



reynellarise

REYNELLA

Taste Life.

Urban Design Guidelines

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I. Introduction

Welcome

Congratulations on purchasing land for your new home at Reynella Rise, Reynella.

We have developed these Design Guidelines to assist when selecting a house design. The purpose of the Guidelines is to safeguard the future of your asset – your home.

The Guidelines will take you through the process of selecting a design for your home to gaining the necessary approvals and the construction phase.

The design philosophy is based on the following objectives:

Attractive Urban Design – Private Realm

This is to be achieved through an integrated design approach which ensures compatibility between dwellings and appropriate relationships with the public realm, with the overall intent of creating and maintaining attractive streetscapes.

Attractive Urban Design – Public Realm

A key to any new residential estate is the design and maintenance of any public space, including public parks, roads, footpaths and street furniture. In this instance the developer will be installing footpaths, street trees and providing small open space areas which will link with existing public open space to the south.

Sustainability

The use of sustainable design principles which seek to conserve water and energy use are promoted through a number of mandatory and advisory principles in the Design Guidelines.

The development of Nottage Rise also seeks to cater for active lifestyles with new pedestrian pathways being constructed to and within adjoining reserves.

Proximity to Southern Expressway

You will notice that Nottage Rise is located within close proximity to the Southern Expressway. As this roadway caters for a high level of traffic the developer has installed boundary fencing to limit noise spill into this development.

For allotments directly adjacent to the boundary with the Expressway specific design requirements for two storey dwellings are proposed to ensure that the amenity provided to these allotments is kept at a high quality.

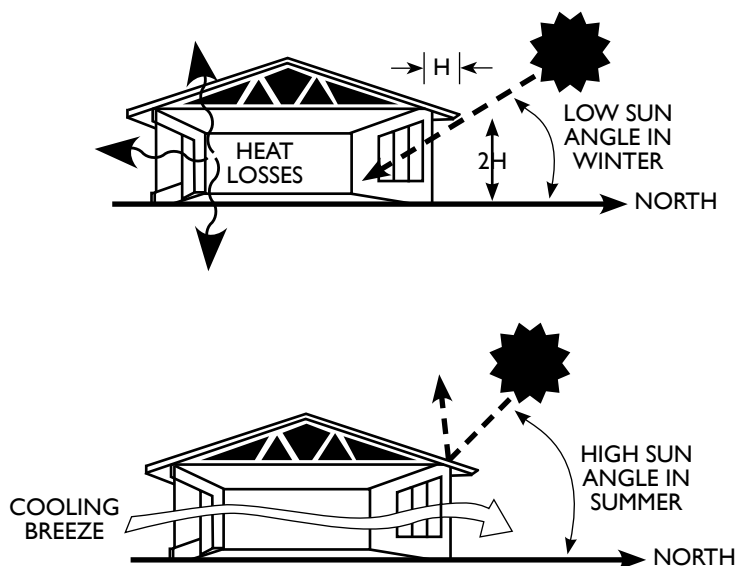
A Land Management Agreement between the owner of an allotment in this area and the City of Onkaparinga has been prepared to ensure that these requirements are incorporated in all dwelling designs.

The Southern Expressway bicycle network is also situated directly adjacent to Reynella Rise and a new bicycle connection is to be constructed by the developer.

2. Thinking About Your New Home

There's more to the design of a home than you first may think. Selecting the right design for your home requires you to carefully consider issues such as:

- Orientation of the allotment
- Appearance and style of your home
- Internal layout of your home's rooms to take advantage of the sun
- Materials to be used



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

2.1 *Building Requirements*

To ensure that your lifestyle and investment are protected, we have placed requirements on such matters as the location, scale and height of homes on each allotment at Reynella Rise.

In addition further site works to those already carried out by the developer including the location and scale of retaining walls are to be controlled to avoid impacting on adjoining properties and the general amenity.

For allotments situated directly adjacent to the Southern Expressway (Lots 34, 35, 37, 41, 42, 53, 74, 75, 76, 77 and 78) specific design requirements for two storey dwellings are required to be incorporated into a dwelling design. These requirements are to ensure that two storey development is protected from noise impacts which maybe associated with vehicles travelling along this road. The specific requirements for two storey design are highlighted in a Land Management Agreement for these allotments.

You will also note that some allotments have easements where Council and other Statutory Agency infrastructure is located. Any buildings proposed to be located within these easements (such as a shed) will require the approval of the easement holder prior to lodgment with Council.

2.2 *Building Time*

We want your allotment to feel like home as soon as possible, so if you're purchasing a vacant allotment you must substantially commence building within 24 months of buying the allotment.

- Construction must be completed within 12 months of commencement
- Front yard landscaping must be constructed within 12 months of occupation of your home.

2.3 *Further Subdivision of Allotments*

Consolidation of adjoining allotments for development of either a single dwelling or more than one dwelling will be reviewed by the Encumbrance Manager on merit and having made an assessment of the proposal in accordance with these Guidelines.

Subdivision of your allotment (only for 18mt wide allotments) may be possible, subject to Encumbrance Manager written approval.

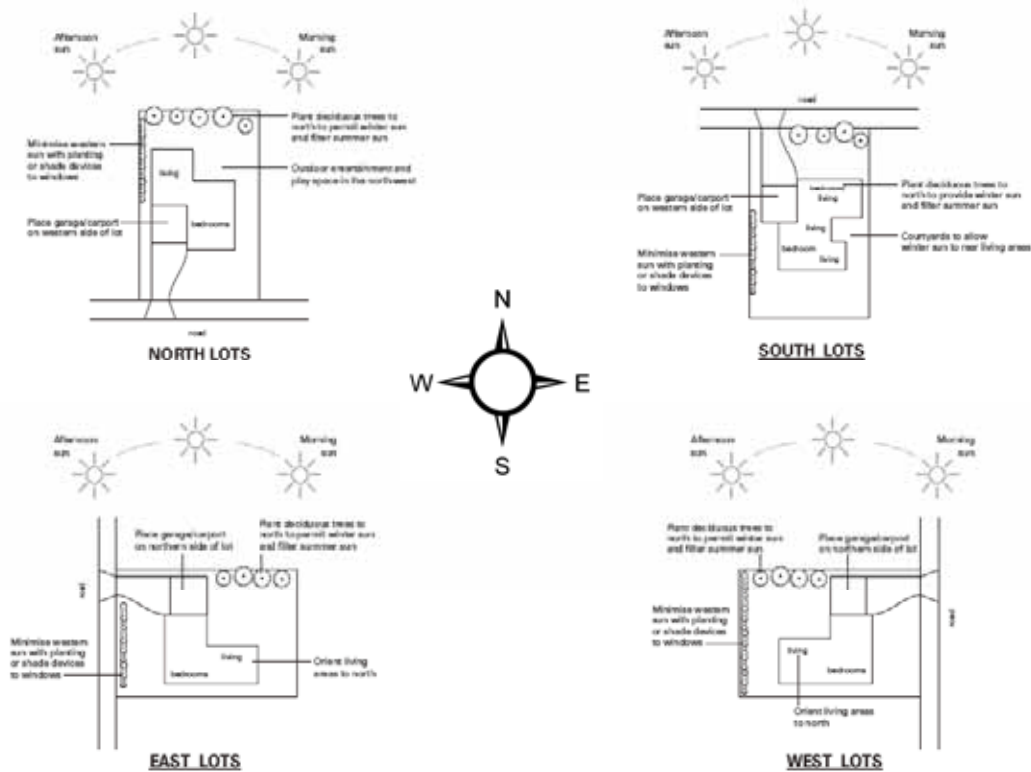
2.4 *Number of Dwellings*

One dwelling per allotment is allowed within Nottage Rise, with any proposals for more than one dwelling on an allotment to be assessed by the Encumbrance Manager.

2.5 *What is Good Design?*

Good Design is not merely how eye-catching a development is, it's also about having spaces such as living areas and bedrooms in the best location to maximise functionality and to reduce unnecessary consumption of resources and in turn save on energy costs. The following diagrams will provide you with guidelines for the layout of dwellings on allotments depending on the orientation of those allotments i.e. North, South, East and West.

On most allotments a dwelling may have a portion of the building built on one side boundaries (generally a garage). Where this is permitted the maximum length of wall should be 8m.



3. Design Requirements

3.1 Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling must 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 from side and rear boundaries
- The minimum building setback required for single and two storey development
- Zero lot line allocations for garages / carports on boundaries
- Locations of retaining walls established by the developer

The Building Envelope Plan forms part of the Guidelines and gives effect to them. A dwelling must be sited within the building envelope subject to site coverage and other requirements as set out in these Guidelines. Buildings which encroach outside the building envelope will not be approved.

Please note that the size of each envelope is in excess of the area required to construct a wide variety of dwelling forms and exceeds the site coverage area. This has been done to allow you flexibility in designing your new home.

On most allotments a portion of a dwelling (garage) may be built on the boundary. Where this is permitted the maximum length of wall should be 8m
All requirements of the City of Onkaparinga Development Plan need to be complied with, in particular provisions relating to set-back, vehicle parking, site coverage and private open space requirements.

Example of a Building Envelope Plan.



3.2 *Set-Backs*

Dwellings are to be designed and sited in accordance with the relevant Building Envelope Plan and as further expressed below.

Primary Street Frontages

Dwellings should be designed and oriented to provide visual interest and surveillance of the street. This may be achieved through providing windows and doors to the front façade, and incorporating functional elements such as verandahs and balconies.

A minimum front setback of 5 metres is required.

Garaging should be sited and designed to minimise the visual dominance relative to the dwelling. This may be achieved by:

- A maximum opening width of 5.5 metres (6m for two separate doors with no less than 300mm between them) or 50 percent of the allotment width.;
- A setback of at least 0.5 metres behind the main face of the dwelling;
- A minimum setback of 5.5 metres is required for a garage.

Secondary Street Frontages

Dwellings on corner allotments should be designed to 'turn the corner' and provide an interesting and varied façade to the secondary street frontage. This may be achieved through variations in setback and articulation of the building form.

A minimum setback of 1.5 metres for single storey dwellings and 2m for two storey dwellings is required for the secondary street frontage.

Rear Boundary Setbacks

A setback should be provided to the rear boundary to provide for open space and minimize impact of buildings to adjoining neighbours.

Generally single storey dwellings should be setback a minimum of 4 metres from a rear boundary with any two storey component of dwellings being setback a minimum of 6 metres.

Side Boundary Setbacks

A single storey dwelling to have a minimum setback of 1 metre;

To ensure that two storey dwellings do not overshadow or provide for a bulky appearance to adjoining allotments a greater setback should be provided.

A minimum 1.5m setback to the side boundary should be provided for two storey dwellings.

3.3 *Site Coverage*

The area occupied by the dwelling, garage and/or carport should not exceed 50% of the total site area. The measurement is to be taken from outside of the walls (not including eaves). Any development of your site should ensure there is sufficient room for:

- Vehicle access and vehicle parking
- Domestic storage
- Outdoor clothes drying
- A rainwater tank
- Private open space and landscaping
- Convenient storage of household garbage and recycling receptacles

3.4 *Private Open Space (POS)*

Each dwelling must provide private open space of at least 20% of the allotment area.

- Balconies, roof patios, etc, can comprise part of this area provided the area of each balcony, roof patio, etc is 10 square metres or greater;
- One part of the space must be directly accessible from a habitable room with this space equating to 10% of the site (including a minimum dimension of 4m)

- Remaining areas of Open Space should have a minimum dimension of:
 - (a) 2.5 metres for ground level open space
 - (b) 2.0 metres for upper level balconies or terraces; and
- Is able to be enclosed by 1.8 metre high privacy fencing, and should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas.

3.5 *Height*

The height of a dwelling must comply with the following:

- Single story dwelling side wall not to exceed 3 metres;
- Two storey dwelling wall should not exceed 6 metres;
- The overall height of the dwelling should not exceed 9 metres, measured from existing natural ground level to the highest point of the building.

3.6 *Carparking and Driveways*

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

- Detached Dwelling - 1 space undercover with one visitor space provided either undercover or in a driveway.

Driveway access locations to each allotment have been predetermined as shown on your individual Building Envelope Plan.

Driveways widths should not exceed 3m for a single garage / carport and 6m for a double garage / carport driveway. A double driveway should taper in width from a maximum of 6m to 5m at the property boundary.

Garages and carports should either be under the main roof or complement the roof form and materials of the house. Garages and carports must be setback at least 5.5m from the street property boundary to enable a car to park in the driveway.

The elevation of the floor of a garage or carport above/below the “entry point” at the property boundary and the total driveway length from the property boundary to the garage or carport, should not exceed the maximum specification listed below.

- (a) the driveway gradient within the property boundary does not, at any point, exceed 1-in-5;
- (b) open car parking spaces having minimum dimensions of 5.5m x 2.5m, and a maximum gradient of 1 in 8; and
- (c) the driveway incorporates transition curves where there is a change in gradient or change in levels on the driveway.

3.7 *Appearance*

Reynella Rise has been designed to capitalise on the natural features of the locality. Land SA strongly encourages urban design of the highest quality and which displays diversity and innovation.

Allotments that have a boundary adjoining a public reserve will be provided with 'see through' fencing to allow for passive surveillance of the space. The façade of the house must have an engaging and attractive appearance when viewed from the reserve and the street.

Two storey dwellings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

- (a) articulation
- (b) colour and detailing
- (c) small vertical and horizontal components
- (d) design and placing of windows
- (e) variations to facades.

3.8 *Recreational and Commercial Vehicles*

If you have a plan to have a boat, caravan or commercial vehicle accommodated on the allotment they must be parked where they can not 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 requires approval under the Development Act 1993 from the City of Onkaparinga. Irrespective of the outcome of this process such vehicles will not be permitted to be parked forward of the building line.

3.9 *Building Materials*

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

- Brick
- Stone
- Cement rendered concrete
- Timber panelling

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco, Colorbond, galvanised iron maybe approved subject to design merit.

Two storey development on Lots 34, 35, 37, 41, 42, 53, 74, 75, 76, 77 and 78 are required to incorporate the following design considerations to ensure that upper level areas are protected from any noise impacts from the adjacent Southern Expressway.

- Solid core doors in lieu of hollow core;
- 10.38mm laminated glass in lieu of normal single glazing;
- Acoustic seals to the glass and doors; and
- Alternative ventilation to enable the glazing and doors to be closed if desired.

The above requirements are also part of a Land Management Agreement between the owners of these allotments and the City of Onkaparinga.

Roof materials should be selected from Colorbond, tiles, slate, cement shingles or galvanised iron. Roof pitch should be a minimum of 22.5 degrees. Flat roof elements including porticos, verandahs etc maybe approved subject to design merit.

3.10 *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 feel they are entitled to certain levels of privacy. There are a range of design methods that can provide appropriate levels of privacy – these include:

- Locating bedrooms rather than living rooms upstairs;
- The location, size and orientation of windows;
- Type of glazing;
- Raised sill heights;
- External fixed screens;
- Landscaping (evergreen).

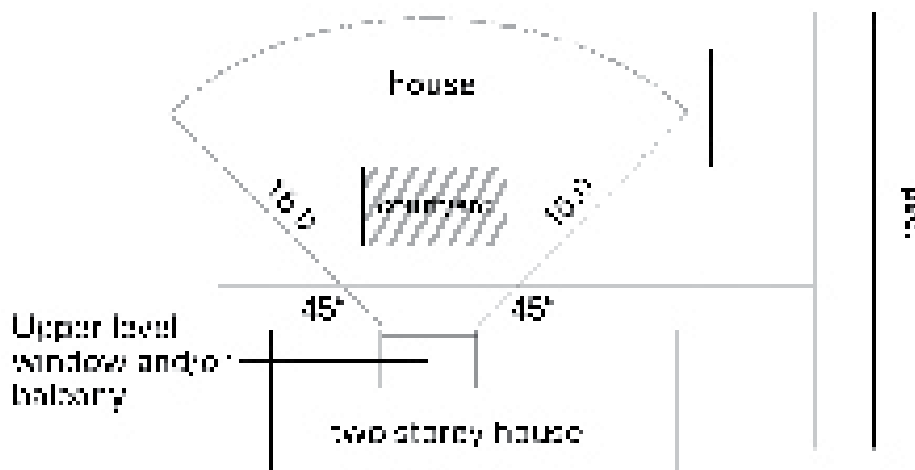
Upper storey windows within living spaces or balconies must undertake treatment, if a 15m radius view field looks onto an adjoining property's private open space or habitable room window. Upper storey windows on front elevations of dwellings are exempt so long as they do not have a view of adjoining private open space.

Where treatment is required:

1. 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

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



3.11 *Outbuildings and External Fixtures*

Outbuildings include structures such as sheds, workshops, aviaries, pergolas (separated from the dwelling) and similar buildings are allowed to be constructed within the building envelope plan.

The development of structures is to comply with the following criteria:

- (a) not exceed 56 square metres in floor area;
- (b) no wall to exceed 8 metres in length and have a maximum height (to gutters) of no greater than 2.7 metres;
- (c) be set-back at least 600 mm from side and rear boundaries; and
- (d) 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 view.

Solar water heaters are encouraged. However they must not be unduly visible from the primary road and be of a type that does not incorporate a water storage tank on the roof. 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 roof 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 low profile, 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.

Rainwater tanks are mandatory in Reynella Rise and will be required to be plumbed into a households toilet system.

Rainwater tanks should be positioned at the side or rear of dwellings to ensure they are screened from view.

3.12 *Fencing*

Fencing should be erected to all dwellings to clearly delineate public versus private space, and to create an appropriate 'edge' to the public domain.

A fencing of type of **bluescope grey ridge** is proposed for this land division.

Side fencing and rear between allotments shall be a maximum 1.8m in height.

Unless adjacent to the primary area of private open space, front fencing should be relatively low and open in nature, to facilitate surveillance of the street. Accordingly a maximum height of 1.2 metres applies for transparent fencing and 0.9 metres applies for solid fencing.

Where the primary area of private open space is provided between the dwelling and the primary road frontage, a maximum solid fence height of 1.5 metres applies.

Fencing height on secondary road frontages should be a maximum of 1.8 metres, with landscaping used to achieve any additional screening desired for privacy purposes.

Specific acoustic fencing has been erected along the common western boundary of the estate to ensure that any noise impacts from vehicles travelling along the Southern Expressway are minimized. For allotments adjacent to this boundary no alterations to the fencing is allowed.

For lots adjoining public open space a (lots 18, 19, 20, 21) open style tubular fencing will be provided to allow for views and passive surveillance of this area.

3.13 *Retaining Walls @ Earthworks*

Each allotment within Reynella Rise has been benched with batters provided between each allotment. Retaining walls have been constructed for lots adjacent to the northern reserve and are highlighted on the Building Envelope Plan.

Where retaining walls have been erected by the developer no alterations should occur unless approved by the Encumbrance Manager in writing.

Any additional earthworks for your dwelling and within your site should seek to achieve the following:

- (a) provide a stable and readily accessible building site;
- (b) reduce the visual bulk of the building;
- (c) incorporate roof lines which complement the natural slope of the land;
- (d) minimise the extent of excavation and fill; and
- (e) minimise the need for and the height of retaining walls.

Earthworks on your site should try to limit the overall height of retaining walls to 1.5m. The use of battering and landscaping is also recommended in seeking to minimize the visual appearance of retaining walls.

If retaining walls are required in the development of your dwelling they must be constructed prior to the occupation of the house and are to be constructed using materials that complement the natural environment. Any retaining wall over 1m in height must be noted on the submitted plans and shall include full construction details, nature of materials and location on the allotment.

Retaining Walls over 1m in height are required to be approved by the City of Onkaparinga.

3.14 *Stormwater Disposal*

Stormwater is required to be captured in a minimum 1KL tank which is to be plumbed into the house toilet system.

Remaining roof water should be directed to the street water table.

3.15 *Water Conservation*

All new residential dwellings to be fitted with:

- AAA rated water efficient taps;
- AAA rated shower roses;
- AAA dual flush cisterns;

3.16 *Energy Efficiency*

All new residential dwellings must achieve a 6 star energy rating (using any recognised rating system – e.g NatHers, First Rate)

A 6 star energy rating can be achieved using a range of energy efficient design features. The incorporation of passive design principles are encouraged including:

- Insulate all external walls (R2) and ceilings (R3);
- External shading devices for north, east and west facing windows, which may include shutters or minimum 450mm wide levels;
- Double glazing;
- Internal zoning of rooms;
- Cross ventilation; and
- Draught proofing.

In addition, the incorporation of north-facing windows to habitable rooms will assist in increasing the energy efficiency of your home. Each habitable room should seek to receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.

3.17 *Water Heating*

All new residential dwellings to install either a:

- Solar (gas or electric boosted) water heater; OR
- Minimum 5 star rated gas water heater; OR
- Heat pump water heater.

3.18 *Light Fittings*

Kitchens and living areas to be fitted with energy efficient light fixtures and lamps, either:

- (a) Flourescent lamps (compact or tubular), or
- (b) Halogen bulbs (*favour lower wattage and energy efficient bulbs).

Use standard incandescent lamps for rooms where lights are frequently turned on and off (toilet, bathroom, laundry).

3.19 *Waste Management*

Waste management and recycling practices for builders must be consistent with the KESAB Clean Site program:

- Builders to adhere to KESAB Clean Site principles; and
- Builders to store hard waste on site in a bin. All recyclable hard waste to be recycled through a licensed waste contractor.

4. Approval Process

When you purchase an allotment of land at Nottage Rise 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. Approval from the City of Onkaparinga must then be sought and obtained. The Design Guidelines must be considered in conjunction with the City of Onkaparinga Development Plan.

If applicants are unsure of whether or not their proposed dwelling 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 to the Design Guidelines; however the City of Onkaparinga must also approve the non-conforming aspects of the proposal.

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);
- Cross section (1:100 scale);
- Landscape plan of the front yard (min 1:200 scale);
- Area schedule showing floor area of the various parts of the building and
- Schedule of external colours and materials and fencing;
- Erosion and Sediment Control Management Plan; and
- Front fence detail (if applicable).

The Encumbrance Manager will:

- Send a letter / email acknowledging receipt of your application;

- 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.

One set of plans will be distributed to each of the following persons or bodies:

- Applicant (owner or their agent e.g builder)
- The Encumbrance Holder (Land SA)

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

Under no circumstances should plans be lodged with the City of Onkaparinga prior to written approval being issued by the Encumbrance Manager.

5. Building Your Home

The first few years of development of any residential community can be disruptive for everyone. To maintain as high a quality of life as possible during the construction period we request all owners and their builders (including sub-contractors) follow the requirements described in the following section.

5.1 *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.

5.2 *Site Control*

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

5.3 *Stock Piles*

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

5.4 *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 allotment. Accidental spills of soil, material or waste outside of the allotment must be removed immediately.

5.5 *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 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.

5.6 *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.

6. Landscaping

A mix of hard and soft landscaped surfaces should be used with an emphasis on minimizing the areas of irrigated lawn. No more than 50% of the outdoor space should be grass. Materials such as mulch, paving, gravel should be used to enhance the function and appearance of outdoor areas.

Native plantings are required as they are generally more drought tolerant than exotic species. This reduces water consumption and encourages local wildlife.

Notes

Notes

A Quality Development by



Creating better communities

For more information contact



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These design guidelines provide general information regarding the properties at Reynella Rise, Reynella. 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 illustrative purposes only. We recommend that prospective purchasers inspect the land, and together with their advisers, make their own enquiries with relevant authorities prior to purchase. POW-7106-PC