



Harris Park



...your new lifestyle awaits

Urban Design Guidelines

Version 1 - November 2019

Welcome to the *Harris Park* Urban Design Guidelines

1.1 Purpose of the Development Guidelines

These Development Guidelines (known as UDG's) are provided to assist purchasers, designers and builders. They aim to create quality built outcomes that, together with the surrounding natural environment, enhance the community lifestyle over time. They encourage consistency of the quality of dwellings and gardens.

The guidelines should be used in conjunction with the City of Playford Development Plan as it provides a full range of development controls for residential development in this area which includes (currently) the Development Act 1993 and Development Regulations 2008.

These Guidelines form part of an Encumbrance that is attached to the Certificate of Title of all allotments within **Harris Park**. Accordingly, all purchasers are contractually obligated to comply with these Guidelines.

The Guidelines have been developed to allow a sufficient level of flexibility that can cater for individuality and personal choice for purchasers and designers.

1.2 Development Guidelines Structure

The structure of the Development Guidelines follows the design process and is set out as follows:

ABOUT THE DEVELOPMENT GUIDELINES

A background to the development guidelines and its role in the approving of your development.

DESIGNING FOR YOUR BLOCK

Suggestions on how to best design and site your dwelling to create your dream home.

BUILDING ON YOUR SITE

Steps to maintain a safe, orderly and environmentally responsible building site.

1.3 Development Approval Process

BUILDING TIME LIMITS

You must commence construction of a dwelling on your **Harris Park** allotment within 24 months of the settlement date on your allotment.

Completion of the dwelling (including landscaping) must occur within 18 months of commencing construction.

When you complete settlement of an allotment within **Harris Park**, you will note that an Encumbrance including a requirement to comply with these Development Guidelines has been registered on the Certificate of Title. These documents require that prior to commencement of any development on your allotment you must, in addition to a Development Approval, have satisfied the requirements of this Encumbrance.

If it is uncertain whether or not a proposed development (development/construction) adheres to the requirements of these Development Guidelines, a sketch or concept plan could be provided to and assessed by the Encumbrance Manager before drawings are finalised for formal submission. This is to ensure the process is streamlined to avoid additional costly design work.

Harris Park has nominated an Encumbrance Manager to provide guidance with and interpretation of, as well as ensuring compliance with, these Guidelines.

The Encumbrance Manager is available to provide advice on how to take greater advantage of your site's opportunities and help you address any matters in the Guidelines.

Contact details for the Encumbrance Manager are shown on the Design Guidelines application form included in the attachments (Appendix A)

In assessing applications relative to the Development Guidelines the Encumbrance Manager may agree to approve proposals that do not strictly conform to the Guidelines

THE APPROVAL PROCESS

Please refer to Appendix B at the end of this document for a chart explaining the approval process.

NOTE:

Further land division of an allotment is not allowed without prior written approval of the Encumbrance Manager

2.1 Siting of your dwelling

BUILDING ENVELOPE AND SET-BACKS

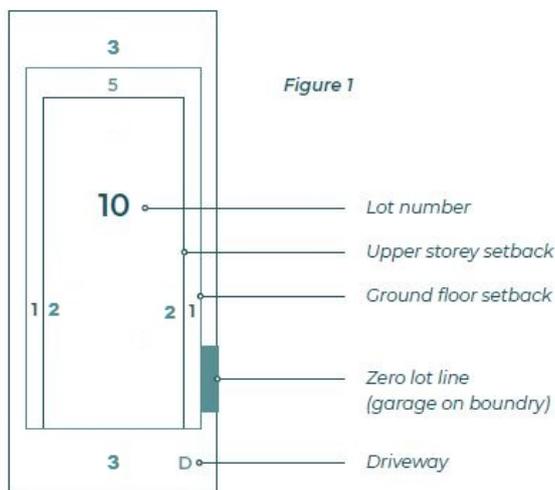
A building envelope is specified for each allotment that shows the area of the site within which your dwelling should be located - refer to Appendix C.

The siting of your dwelling needs to comply with the building envelope setbacks in order to gain Encumbrance Approval.

Each envelope indicates the following:

- The minimum setback from each boundary for one and two storey developments
- Location of driveway

The building envelope and setbacks indicated in the plan within Appendix C is relevant for all building and structures (excluding porticos, bay-windows and eaves).



SITE COVERAGE

The proposed development should be sited to allow for sufficient area to cater for both private open space and landscaping space on the site.

PRIVATE OPEN SPACE (POS)

Private Open Space requirements are set by Playford Council. Purchasers are advised to contact Council or their builder accordingly.

2.2 Building Requirements

These Guidelines encourage the design of a dwelling to be influenced by the orientation or location of the site. The use of different levels, articulation, placement of windows and indoor-outdoor living spaces etc. can all be advantageously implemented to improve the purchaser's quality of life through views and allowing for maximum natural light.

Through site responsive design the purchaser also has the opportunity to reflect their surrounding environment while maintaining a high level of individuality, through a variety of material, colour and finish choices.

Addressing the Street and Public Spaces

Front dwelling facades should include a strong entrance feature which could incorporate:

- Portico
- Verandah
- Timber Posts or Stone Walling

The main pedestrian entry (front door) must be visible from the primary street frontage.

DOUBLE STORY

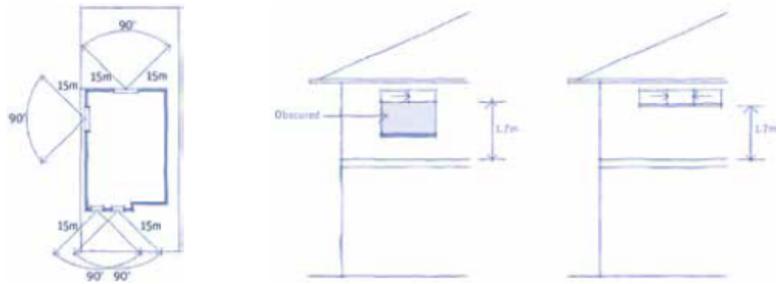
Any storey above the ground floor must incorporate some form of recess or cantilever to provide articulation to all building elevations.

Sheer double storey walls are not supported and will not be approved by the Encumbrance Manager.

The second storey could include lightweight elements in a contrasting material to the ground floor in order to reduce visual bulk.

No direct overlooking shall occur from upper story windows or balconies into adjacent habitable room windows.

Care must be taken with overlooking from upper story windows or balconies into neighbouring open space. Fixed obscure glass or adequate screening is to be provided to a minimum of 1.5m above the finished floor level or as specified from time to time in Council's Development plan. (In case of conflict Playford Council's Development Plan will prevail)



ROOF DESIGN AND PITCH

The roof pitch of dwellings on allotments with a frontage of 16 meters or less should be a minimum of 25 degrees unless the architectural merits of the design justify a lower pitch.

The roof pitch of dwellings on allotments with a frontage greater than 16 meters should be a minimum of 22 degrees unless the architectural merits of the design justify a lower pitch.

Innovative roof design such as curved, flat or skillsions will be assessed on their merit.

In the absence of shading devices or the like, as approved by the Encumbrance Manager, all roofs must be designed having a minimum eaves width of 450mm (inclusive of guttering) on the Northern, Western and Eastern elevations. Multi storey dwellings must include eaves around the entire perimeter of the second level.

Corner lot dwellings must include a minimum of 450mm eaves to both secondary street or reserve frontage unless otherwise approved by the Encumbrance Manager.

EXTERNAL PLUMBING

All multi storey homes must conceal all plumbing such as waste pipes and vents within the wall cavities.

CORNER LOTS

Dwelling facades on the secondary street frontage must adopt the architectural detail similar to their front façade ie verandahs, gables, window treatments etc. for a minimum distance of 3 meters back from the front line of the dwelling.

Building Material

WALL MATERIAL

Minimum of two of the following materials:

- Contemporary face brick or rendered brick
- Rendered & painted masonry/fibre cement sheeting
- Stone or stone render
- Appropriately treated timber or weather board
- Pre-coloured corrugated metal sheeting
- Galvanised corrugated sheeting as highlights only, and
- Other materials will be assessed on their merits

The following materials are NOT permitted for dwelling facades:

- Unpainted or un-rendered cement sheeting or similar
- Galvanised steel, and
- Used or second-hand materials, asbestos cement, fibreglass, plastic or rubber or any material of a like nature.

ROOF MATERIALS

- Tiles
- Pre-coloured corrugated profile sheeting
- Roof tiles and sheets colours must complement the dwelling's style, and

NO galvanized iron permitted.

COLOURS

With respect to the colour scheme for dwellings;

- At least two complementary colours applied in an appropriate scheme should be used on the façade (including gutters), and
- Bright and highly contrasting colours should not be used. Colours should complement the vision of the estate

Garages and Vehicle Parking

CAR ACCOMMODATION

Must be provided in accordance with the following:

- Be located in accordance to the Building Envelope Plan
- Be set-back a minimum of 5.5m from the front boundary of the property
- Minimum of two car on-site accommodation for all lots with one being undercover
- 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
- The car accommodation must not form more than 60% of the total front façade on single story homes and
- In respect of carports, these are required to have corner pillars that must match the style of the dwelling in terms of material and colour, and
- must be enclosed to the street (roller or panel lift doors).

COMMERCIAL VEHICLE, BOAT AND CARAVAN PARKING

No commercial vehicle, boat or caravan will be stored forward of the primary street alignment of the dwelling.

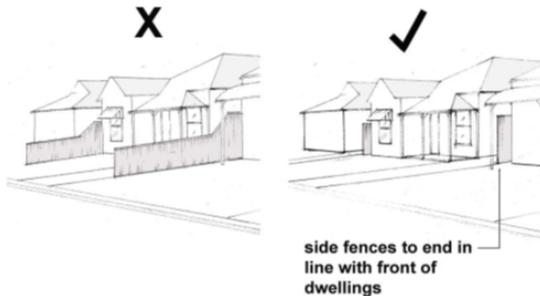
2.3 Around Your Home

FENCING

The edges of your allotment represent an extension of the design of your dwelling, and fences and retaining walls are an integral part of the design and their appearance. If fencing is not designed in a coordinated manner it can undermine the quality and appearance of your property.

Side and rear fences:

- must be of a height no less than 1.8 meters
- must be constructed of Colorbond™ Good Neighbour style or similar pre-coated solid metal sheet material
- Colour is to be Colorbond Grey Ridge, Woodland Grey™ or similar
- Side fences along common property boundaries must not extend forward of the front building line of the dwelling. Any fencing forward of this point must comply with front fence requirements.

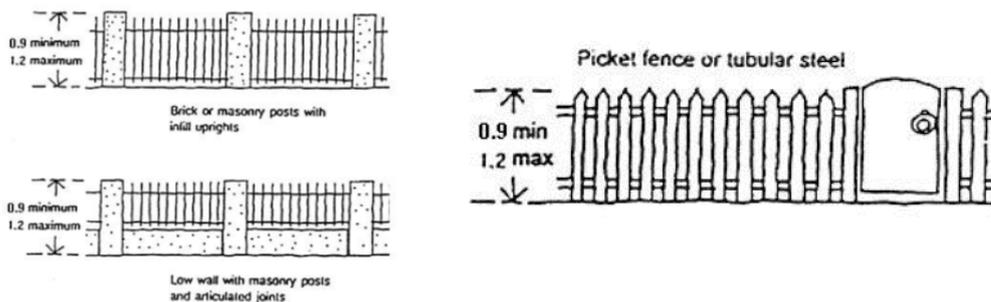


If front fences are to be erected as part of the building scheme they must:

- Be of a height no greater than 1.2 meters and
- Incorporate a mix of at least two different materials in the construction such as masonry, stone and/or timber
- Incorporate visually permeable panels to at least 80 % of the allotment frontage

Front fences must **NOT** be constructed of:

- Colorbond™ or similar pre-coated solid metal sheet material



OUTBUILDINGS AND OUTDOOR STRUCTURES

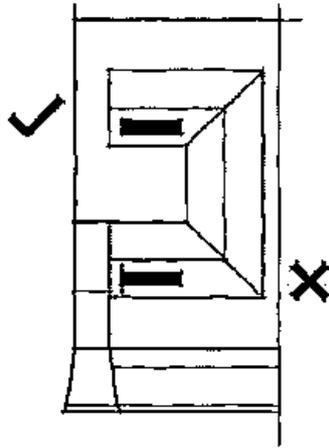
- Maximum of 40 square meters floor area for lots up to 425 sqm and a maximum of 60 square meters for allotments over 425 sqm provided private open space requirements are still met.
- All sheds must have a maximum wall height of 3m and maximum total height to ridging of 4.5m
- Shed colours should match or be complimentary to the fence or dwelling
- Sheds and outdoor structures must be positioned to the rear of the allotments to minimise their visibility from the primary street frontage
- Sheds and outbuildings on secondary street boundaries must be setback a minimum of 900 mm from that boundary line.

ANCILLARY STRUCTURES

TV antennae, satellite dishes, clothes lines, rainwater tanks and air conditioner units are to be located in such a manner they have minimal impact from a street or park frontage.

Where possible, air conditioning units should be located towards the rear of the property and fitted with noise baffles where appropriate.

Evaporative air-conditioners should be of a neutral colour or match the roof colour. It is recommended they be located so as not to be unduly visible from the primary street frontage.



LANDSCAPING

It is recommended that trees, plants & shrubs be selected that:

- Do not cause interference with utility services
- Do not unreasonably cause overshadowing of adjacent properties or have intrusive root systems

3.1 Building Design

Outlined below are ways of making a difference and improving the sustainability and comfort of your dwelling through passive building design techniques, water conservation, sustainable landscaping and the adoption of renewable energy initiatives.

ORIENTATION AND WINTER SOLAR GAIN

Correctly orientating your dwelling to harvest the sun's warmth in winter and maximise your dwelling's ability to capture cooling breezes in summer will help maintain a natural comfortable temperature within your dwelling through every season with minimal assistance from heating and cooling.

All daytime living spaces including living, kitchen, dining, family and study areas and outdoor spaces/courtyards should maximise orientation to the north and face private open space in order to have access to daylight and solar access gain all year round. Some shading over northerly oriented windows should be considered.

WINDOWS/GLAZING

Windows (and doors) provide the important benefits of access to light, heat, air and views. Maximising the benefit depends on orientation, shading, size, quality, and the area of glass relative to both the floor area and solid wall area. Walls that do not have exposure to winter sun should have less glazing.

The use of double glazing (particularly for windows to living areas and bedrooms) or comfort glass or similar product that achieves a higher level of thermal performance than standard glass is recommended.

High thermal performance window (and door) framing options include the following:

- Timber or UPVC, and
- Aluminium, thermally improved (thermal break)

SHADING

Internal comfort during warmer months requires that windows facing north, east and west are effectively shaded.

Consider appropriate design techniques to avoid heat gain whilst maintaining your views. Techniques include eaves, shading devices, verandahs, balconies, window shades, double glazing windows, blinds and vegetation around the home.

Eaves with a minimum width of 900mm to the north, west and east sides of the home are most effective and should be considered.

VENTILATION, SEALING AND ZONING

Zoning of living areas is recommended by incorporating doors between internal 'zones' e.g. separate living, sleeping and utility areas to facilitate improved efficiency of heating and cooling systems.

The home design should encourage a layout and external openings that provide for cross ventilation and provide low and high level openings to provide for vertical ventilation. In summary, cooler air enters through the low openings and pushes the warmer air out through the higher openings.

Installing windows and doors with high quality fully sealing devices will also improve thermal performance and generate comfort.

DAMAGE TO FOOTPATHS, DRIVEWAYS, CROSSOVERS AND STREETScape PLANTING

It is the owner's responsibility to rectify any public footpaths, driveway crossovers and streetscape planting if damaged during the construction of the dwelling.

DISPOSAL OF EXCAVATED MATERIAL

- Spoil that has been excavated during construction of footings or landscaping must not be placed or stored on adjoining properties unless written approval has been given by the affected property owner.
- Spoil must be removed immediately if possible
- Any spoil collected and stockpiled must be covered or watered to prevent dust from spreading into adjoining allotments.
- Spoil must not be stockpiled within 1m of a street tree or associated landscape.
- Spoil that is stockpiled on vacant land must be scraped clean to its original state with all traces of spoil removed once completion of the property has been achieved, and
- *Failure to remove spoil upon the completion of the property* - Council may arrange for and charge the property owner for the cost of removal of the spoil.

INCURRED COSTS

Costs associated with the relocation, removal or establishment of any infrastructure services, utilities, street trees, landscaping, footpaths, kerbing, fencing, retaining walls, driveways etc that are required due to the design and siting of the dwelling must be paid for by the purchaser/owner.

Appendix A

Encumbrance Submission Form

To be submitted to: Encumbrance Manager
PO Box 4185
Norwood South
NORWOOD SA 5067
By email to : rob@brooksdev.com.au

SITE DETAILS

Lot No _____
Street _____
Suburb _____

BUILDER

Name _____
Postal Address _____
Phone _____ Email _____

OWNER

Name _____
Postal Address _____
Phone _____ Email _____

INFORMATION SUPPLIED WITH THE SUBMISSION FORM

Site Plan Yes No
Floor Plan Yes No
Elevations Yes No
Colour & Materials schedule Yes No

Declaration: All information supplied is correct. Any missing information will delay the processing of the application. I acknowledge I have read the **Harris Park** Development Guidelines and viewed the Building Envelope plan relevant to this allotment and adjacent allotments and declare that the plans hereby lodged have been produced in accordance with the Development Guidelines and Envelope Plan. I acknowledge that the driveway invert location and service locations are already allocated and any cost of changing these services will not be covered by the developer, but by either the owner or builder.

Owner _____ Date _____

Builder _____ Date _____

Appendix B

The Approval Process

REVIEW DEVELOPMENT GUIDELINES

Review the Guidelines and check the specific requirements for your site



PRELIMINARY DESIGN (OPTIONAL)

Work with your architect or builder to prepare preliminary site and house plans. This can be a simple sketch, rough layout or a copy of a builder's house plan that you would like to build on your site. Discuss your preliminary design with the Playford Council before you finalise the design



ENCUMBRANCE SUBMISSION FORM

Complete your Encumbrance Submission Form and submit to the Encumbrance Manager for approval



FINALISE THE DESIGN



APPLICATION

Prepare and submit a Development Application form together with your house and landscape design plans to Playford Council for approval. The approval process is in two parts: Planning approval (Development Plan Consent) followed by a Building approval (Building Rules Consent). Full Development Approval is granted by Council only after Planning and Building approvals have been obtained



COUNCIL APPROVAL

Once Development Approval has been issued by Playford Council, you may commence building your home



CONSTRUCTION



INSPECTION

Once construction is completed the Encumbrance Manager may inspect the works to check compliance with the Design Guidelines.

Appendix C

The Building Envelope

