



Design Guidelines

HARTLEY
MORPHETT VALE







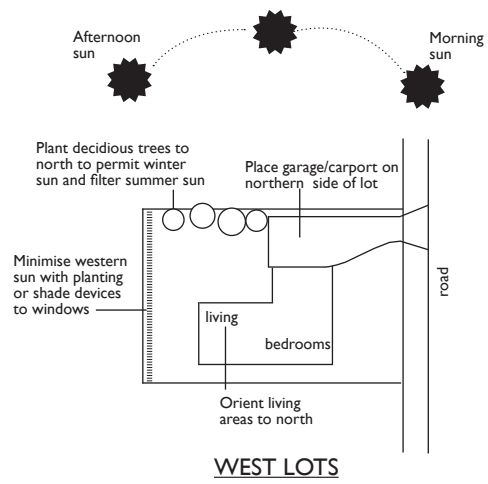
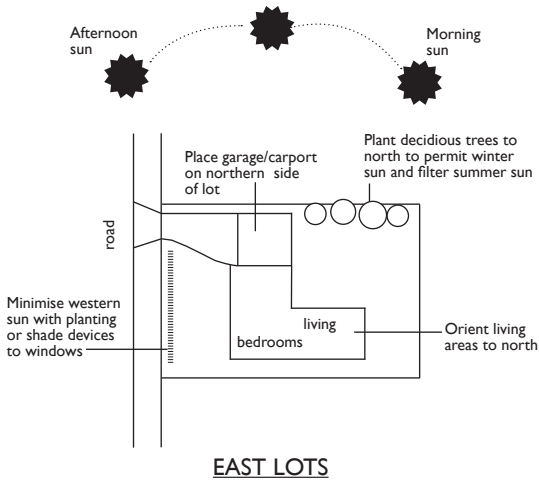
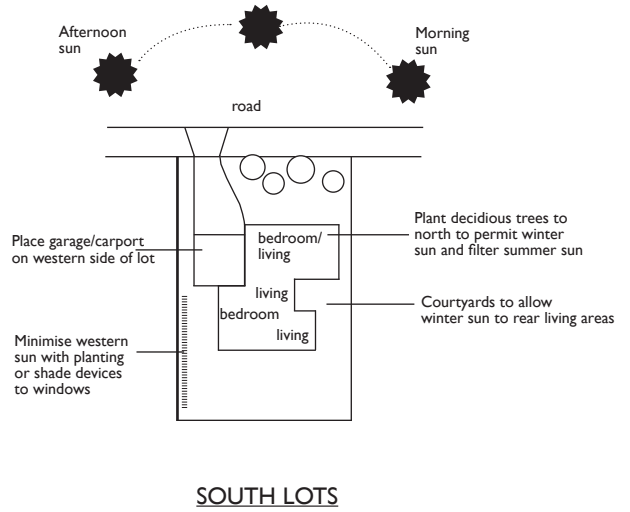
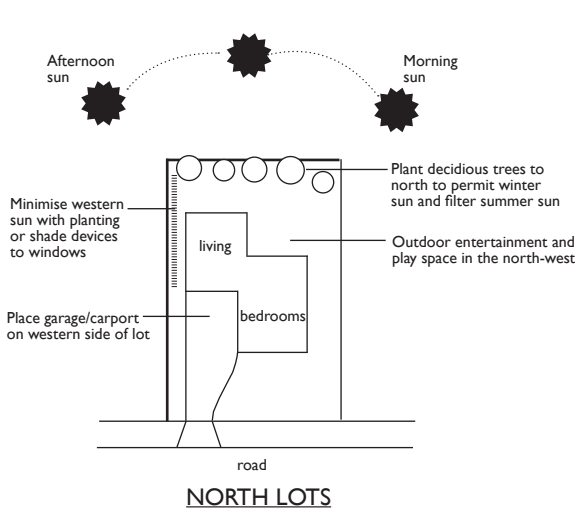
Congratulations on your decision to make Hartley your home.

These Design Guidelines have been prepared to assist you and your builder when selecting a house design. The aim of these Design Guidelines is to ensure high quality buildings are constructed at Hartley, thereby protecting your most valuable asset - your home.

Please note these Guidelines have been prepared taking the Council's Development Plan policies into account. However, Council's policies may change in the future.

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1. Introduction



Thinking about your new home

1.0 There's more to the design of a home than you first may think

Having your architect or building designer prepare the right design for your building requires you to carefully consider issues such as:

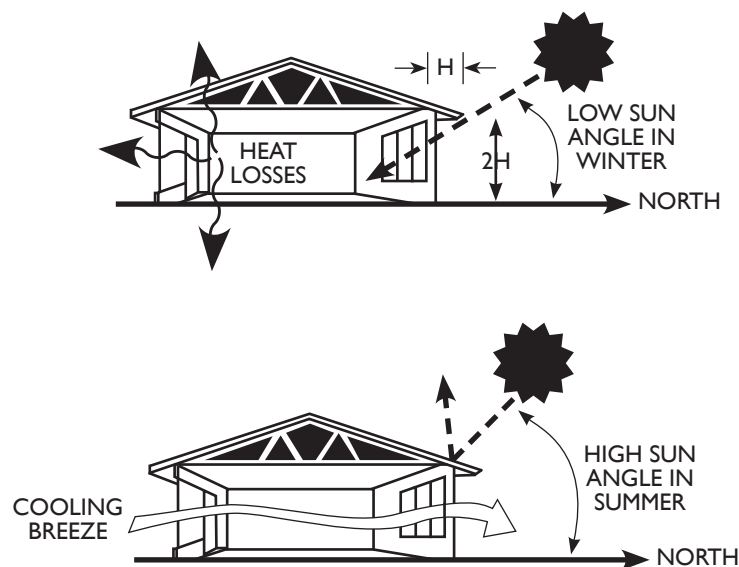
- Orientation of the allotment
- Appearance and style of the building
- Internal layout of rooms to take advantage of the sun
- Materials to be used
- Access points to surrounding roads
- Car parking and storage locations
- Landscaping

The information in these Guidelines must be followed if your proposed new home is to be approved by the Encumbrance Manager.

To ensure that your lifestyle and investment are protected, we have placed various requirements on proposed homes on each allotment in Morphett Vale.

1.1 Good design is not just about good looks

It's also about having living areas and bedrooms in the best location that is both functional and can save on energy costs. On the following pages there are four diagrams which provide guides for the layout of dwellings for Lots which are oriented in the four main directions (North, South, East and West).





2. Design requirements

2.0 Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling may be sited. In particular 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
- In limited locations maximum setbacks are also prescribed.

Other than minor elements such as a portico, verandah or bay window, buildings which encroach outside the Building Envelope will not be approved.

On most allotments the garage/carport element of a dwelling may be built on the boundary (zero lot line). The element on the boundary line must not be greater than 8m.

Some allotments may have dwellings on one or both boundaries. These allotments are shown on the building envelope plan.

2.1 Private Open Space

Each dwelling on an allotment that is less than 300sqm must provide at least 24sqm of private open space. One part of the space must be directly accessible from a habitable room and be at least 16sqm with a minimum dimension of 3m.

Each dwelling on an allotment between 300 and 500sqm in size must provide at least 60sqm of private open space. One part of the space must be directly accessible from a habitable room and be at least 16 sqm with a minimum dimension of 3m.

Private open space must be enclosed by 1.8m fencing and

shall not include driveways or rubbish bin storage areas. Alfrescos / rear verandahs may be counted towards private open space subject to Council consent. They may only cover a minor amount of the private open space.

2.2 Height

No detached dwelling may contain more than three storeys. The maximum height of a detached dwelling must not exceed 12.0m above natural ground, as measured directly below that point of the dwelling.

2.3 Carparking and Driveways

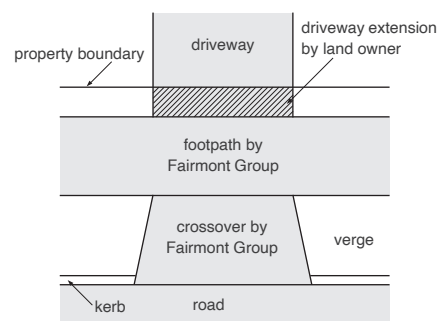
On site carparking spaces must be provided at the following rate:

- One bedroom dwellings 1 space
- Two or more bedroom dwellings 2 spaces

One space must be covered. Additional carparking spaces may be uncovered and located on the driveway immediately in front of the garage or carport and within the allotment boundaries, where access is from the street not the rear lane.

Driveway access locations to each allotment have been predetermined as shown on the relevant Building Envelope Plan. A crossover will be provided from the kerb to the footpath. The landowner must extend the driveway to the footpath.

Garages and carports must be setback at least 5.5m from the front property boundary to enable a car to park in the driveway. Where vehicle access to a garage/carport on a corner allotment is via a secondary road, the garage/carport must be set back at least 1m.



2.4 Appearance

We encourage design of high quality houses including design that exhibits diversity & innovation.

Houses on corner allotments or allotments with direct park frontage should be designed to address all publicly visible frontages. This may be achieved in various ways, including;

- Feature windows, materials and finishes that match the front elevation.
- Use of wrap around verandahs.
- Changes to wall and roof lines to create interest.
- Incorporating open front fencing to return along the secondary street beyond front corner of home.

Allotments with a boundary adjoining a public reserve, must address the reserve as per corner allotments with a secondary street frontage. The façade of the home must have an engaging and attractive appearance when viewed from the street or reserve.

2.5 Building Materials

External walls of homes should be constructed from the following range of materials.

- Brick
- Cement rendered concrete
- Stone
- Timber panelling
- Rendered fibre cement sheet

Infill (secondary) areas of walls utilising painted weatherboard, cement sheet, stucco, Colorbond, galvanised iron or timber panelling may be approved subject to design merit.

Roof materials should be selected from Colorbond, tiles, slate, cement shingles or galvanised iron. Roof pitch should be a minimum of 25 degrees. Flat roof elements including porticos, verandahs etc. may be approved subject to design merit.

2.6 Recreational and Commercial Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment they must be parked where they cannot be seen from the street.

Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line.

The parking of a vehicle in excess of 3000kg (including the weight of any attached trailer) on an allotment is not permitted.

2.7 Privacy

The approach outlined in these Guidelines is aimed at providing acceptable solutions for both the owners of two storey homes who may wish to take advantage of mid and long distance views and owners of adjacent properties who are entitled to certain levels of privacy. There are a range of design methods that can provide appropriate levels of privacy.

These include:

- The location, size and orientation of windows
- Type of glazing
- Raised window sill heights
- External screens and awnings, etc.
- Landscaping (evergreen)

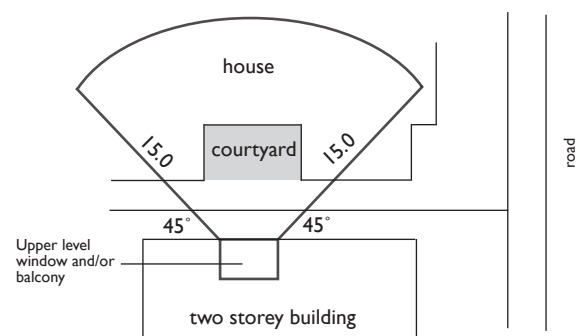
The diagram shown below indicates that an upper storey window or balcony must undertake treatment, as indicated above, if the 15m radius view field looks into an adjoining property's private open space or habitable room window. Upper storey windows on front elevations of dwellings are exempt so long as they do not have a view of adjoining private open space.

Where treatment is required:

Windows must have

- A minimum sill height of 1.5m or
- Fixed opaque glass to a height of 1.5m or
- Fixed louvres to a height of 1.5m

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



2.8 Outbuildings and External Fixtures

Outbuildings include structures such as sheds, workshops, aviaries (separated from the dwelling) and similar buildings must be Colorbond not galvanised iron. Outbuildings must be 1.0m from all boundaries.

The maximum size for outbuildings is 60m² subject to meeting the private open space requirement. Outbuildings should not unreasonably overshadow or block light from the windows on an adjoining allotment's dwelling. The maximum wall height is 3m and the maximum roof height is 5m. It should be finished in materials and colours that match the fencing materials or the dwelling on the site.

Clotheslines should be sited unobtrusively and away from public areas.

Solar water heaters and photovoltaic cells must not be unduly visible from the primary road. 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) 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. Reverse cycle air conditioning units should be located away from adjoining house's habitable rooms in order to minimise noise disruption.

Antennae (including satellite dishes) must be located within the roof space or not to be visible from the road.

2.9 Environment

All houses must achieve an energy efficiency rating of 6 stars or greater which is now mandatory.

2.10 Fencing

Side and rear boundary fencing must be 1.8m high Trimdek Colorbond sheet metal – Woodland Grey.

Solid side boundary fencing is required to finish in line with 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 an approved front boundary fence being 1.5m high max. and transparent to enable views from street into your front yard. No Colorbond sheet metal or solid fence is allowed forward of the front wall of your home.

Front fencing is optional for all allotments. 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.

No fencing is to be constructed of brush, galvanised iron or zincalume materials.

Front Fences must be approved by the Encumbrance Manager, & shall be:

- No more than 1.2m high if constructed of solid materials
- Of open style construction if greater than 1.2m high
- No greater than 1.5m high

Rear and side boundary fencing should be no higher than 1.8m. No fencing is to be constructed of brush, galvanised iron or zincalume. Fences must be approved by the Encumbrance Manager.

2.11 Retaining Walls

Retaining walls must be constructed prior to the occupation of the house and are of materials that complement the natural environment. No retaining wall should be greater than 2.0m in height.

The agricultural pipe that captures water behind the retaining wall must be directed to the street water table through your allotment.

2.13 National Broadband Network

The development will have optic fibre to the home infrastructure provided by NBNCo. There are requirements each builder must comply with in order for additional expense and delays to be avoided to gain the service.

For more information go to www.nbnco.com.au, go to the 'New Developments' page and download 'Your Guide to the NBN for your New Home'.



3. Approval Process

3.0 Approval Process

When you purchase an allotment of land at Hartley Morphett Vale an Encumbrance is attached to the Certificate of Title. This requires that prior to any development occurring on site, approval must be sought and obtained in writing from the Encumbrance Manager prior to approval from the City of Onkaparinga being sought and obtained. The Design Guidelines must be considered in conjunction with the City of Onkaparinga's Development Plan.

If you are unsure of whether or not your proposed home meets the requirements of the Design Guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The Encumbrance Manager has the power to approve a proposal that does not conform with the Design Guidelines, however the City of Onkaparinga must also approve the non-conforming aspects of the proposal.

Applications for approval should be forwarded to:

Attention: Encumbrance Manager
admin@fairland.com.au

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

Three copies of the following plans on A1 or A3 paper:

- Site plan (site contours, extent of Building Envelope, house siting, dimensioned setbacks (min 1:200 scale), proposed earthworks, retaining walls, crossover location, driveway, stormwater disposal)
- Floor plans (1:100 scale)
- Elevations (1:100 scale)

As well as:

- An area schedule showing floor area of the various parts of the building;
- A schedule of external colours, materials and fencing plan
- An Erosion and Sediment Control Management Plan
- Front fence details (if applicable)

The Encumbrance Manager will:

- Undertake the assessment process, which may involve contacting you or your builder/architect to discuss and resolve any issue.
- Provide written approval with stamped sets of plans.

Two sets of plans will then be sent to the applicant (owner or their agent, eg. builder).

The remaining set of plans will be retained by the Encumbrance Manager.



4. Building Your Home

4.0 Building Your Home

No-one likes living in a continuous construction area. The first few years of any residential community can be disruptive for everyone. You must substantially commence construction within 12 months of settling your allotment. Front yard landscaping must be completed within 6 months of occupation of your home.

To maintain as high a quality of life as possible during the construction phase, we request that all owners and their builders follow the requirements described in the section below.

4.1 Vehicle Access

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

4.2 Site Control

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

4.3 Stock Piles

Stock piles and building materials must be located on the Lot and positioned in a neat and tidy manner and any excess to be removed within 1 month of occupation.

4.4 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 Lot. Accidental spills of soil, materials or waste outside of the Lot must be removed immediately.

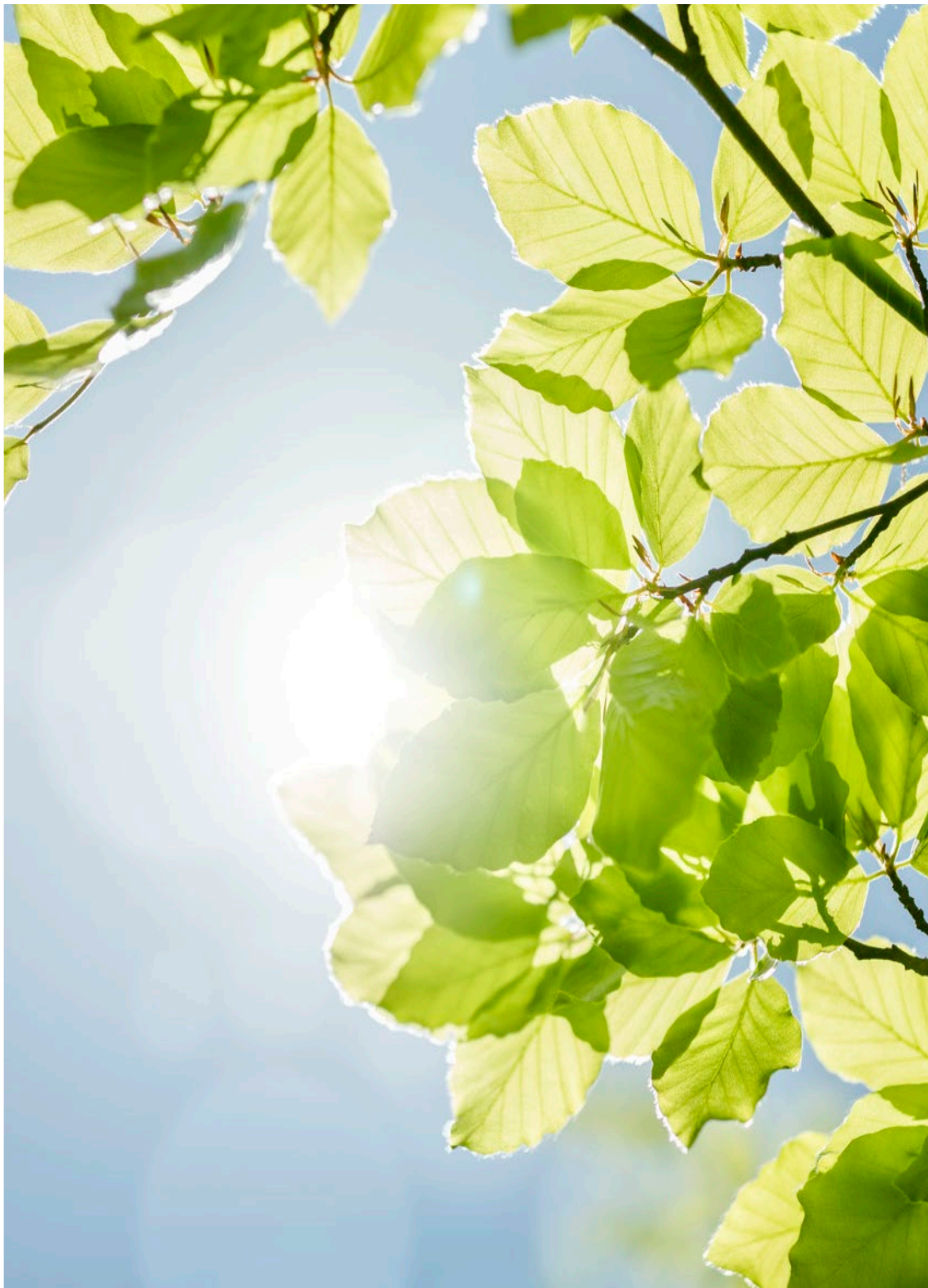
4.5 Stormwater

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 Lot
- Early connection of roof water downpipes to Lot stormwater system
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities.

4.6 Amenities

Portable toilets are to be located within the Lot and adequately fixed to the ground. They must not be placed in the road, verge, adjoining Lots or reserves.





5. Landscaping

5.0 Landscaping

Successful establishment of a landscape provides a significant contribution to the appearance of a suburb and the liveability of the area for its residents.

FRONT GARDEN

Much of the presentation of a house relies on the landscape development to the front garden.

The development of your garden needs to consider key issues such as water use, existing conditions (soil, weather, etc) and other issues such as pest plants and maintenance commitments.

When developing your garden consider the following:

- Utilise tree and shrub species that complement the height and scale of your house, i.e. 2 storey house, plant larger trees
- Maximise the use of garden beds to create a 'soft' appearance to the garden minimise the amount of lawn area to reduce water and fertiliser usage. Consider using alternatives such as native grasses and low groundcovers
- Ensure any planting does not impinge on the footpath area and restrict access for pedestrians
- Ensure pathways and other hard elements are logically sited and minimised in extent to limit storm water run-off and construction costs.

HARTLEY
M O R P H E T T V A L E



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These Design Guidelines provide general information regarding the properties at 'Hartley Morphett Vale'. While we have taken care to ensure the accuracy of information at the time of production we will not be liable (whether in tort, contract or otherwise) for any loss suffered as a result of relying on this proposal. The photos are for illustration purposes only. We recommend that prospective purchasers inspect land and, together with their advisers, make their own enquiries with relevant authorities prior to purchase. Fairland Group Pty Ltd - RLA 274625. 17438