

URBAN DESIGN GUIDELINES

February 2011



CLOSE TO THE THINGS YOU NEED
AND FAR ENOUGH AWAY FROM
THE THINGS YOU DON'T.

FIVE SHILLINGS
KAPUNDA

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Welcome

These Urban Design Guidelines have been prepared to encourage the creation of an attractive, high quality residential environment and protect your investment.

Given the range of allotment sizes and housing types that will be available at Fiveshillings Kapunda, it is considered necessary to ensure that new housing development conforms to a set of guidelines and standards.

These guidelines and standards will encourage excellence in urban development, and will protect the rights of individual residents with respect to adjacent development.

Purpose of the Urban Design Guidelines

To maintain the high amenity standards at Fiveshillings Kapunda - and to secure its future lifestyle benefits and investment appeal - all purchasers are required to comply with the Urban Design Guidelines.

The guidelines should be considered in conjunction with the Light Regional Council Development Plan, copies of which are available for inspection at The Light Regional Council.

These guidelines aim to enhance the visual amenity and urban design quality of Fiveshillings Kapunda, while ensuring that all who build around you are committed to maintaining similarly high standards.

The guidelines should be considered in conjunction with the Light Regional Council Development Plan, copies of which are available for inspection at The Light Regional Council. All development will be subject to the provisions contained within the Light Regional Council Development Plan.

The Process - How the Urban Design Guidelines apply

When you purchase an allotment at Fiveshillings Kapunda, an Encumbrance is endorsed on the title to the allotment, which requires that prior to any development of the allotment, approval must be sought and obtained from the Encumbrance Manager who will administer the Urban Design Guidelines.

All developments at Fiveshillings Kapunda must conform with the Urban Design Guidelines, and this includes new house construction as well as renovations to existing houses, and the development of outbuildings and fixtures.

If applicants are unsure of whether or not their proposed dwellings meets the requirements of the Urban Design Guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for advice prior to finalizing drawings and specifications. This is aimed at streamlining the approval process and avoiding costly redesign work.

In assessing applications relative to the Urban Design Guidelines, the encumbrance manager may agree to approve proposals that do not conform to the guidelines provided that the changes are minor or the quality and character of the development are not detrimentally affected.

In particular, care should be taken to ensure that house designs are suitable for the particular orientation of the allotment.

Three sets of plans should be submitted for encumbrance approval including:

1. Site plan (showing set backs to boundaries and driveway location)
2. Plan and Elevations
3. Sections

Applications for approval under the provisions of the Fiveshillings Kapunda Urban Design Guidelines should be forwarded to:

The Fiveshillings Kapunda Encumbrance Manager
PO Box 595 Kent Town SA 5071

When approval has been granted by the Encumbrance Manager, applicants will need to submit the required documentation to the Light Regional Council for the building and planning consent. A copy of the encumbrance approval will be necessary to forward to Council to demonstrate the application has met the requirements of the urban design guidelines.

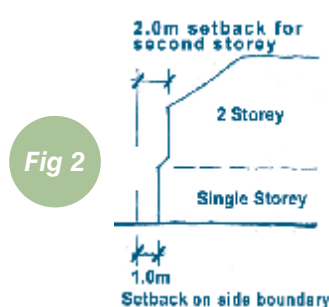
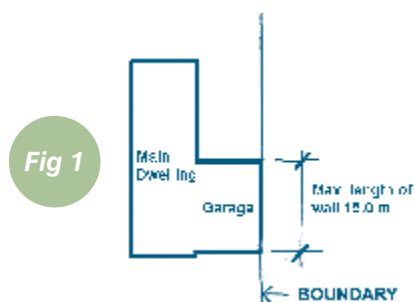
Setbacks and site coverage

Setbacks - Front Boundary

- Dwellings should be set back from the front boundary at a distance of not less than 6.0 metres. In the case of dwellings along primary roads of Hanson and Borrow Street, the front setback should be no less than 8.0 metres.
- Garages and carports should be setback a minimum of 6.0 metres from the front boundary (except in the case of Hanson and Borrow Street where the setback must be 8.0 metres).

Setbacks - Side Boundary

- Single storeys should generally be setback a minimum of 1.0 metre from side boundaries. Allotments with a frontage of 15.0 metres or less will be permitted to build the garage wall to one side boundary. **Refer to Figure 1.**
- In the case of two storey buildings, the second storey should be setback a minimum of 2.0 metres from the side boundary. **Refer to Figure 2.**
- For dwellings on corner allotments, the setback from the side or secondary boundary road frontage should be no less than 2.0 metres.
- Garages sited to front the secondary street boundary must be set back a minimum of 3.5 metres.
- A minimum 2.5 metre setback is required for any part of the building from the side boundary adjacent to a public reserve.



Setbacks - Rear Boundary

Rear boundary setbacks for single storey dwellings should not be less than 4.0 metres, such distance to exclude open sided carports. In the case of two storey dwellings, the second storey should not be less than 6.0 metres from the rear boundary.

Site Coverage

Dwellings (including the garage and carport) must occupy a minimum site area of 140.0 square metres.

Design and orientation

Orientation and energy efficiency

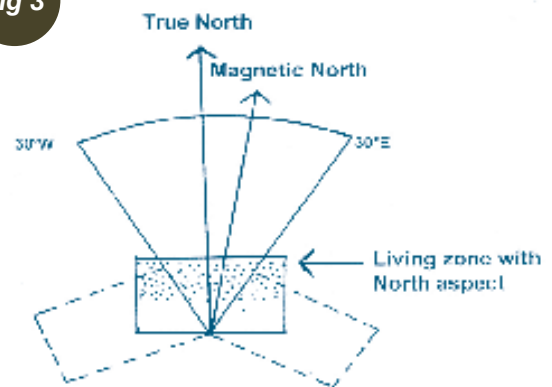
When designing and building a home (or an extension), there are many features that can be included which will make living in the home more pleasant and will also save money on your energy bills. The simplest way to do this is to take advantage of the sun's free energy in winter and to protect your home from the sun in summer.

Winter sun can provide natural light and warm 'day-time' rooms creating a pleasant living environment. Importantly, this also reduces demand on household energy consumption. In the summertime these rooms can be protected from the sun with shading devices such as eaves and pergolas.

The required orientation of the living zones within houses is shown in Figure 3. Dwellings should have a north-facing room (ie between 30° east and 30° west) capable of being used as a living area.

Orientation of private open space is also important in terms of enjoyment of private gardens and the ability to develop attractive gardens. The main part of the private open space should be capable of serving as an extension to the dwelling for relaxation, dining, entertainment, recreation and children's play, and capable of being accessed from a main living area of the main dwelling. The degree to which living areas and areas of private open space can achieve the desired orientation depends on the orientation of the allotment relative to the road layout. A majority of the allotments in Fiveshillings Kapunda have been designed to optimize the opportunity for good solar orientation.

Fig 3



Building Materials

Walls

External walls of dwellings shall be constructed from the following range of building materials:

- Exposed, bagged or rendered brick;
- Cement rendered concrete or cement rendered block work;
- Stone;
- Tilt-up concrete slab panels (painted, rendered or faced);

- Texture coated / rendered lightweight construction materials;
- Other materials not listed above will be judged on their architectural merits.

No building shall be erected that is a kit construction, is a transportable dwelling or caravan, whether built on site or not.

Roof

- Roof materials should be selected from either colour coated steel, tiles, slate or cement shingles (flat).
- White (not including off-white) roofs are not acceptable.
- Garage roofs behind parapet walls and which cannot be viewed from adjacent streets may be constructed from galvanised iron.

Roof pitch of dwellings should be a minimum of 24° (unless the architectural merits of the design justify a lower pitch - subject to the discretion of the Project Manager).

Corner allotments and allotments fronting reserves

Homes that have a secondary frontage to a road (in the case of corner allotments) or reserve must address that frontage with façade elements to at least 1/3 of the length of that secondary frontage. **Refer to Figure 4.**

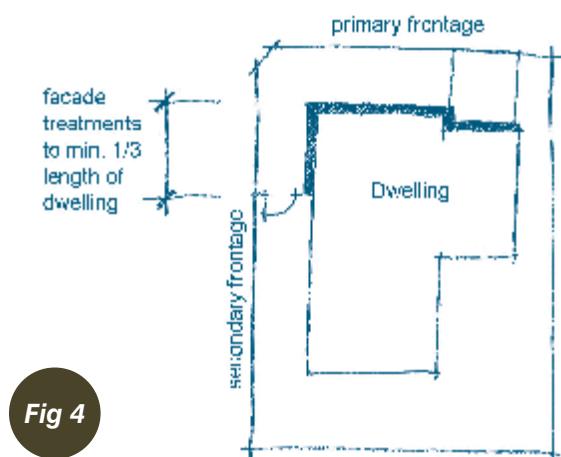
Façade elements should match those of the primary frontage including items such as:

Windows with frames and treatments (such as protruding quoins);

- A return verandah, porch or portico;
- Brickwork, render or stonework;
- Roof gables; and
- Other architectural details incorporated on the primary frontage.

As a minimum, the façade treatments of the secondary frontage should incorporate:

- Windows that match the detailing of those on primary frontage; and
- Materials and finishes consistent with those on the primary frontage.



Note: Most builders have a range of house plans designed to suite corner allotments and address the secondary frontage.

Allotments with frontages of 15.0 metres and less

Streetscapes with narrower allotments can tend to be dominated by garages if the façade of the main dwelling lacks architectural detailing to create interest. To maintain a high quality streetscape environment in the Fiveshillings Kapunda homes on allotments with a frontage of 15.0 metres or less will be required to incorporate a minimum of 3 of the following elements to the front façade of the home:

- Cement render
- Stonework (including stone veneer panels or tiles) combined with brick or render;
- A portico or verandah;
- Timber window frames or aluminium frames with architectural merit;
- Panel lift door to the garage; and
- Architectural details considered to contribute to the interest of the façade.

Note: the last item will be at the discretion of the Fiveshillings Kapunda Project Manager

Garages, Sheds and Carports

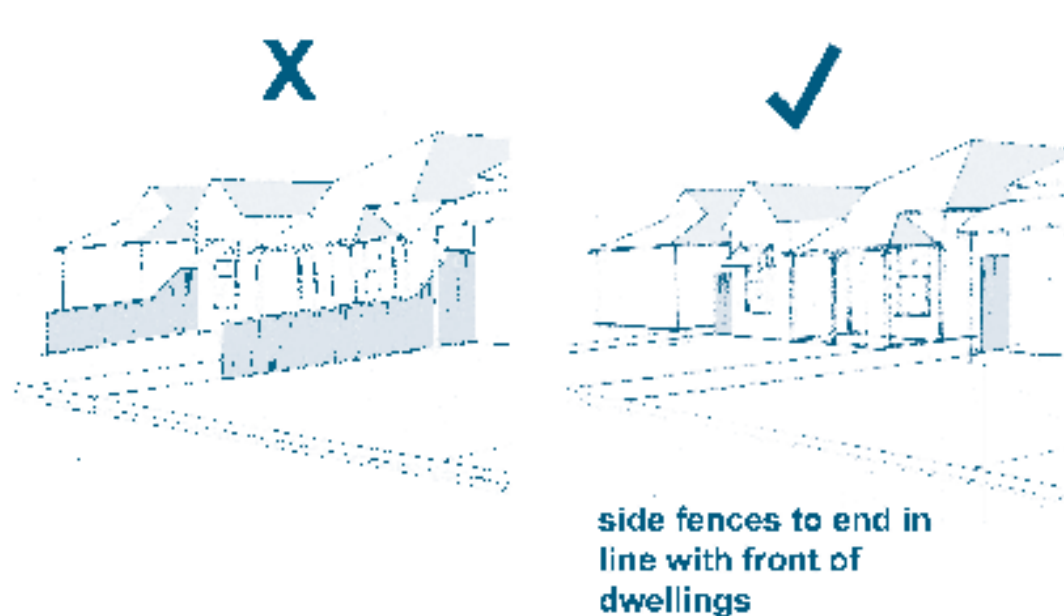
- No garage or other outbuilding of material other than brick, masonry, timber or colour coated or painted steel will be approved in Fiveshillings Kapunda. In particular; zincalume, galvanized or other reflective material, will not be used and any steel or metal shall be colour coated or painted.
- All supports to carports should be of substantial size (minimum 90 mm diameter or 90 mm x 90 mm).
- Garages and carports must be provided either under the main roof, or if freestanding, the roof form and materials must match those of the associated dwelling.
- Where the rear of the garage abuts a courtyard area, a door (with a minimum of 1 metre) should be provided at the rear or on the side towards the rear of the garage to provide access through to the courtyard.
- Out buildings should be less than 54 square metres and constructed from colour coated steel as a minimum. Outbuildings larger than 54 square metres will only be considered on their merits and will only be assessed where they are constructed of masonry or materials to match the main dwelling.

Fencing

The fencing used around your home and those of your neighbours will have a major impact on the overall visual amenity of Fiveshillings Kapunda. As such, the height, materials and position of all fencing should be chosen with care.

Fencing Forward of Building Line

- Side boundary fences must not protrude forward of the main building line unless incorporated with a decorative front fence.



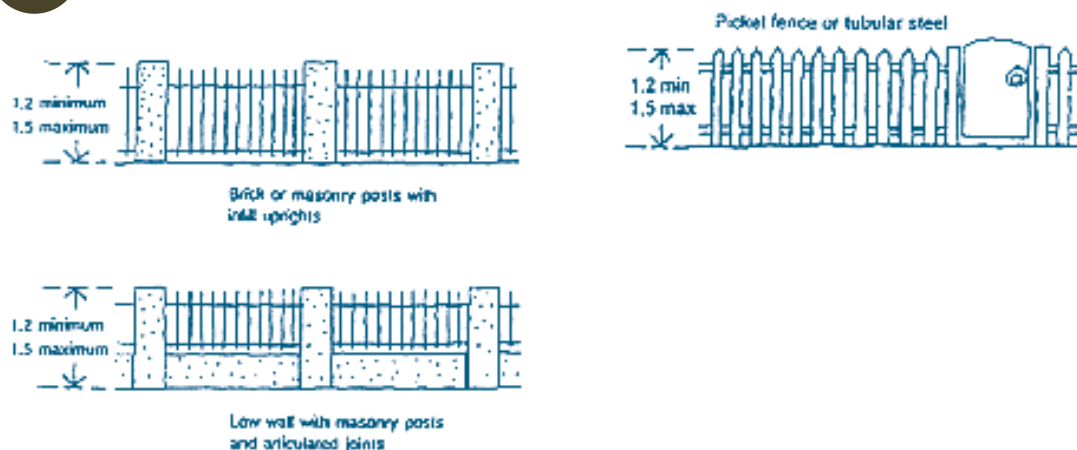
- In the case of corner allotments, side fencing should not extend beyond the primary frontage of your home unless integrated with a decorative front fence as stipulated below.
- If fencing forward of the building line is to be utilized, the maximum fence height permitted forward of the building line is 1.2 metres with a minimum height of 0.9 metres except where the side fence of a property abuts the private open space of an adjoining property, in which case solid fences 1.8 metres high are permitted.
- Fences forward of the building line must be “open” to enable views into front gardens. Solid fencing such as brush fencing shall not be accepted as front fencing.

Materials and Heights

Materials and heights should conform to the following:

Height	Material
0.9 metres to 1.2 metres	Picket (timber, steel, aluminium).
1.2 metres	Piered brick or masonry posts with steel, timber or aluminium uprights.

Fig 5



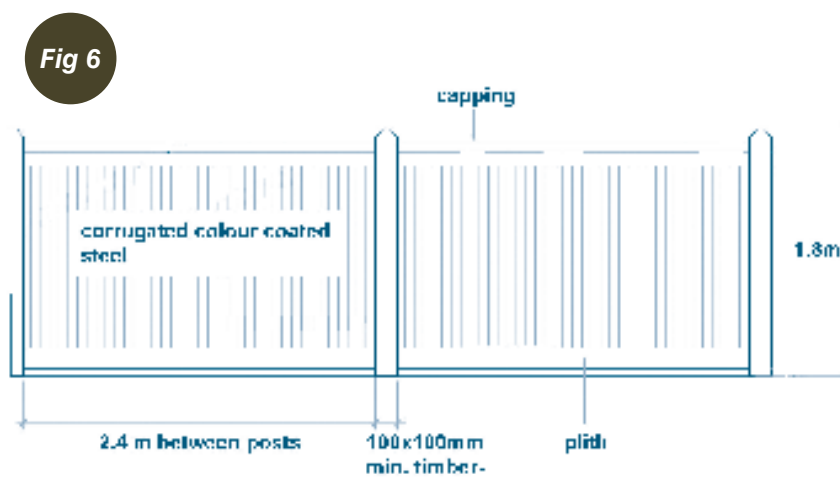
Side and Rear Fencing (Behind the Building Line)

Side and rear boundary fences between allotments shall be constructed from pre colour coated iron (custom orb/corrugated profiles are not permitted except as corner fencing if combined with other decorative elements).

All pre colour coated iron fencing shall be of a consistent colour. It is preferred that standard boundary fencing within the estate be a shade of cream.

For side and rear boundary fences with a frontage to a public roadway fencing must be of a decorative nature in accordance with the specification shown in **Figure 6** below:

Note: the developer will contribute towards the costs of a decorative fence above the normal costs of a colour coated steel fence (standard 'good neighbour' fence).



Vehicle access to allotments and position of cross-overs

Number of Spaces

On-site vehicular parking should be provided in accordance with **Table 1**.

Table 1: On-site Vehicle Parking Requirements

Number of bedrooms in dwelling	Minimum number of resident spaces
1 to 2	1
3 to 4	2
5	3

One car space must be covered. Additional car parks shall be provided at a rate of one additional car parking space per each additional two bedrooms or rooms, which may be (reasonably expected to be) used as bedrooms.

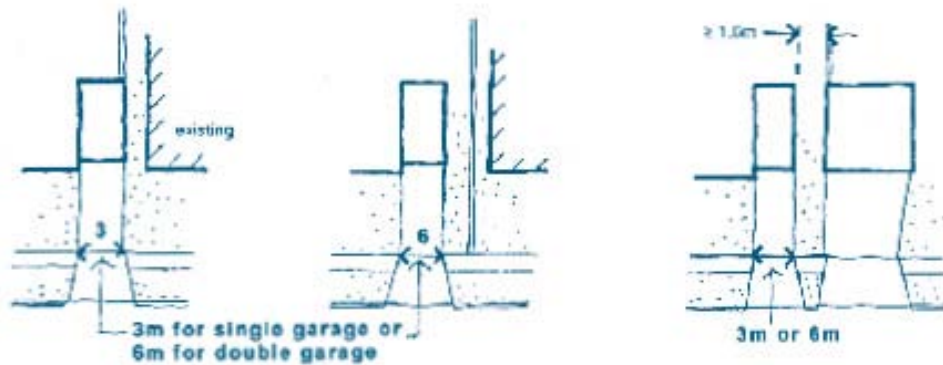
Size of Spaces

The minimum dimensions of a parking space are 2.5 metres x 5.4 metres.

Cross-overs

- Triple cross-overs will not be permitted.
- Maximum width of cross-overs will be 6.0 metres.

Fig 7



Private and open space

- An area of private outdoor space should be established to provide for domestic outdoor functions, including entertaining, clothes drying, refuse storage, recreational purposes and to accommodate landscaping.
- Private outdoor space should generally be established at the rear and sides of a dwelling.
- Private outdoor open space should have a strong relationship with indoor living areas. When siting and designing your home consideration should be given to the future use of outdoor areas for purposes such as entertaining, gardens, play and service yards for bin storage and cloths lines.
- Areas such as the front garden or narrow side walkways will not be counted in the calculation of the private open space.
- Dwellings should provide an area of screened, private outdoor open space at no less than 25 square metres for each bedroom as per Table 2 below.

Table 2: On-site Vehicle Parking Requirements

Number of bedrooms in dwelling	Minimum number of resident spaces
1	25m ²
2	50m ²
3	75m ²
4	100m ²

All ground areas of private open space must:

- (a) have a minimum dimension in each direction of 2.5 metres;
- (b) be directly accessible from an internal living area; and
- (c) contain one area of private open space capable of containing a rectangle of 6.0 metres x 4.0 metres which is directly accessible from an internal living area.

Privacy

The approach to privacy outlined in these guidelines is aimed at providing acceptable solutions for both the owners of two storey homes who wish to take advantage of views from upper storey windows and the owners of adjacent properties who feel they are entitled to certain levels of privacy.

- The maintenance of reasonable levels of privacy may require the adoption of a range of design techniques including:
 - (a) The location, size and orientation of windows
 - (b) The type of glazing used (ie clear or opaque)
 - (c) Raised sill heights
 - (d) External screens (horizontal and vertical louvres)
 - (e) Evergreen screen plantings
- To determine whether a particular upper storey window or balcony requires treatment to restrict views into adjoining properties, a 15.0 metre view field is to be used. This view field is defined as:
 - (a) A 90° arc measured equiangular from the centre line of the window (refer to **Figure 8a**); or
 - (b) An arc defined by measuring 15.0 metres from any point of the balcony.
 - (c) Any upper storey windows or balconies may be untreated (ie clear glaze with no screening) providing the 15.0 metre view field for that window or balcony does not extend to any point inside an adjacent allotment.
- Where treatment is required:
 - (a) The windows must be treated by the use of one or more of the following methods:
 - Fixed opaque glass to a height of 1.5 metres above the upper floor level with clear openable glass above (refer to **Figure 8b**);
 - Minimum sill height of 1.5 metres above the upper floor level (refer to **Figure 8c**);
 - Horizontal or vertical louvres to a height of 1.5 metres above the upper floor level (refer to **Figure 8d**).
 - (b) The balcony will need to be designed so as to restrict views into the view field, assuming viewing height of 1.5 metres above the floor of the balcony;
 - (c) Advanced evergreen trees or vines growing on trellises fixed to boundary fences may be approved where it can be shown these will provide privacy for the adjacent property owner. However, this method is not encouraged.

Upper storey

Fig 8a

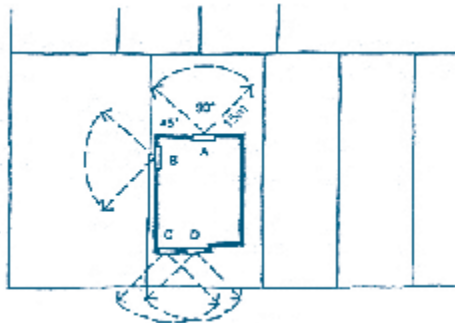


Fig 8b

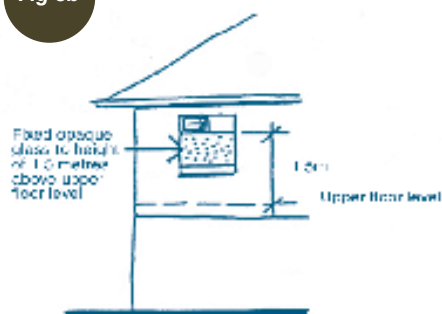
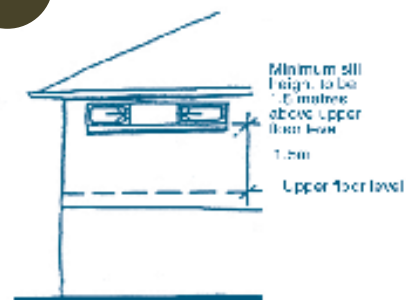
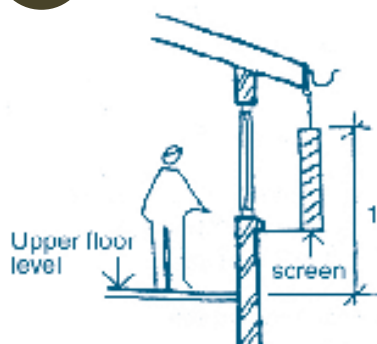


Fig 8c

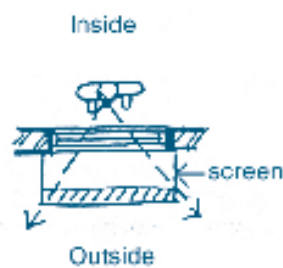


Upper level window restrictions to limit overlooking into adjoining neighbours properties

Fig 8d



Section through upper storey window & screen



Plan of upper storey window & screen



Elevation of upper storey window & screen

Water conservation

In the driest state on the driest continent, water conservation is important. Rainwater tanks, water saving showerheads, dual flush toilets and drip irrigation systems can all assist in the conservation of water.

In addition, the use of native vegetation and the minimisation of hard paved areas within gardens will assist in the reduced need for watering and reduction of stormwater run-off. Stormwater discharge from paved areas should be drained to grassed areas wherever possible. Rainwater tanks are encouraged within these guidelines.

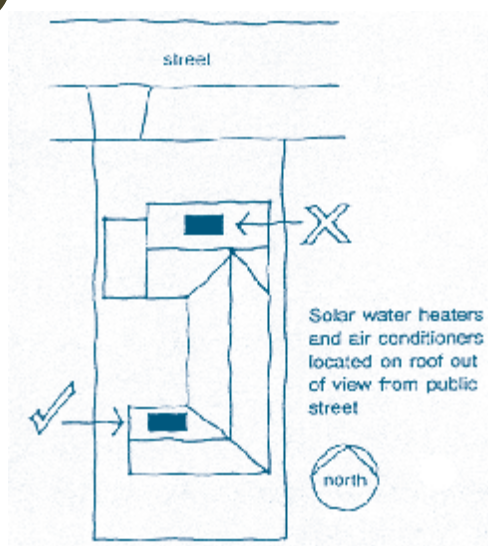
Rainwater tanks

- Appropriate colour coated steel (or similar) or coloured plastic tanks will be permitted.
- Rainwater tanks should be appropriately screened from view of adjoining properties.
- The overflow from all rainwater tanks shall be directed via underground stormwater pipes to the street.
- Rainwater tanks should be colour matched to wall surfaces adjacent to the tanks.

Solar water heaters and air conditioning

- Attachments located on the roof of dwellings above the eaves line should generally be located so as to be unobtrusive when viewed from any public street.
- Solar water heaters must not be unduly visible from any public street or thoroughfare and should be architecturally integrated with the dwelling.

Fig 9



- Air conditioners can cause discomfort to neighbours, therefore their location should be chosen with care. Evaporative air conditioners should be low profile, located below the ridge line and be of a neutral colour or painted to match the roof. They should be located so as not to be visible to the main street frontage.
- “Dropper boxes” (the interface material between the cooling unit and roof of the dwelling) should also be painted to match the roof colour of the dwelling (plain galvanised material is not acceptable). Winter covers for evaporative air conditioners should be of a neutral colour or in shades to match the roof.

Disposal of excavated material

Spoil excavated during the construction of footings or landscaping or for any other reason must not be placed on adjoining allotments at any time unless written approval has been received from the owner of the adjoining allotment.

- Such spoil is to be removed immediately upon completion of the dwelling or at an earlier date as agreed with the adjoining owner.
- The vacant land on which the spoil is stockpiled is to be scraped clean to natural surface with all traces of the spoil removed.
- It is therefore advisable to check the conditions of your building contract to determine responsibility for the removal of excess spoil.
- It should be noted that Light Regional Council will prosecute persons caught illegally dumping spoil on Council Land.