary fencing must finish back from the front wall of the home to allow the home to visually address the secondary street.

# 6.2 Front Fencing

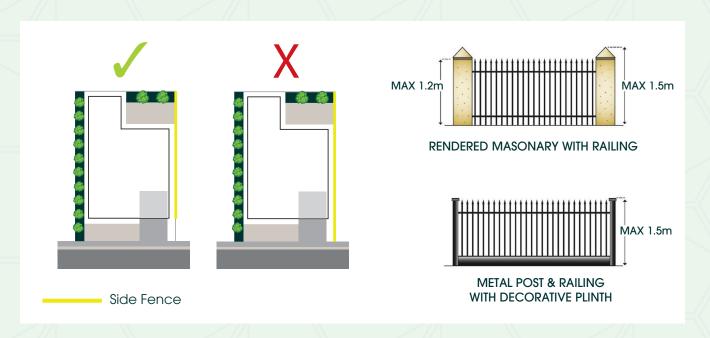
Front Fencing is to clearly define public and private spaces. A fence is commonly used to differentiate your front garden with the public space. It is, however, optional.

If you choose to utilise a front fence (including side boundary fences) there are guidelines which must be adhered to -

- Open style construction if greater than 1.2m high and be no greater than 1.5m high
- Masonry piers may extend above the fence to a maximum height of 1.5m
- Have a vertical emphasis in appearance.
- White, black or woodland grey in colour.

It is encouraged to use landscaping to achieve any additional screening desired for privacy purposes.

**Note:** No fencing is to be constructed of brush, galvanised iron or zincalume.





#### 7. LANDSCAPING

- Landscaping must be completed within 6 months of Certificate of Occupancy, this includes: front landscaping, side landscaping (including adjacent driveways), front verge and side verge (if a corner allotment).
- In order for your garden to flourish, it is recommended that residents incorporate a variety of plants that are native and appropriate for the area.

#### 8. SFRVICES

- Natural Gas: Emerald Estate will have mains natural gas throughout the development providing a natural gas connection to the front of each allotment.
- National Broadband Network (NBN) will be available for the Emerald Estate development. The infrastructure will be provided by NBN Co It is important to note that NBN Co are a wholesaler and you will need to discuss your needs with a retailer and your builder.

# THE BUYER MUST ENSURE THAT;

- the lot and improvements are always maintained
- the lot is not used for residential purposes until the dwelling / house has been constructed and completed as per the council approved plans
- all recreation vehicles (which include without limitation caravans; boats; and box trailers and car trailers) are not left or parked on the street or driveway of the lot but are stored on the lot so as not to be visible from the street.

### RIGHT TO VARY DESIGN GUIDELINES

The Developer reserves its rights in any other sale and from time to time to vary the Design Guidelines contained herein and, in that event, the owner will have no claim whatsoever against the Seller. The Seller may in its absolute discretion vary or exclude any of these Design Guidelines from any contract for the sale of any lots in Emerald Estate.

### 9. CONSTRUCTION & RESPONSIBILITIES



To maintain a high quality of life during the construction period we request all owners and their builders (including sub-contractors follow the requirements described in the following section.

#### Vehicle access

Vehicle access must be made via internal roads as opposed to driving across adjoining allotments / vacant land (including reserves). During construction, vehicles should not be parked on the verge / footpath area.

#### Site Control

The allotment must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

#### Stock piles

Stock piles and building materials must be located on the allotment and positioned in a neat and tidy manner.

#### **Building waste**

All building waste must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the allotment. Accidental spills of soil, material or waste outside of the allotment must be removed immediately.

#### **Stormwater**

Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an Erosion and Sediment Control Management Plan in accordance with your development approval is mandatory.

The following measures must be put in place:

- Installation of sediment controls on low side of allotment;
- Early connection of roof water down pipes to allotment stormwater system; and
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities

#### **Amenities**

Portable toilets are to be located within the allotment and adequately fixed to the ground. They must not be placed on the road, verge, adjoining allotments or reserves.

#### Responsibility

The Urban Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Emerald Estate. All purchasers are contractually required to comply with these Guidelines.

#### **Timelines**

The Land must not remain vacant for more than two (2) years and construction of a dwelling on the Land must have substantially commenced by the end of this period, with construction to be completed within eighteen (18) months of commencement.





Learn more at emeraldestate.net.au

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