
Paringa View

Huntfield Heights

URBAN DESIGN GUIDELINES



July 2009

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1. PURPOSE OF THE URBAN DESIGN GUIDELINES

Purpose

Paringa View is a land development by AVJennings located in the suburbs of Huntfield Heights and Noarlunga Downs. These Urban Design Guidelines have been prepared to assist in the development of an attractive residential environment, complementing the character of Paringa View and protecting the amenity and investment of residents.

The Guidelines complement a number of design requirements contained in the Memorandum of Encumbrance which attaches to each residential allotment within the estate.

The Guidelines should be used together with the City of Onkaparinga's Development Plan which provides the full range of development controls relevant to residential development in this area (Council's requirements are available on request from Onkaparinga Council).

2. THE PROCESS - HOW THE URBAN DESIGN GUIDELINES APPLY

When you purchase an allotment of land within Paringa View, an Encumbrance is registered on the title which requires that prior to any development of the allotment, approval must be sought and obtained from the Project Manager of the Paringa View development.

All development at Paringa View must conform to both the Encumbrance and the Urban Design Guidelines.

If applicants are unsure of whether or not their proposed development activity meets the requirements of the Guidelines, a sketch plan should be prepared and submitted to the Project Manager for preliminary discussion prior to finalising drawings and specifications. This is aimed at streamlining the approval process and avoiding costly redesign work.

In assessing applications against the Urban Design Guidelines, the Project Manager may agree to approve proposals that do not conform to the Guidelines provided that the changes are minor, that the quality and character of the development is not detrimentally affected and the City of Onkaparinga has no objection.

In particular, care should be taken to ensure that house designs are suitable for the particular orientation of the allotment. Factors that should be taken into account when selecting an allotment include solar access to the main internal family and outdoor living areas, relationship between living spaces and private garden areas, and position of driveways/garages.

Having obtained approval from the Project Manager for conformance with the Urban Design Guidelines (the plans will be 'stamped' and returned to the applicant), applicants will then need to lodge the necessary applications with the City of Onkaparinga for assessment against the Council's the Development Plan to receive planning/building approval pursuant to the Development Act.

The City of Onkaparinga is not party to the Guidelines and therefore will not be responsible for enforcement.

When approval has been given by the Project Manager, applicants should submit the following documentation to the City of Onkaparinga for consideration under the Council's Development Plan.

- approved 'stamped' plans and supporting documentation;

- a Development Application for planning and building approval; and
- the relevant application fee.

Note that the City of Onkaparinga will assess applications with respect to Planning and Building requirements, and therefore sufficient documentation will be required to allow Council to properly consider each application against the requirements of the Development Plan.

In no circumstances should plans be forwarded to the City of Onkaparinga prior to them having received approval from the Project Manager of Paringa View.

Following this procedure will ensure a streamlined approval process with both the Project Manager and the City of Onkaparinga.

Applications for approval under the Urban Design Guidelines for Paringa View development should be forwarded to:

Project Manager
Paringa View
C/- AV Jennings Ltd
PO Box 899
Kent Town SA 5067

In most cases the above application approval process will be managed by the builder of your choice. You should however liaise with your builder to ensure they are aware and will comply with the requirements of the Urban Design Guidelines.

3. BUILDING SITING

3.1 Orientation

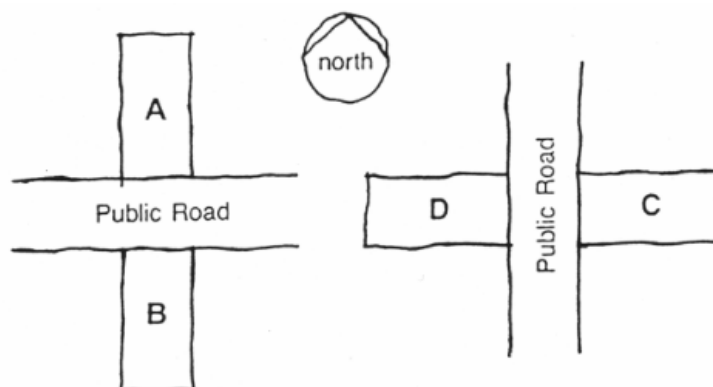
When designing and building a home (or an extension), there are many features that can be included which will make living in the home more pleasant and will also save money on your energy bills. The simplest way to do this is to take advantage of the sun's free energy in the winter and to protect your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

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 of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play, and of being accessed from a main living area off the main dwelling. At least one of the main areas of private open space should also be generally oriented in a northerly direction.

The degree to which living areas and areas of private open space can achieve the desired orientation depends on the orientation of its allotment relative to the road layout.

For the purposes of these Guidelines, houses located to the north, south, east or west of a public road are designated Type A, B, C or D as indicated in **Figure 1** below.

Figure 1



For allotments which are not orientated generally in accordance with these types the principles of orientation outlined below should be applied.

Figures 2a - 2d indicate the desired general layout for dwellings and private gardens for these different orientations, highlighting how best to achieve good solar access.

Figure 2a

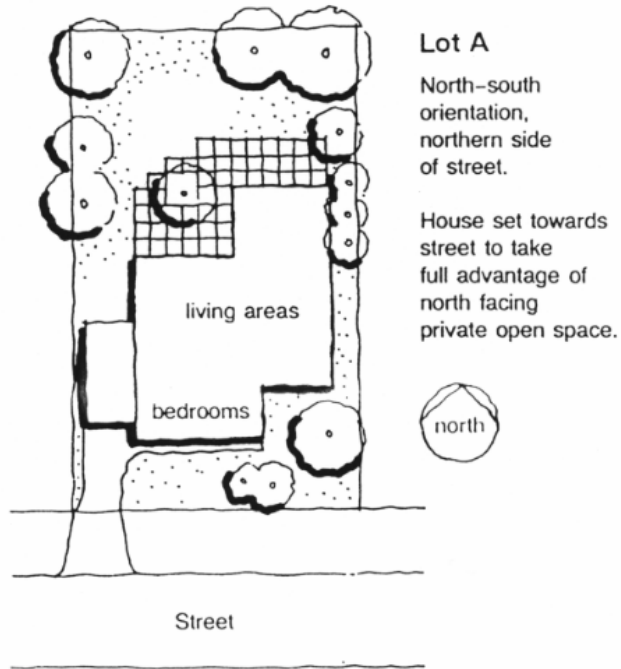


Figure 2b

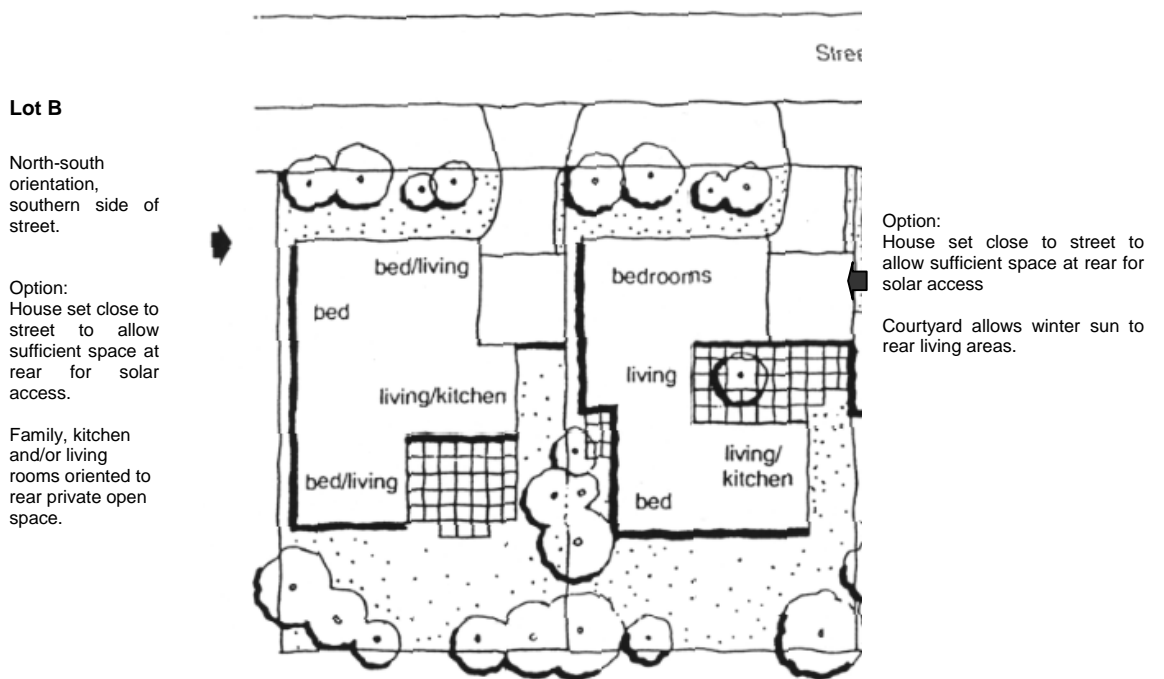


Figure 2c

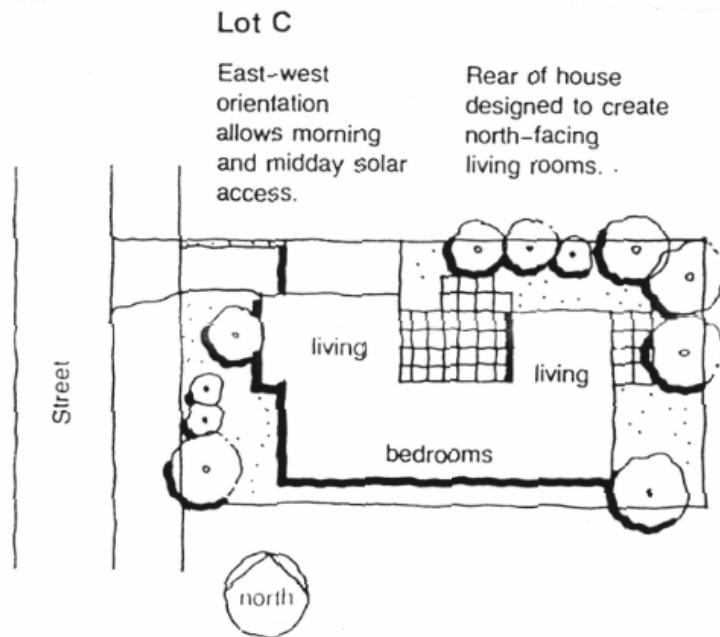
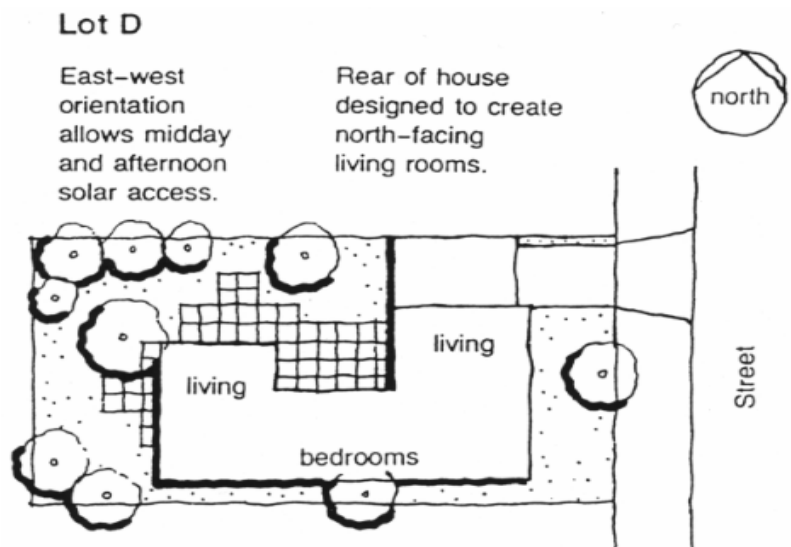
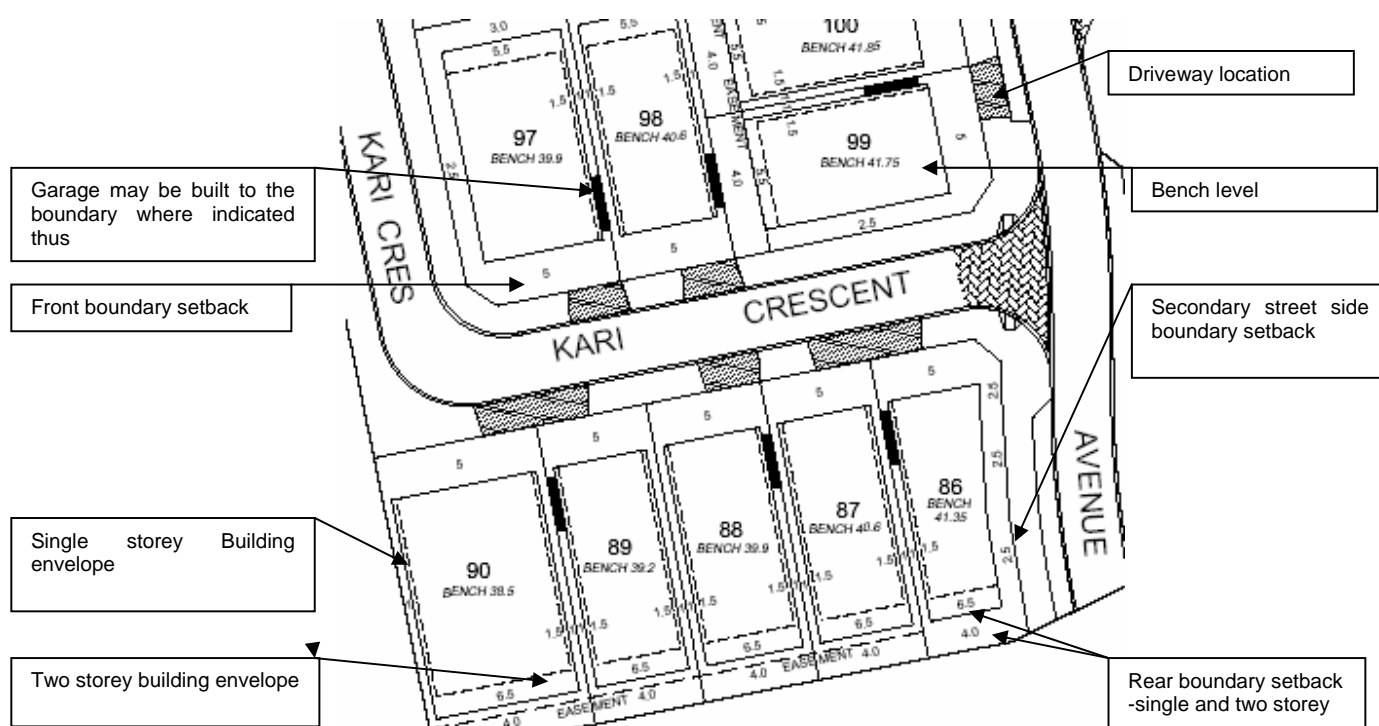


Figure 2d



3.2 Set-Backs

Building set-backs from allotment boundaries for each single house allotment are shown on detailed Allotment Development Plans which are available to builders and purchasers. The Allotment Development Plans form part of the Guidelines, and give effect to them. The diagram below is an example of a typical Allotment Development Plan.



Where requirements on the Allotment Development Plans differ from those outlined below, those specified on the Allotment Development Plans prevail.

Building Set-backs from allotment boundaries should comply with the following:

- from public street boundaries, a minimum of 5m except where the minimum grade required for the driveway dictates a greater setback;
- Garages or carports are to be setback a minimum of 500mm behind the main building line to reduce the impact the garage can have on the streetscape. The main building line of the dwelling is defined as the front wall of the house, which does not include bay windows, porches, porticos or verandahs;
- from common side boundaries a minimum of 1m for single storey dwellings and 1.5m for 2 storey dwellings;
- from common rear boundaries 4m for single and 2 storey dwellings;
- from secondary street boundaries or public reserve boundaries 2.5m.

The Allotment Development Plans also indicate whether or not a garage or carport can be constructed on a side boundary (where it is indicated that a garage / carport can be located on a boundary, an owner can choose not to do so).

Buildings which encroach outside these set-backs will only be approved if it can be shown that the encroachment will not result in a reduction in the amenity of the streetscape or to the amenity of surrounding property owners.

It should be noted that the size of each "envelope" on the Allotment Development Plans is far in excess of the area required to construct a variety of dwelling forms. Council has a number of other requirements relating to overall site coverage and the creation of areas of private open space that also need to be adhered to.

3.3 Levels / Retaining Walls

Paringa View has sloping topography, and care needs to be taken to ensure a harmonious marriage of built form and landform, to optimise amenity and minimise the visual and privacy impacts on the landscape and on neighbouring properties.

Split-level house designs are encouraged to provide architectural interest without being bulky and obtrusive (refer **Figure 3**).

Figure 3



The use of retaining walls in conjunction with sloping embankments is preferred in order to provide usable areas of private open space while limiting the height of retaining walls.

- Retaining walls built in the front yard, on the secondary street (corner allotment) or in any situation visible from the street shall be stone or masonry construction. Typical examples include vertical dry stacked bluestone or moss rock, mortared brick or stone to a maximum height of 1 metre.
- Retaining walls will be permitted at the rear of the dwelling to a maximum height of 1.2 metres, except for allotments listed at 3.4 where 1.5 metres is acceptable.
- Once allotments have been established, ensure fill and batter heights over any part of the Land that is subject to any easement are limited to a maximum of 1.2 metres above established ground level.

3.4 Specific Development Conditions

Lots 248, 249, 250, 251, 252, 253, 254, 257, 258, 259, 260, 261, 262, 263

The specific development conditions are in place to ensure certain allotments illustrated on the Area Development Plan (ADP) meet certain building and site works requirements with regard to sloping land.

- The development of dwellings relating to this option need to be sympathetic to the slope of the land (eg. Significant level differences between floors – min 1200mm generally referred to as “split level”) or incorporating undercroft rooms and garages (refer Figure 4a).

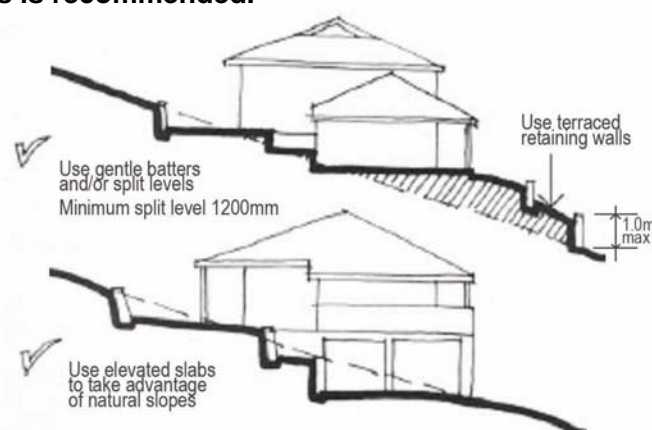
Note: As this building procedure is sympathetic to the existing topography and the need for retaining is reduced; construction of retaining walls can occur after the building is completed; however approval for the retaining is still required at the initial stage of encumbrance approval and construction recommended.

- Retaining walls built in the front yard, on the secondary street (corner allotment) or in any situation visible from the street shall be stone or masonry construction typical examples include vertical dry stacked bluestone or moss rock, mortared brick or stone to a maximum height of 1 metre.

Sketches on how to develop these varying types of allotments are available upon request.

Note: To accommodate significant level differences and to eliminate excessively high retaining walls; terracing with several retaining walls is recommended.

Hillside Home Development
Figure 4a



3.5 Outbuildings

Free-standing domestic outbuildings (eg, garden sheds, garages, carports, workshops, studios, etc) located in the rear yards should comply with the following:

- Be of residential scale;
- Generally be of colours and finishes similar or complimentary to the materials of the dwelling or fencing.
- Not cause significant overshadowing or loss of light to the windows of habitable rooms of an adjoining dwelling or to private open space.
- Have a maximum height to the eaves of 2.4m.
- Outbuildings with a wall height of 2.4m should be located a minimum of 900mm from an internal allotment boundary for a solid wall or 600mm for open structures.

4. BUILDING APPEARANCE

4.1 Colours and Materials

The selection of building materials and colours is an important element in achieving an attractive and cohesive residential environment. The Guidelines aim to achieve sympathetic development and the avoidance of homes that are out of character with their neighbours.

Front elevations of homes should be constructed from rendered brick, face brick or stone.

4.2 Roof Form

Articulated roof forms incorporating hips, gables or other forms are encouraged to create visual interest. Where appropriate, the use of dormers, verandahs, porticos, balconies or other decorative architectural elements can be used to add further interest.

Roofs comprising hip forms only will not be approved unless the dwelling is two-storey and the roof form is articulated to provide visual interest.

All roofs shall have a pitch of not less than 25°.

In order to provide opportunities now and in the future for the use of solar energy collection, an area of north-facing roof without direct orientation to the public street is encouraged.

As part of the roof form, eaves or other shading devices integrated with the home should be considered at the early design stages. They make an important contribution to passive heating and cooling, and can help to reduce your reliance on mechanical heating and cooling devices.

4.3 Garages and Carports

Garages and carports should be designed so as to not visually dominate the street by minimising height and door widths and by careful integration with the dwelling:

- roof form and pitch, scale, materials and detailing should match and not detract from the style of the dwelling;
- double garages or carports should be designed to minimise the apparent width of the doorway in the following alternative ways:
 - two separate doors separated by not less than 300mm (refer **Figure 5**); or

Figure 5



Garage doors separated to reduce visual impact of double garaging

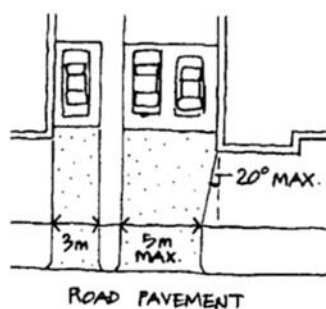
- tilt up doors with moulded panels having a maximum width of 5 metres.
- use sloping sites to provide garaging under outdoor decks or built into the hillside at street level.

4.4 Driveway Materials and Width at Property Boundary

Vehicle crossovers (between the kerb and front boundary) will be constructed by the Paringa View developer from exposed aggregate concrete together with public footpaths.

Vehicle driveways (between the front boundary and the garage or carport) should be 3 metres wide for a single driveway or up to 5 metres wide for a double driveway, and should conform to **Figure 6**.

Figure 6



Where narrowing of the driveway is required, the deviation angle does not exceed 20 degrees

- Driveways must be completed by the owner within three months of completion of the dwelling.
- Approval to construct an additional crossover or modify an invert (kerb lay-back) must be obtained from the City of Onkaparinga and crossovers and inverts must be constructed in accordance with Council's specification.

5. RAINWATER TANKS

It is a mandatory requirement of the City of Onkaparinga and the State Government that all houses built in Paringa View install a rainwater tank plumbed into at least one toilet cistern.

Used correctly, rainwater tanks are an effective way to take the pressure off our limited water resources, and at the same time, help manage stormwater run-off. By storing rainwater run-off from your roof, rainwater tanks can provide a valuable water source for flushing toilets, watering gardens and washing cars.

Rainwater from Paringa View development drains to the creek within the development in nearly all cases and ultimately to the Onkaparinga River. Using the stormwater rather than letting it enter the creek will help protect the existing ecology (using your rainwater for day-to-day purposes like toilet flushing helps create space in your tank for more water the next time it rains).

The larger the tank, the more rainwater can be captured for use during dry periods. The minimum tank sizes provided below are mandatory. Larger tanks are encouraged where the visual amenity and useability of the property is not detrimentally affected. On small allotments it may be best to install an underground tank to reduce the impact on useable open space in the back yard.

Topping up the rainwater tank with mains water via a float valve to maintain a minimum level of approximately 200mm should be considered to ensure water is always available for toilets etc.

Size of the tank and location and extent of plumbing connections to the rainwater tank must be shown on the Development Application to be submitted to the City of Onkaparinga by your builder and also in the application for developer approval.

Rainwater tanks should comply with the minimum sizes for various allotment sizes given below:

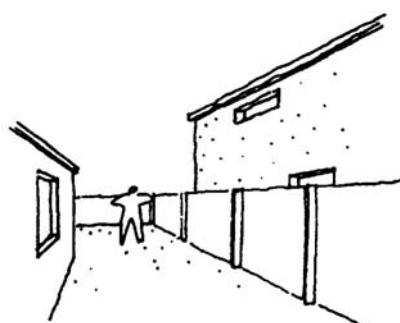
Allotment Size	Minimum rainwater tank size
=<449m ²	1kL
450-599m ²	2kL
=>600m ²	3kL

6. BUILDING HEIGHT, BULK AND SITE COVERAGE

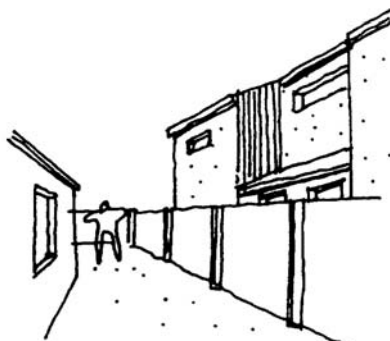
Paringa View has a number of hillside locations, where dwellings on sloping sites will be highly visible from the street. Dwellings should be designed so that they do not detract from the quality of the streetscape or from the amenity of private outdoor spaces of adjoining residents.

Walls and roofs should be articulated to minimise visual bulk, and upper levels should be separated or recessed to avoid an unreasonable sense of enclosure or loss of sunlight to neighbouring dwellings (refer **Figure 7**).

Figure 7



Blank side walls close to boundary should be avoided



Building bulk reduced to improve neighbour's amenity

In order to ensure that dwellings have adequate natural light available to side boundary windows the side boundary setback to eaves of a dwelling should be no less than 450mm except where the wall is located on the boundary.

6.1 Site Coverage

The total site coverage of development of an allotment should not exceed 60% of the allotment area. For the purposes of calculating site coverage, the area covered includes the dwelling, garage / carport, any freestanding outbuildings, balconies and verandas.

In order to avoid excessive stormwater run-off from allotments, at least 20% of the area of each allotment should remain unbuilt upon and unpaved.

7. PRIVATE OPEN SPACE

Every house should provide private open space which conforms to the following requirements:

- A minimum of 25m² of private open space per bedroom.
- For areas to be calculated as part of the private open space, they should have a minimum dimension of 4.0m.
- One part of the space shall comprise 25m² with a minimum dimension of 4.0m and be directly accessible from a living room.
- The private open space is fenced or otherwise enclosed in such a manner as to provide a private secure outdoor living area.
- The space is usable for recreational purposes and has a gradient not steeper than 1 in 8.
- In the case of balconies, the minimum area should be 8m² and the minimum dimension should be 2.0m with direct access to a living area.
- All private open space should:
 - be directly accessible from a habitable room within the dwelling;
 - not include driveways, parking spaces or domestic outbuildings;
 - be screened from the street or other public areas;
 - be designed and sited to take advantage of a northerly orientation;
- Where the dwelling abuts public open space it should be orientated to take advantage of views across that open space.

8. ENERGY CONSERVATION AND COMFORT

Council's Development Plan has specific requirements aimed at ensuring that new homes have adequate thermal comfort and that their design minimises the need for mechanical heating and cooling.

These requirements relate to dwelling and window orientation, zoning of internal areas to enable living areas to be separately heated and cooled, the correct proportioning of window to wall area, and requirements relating to the shading of west and north-facing windows.

9. PRIVACY

When designing your new home, it is important to protect your own privacy as well as that of your neighbours. This is particularly important for two-storey dwellings, but due to the slope of land and the different levels of allotments, it may also be important for single-storey construction.

Direct overlooking from upper level habitable room windows and external balconies, terraces and decks into usable private open space should be minimized by:

- Windows, balconies and terraces being located and designed to minimise viewing into neighbouring private backyards and living rooms.
- Screening devices including but not limited to, permanently fixed opaque glass, permanently fixed external screens and window sill heights greater than 1.7 metres above the floor level.

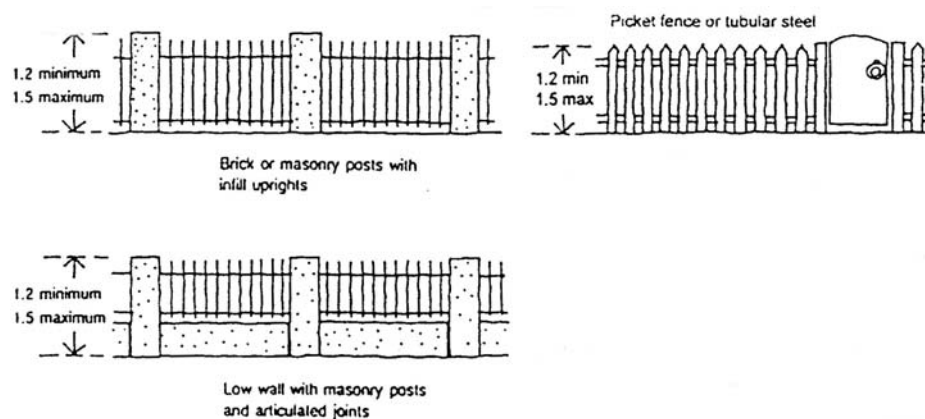
10 FENCING

10.1 Front Fencing

Residents living within Paringa View have the choice of whether or not to develop front property boundary fences forward of the building line. If front fencing is installed, it should:

- (a) complement the house and any neighbouring fencing;
 - (b) enable visibility of the house from the street;
 - (c) incorporate articulation or other interesting details; and
 - (d) be designed to ensure adequate sight lines at corner sites for motorists and pedestrians.
- If front fences are incorporated, they should be no more than 1.2 metres high if constructed from solid materials. This height may be increased if the fences are designed in accordance with **Figure 8**. That is, open style tubular or picket type fencing should be greater than 1200 mm high and less than 1500 mm high.

Figure 8



It should be noted that any masonry fencing (including masonry pillars) in excess of 1.0m will also require development approval from The City of Onkaparinga.

10.2 Internal Side or Rear Boundary Fencing

Internal fencing throughout the Paringa View development is to be constructed of Colorbond.

- To maintain consistency, all Colourbond fencing should be “River Sand” in colour (from the standard Colorbond range).
- Height should not exceed 1.8m

10.3 Side Fencing on Corner Allotments

Side fencing on corner allotments with a secondary road frontage should be constructed from timber palings with capping, masonry or other high quality finishes. No plain steel or Colorbond fences will be permitted.

11 LANDSCAPING

11.1 General

All landscaping should be designed to complement the natural landscape character of Paringa View, and should include a blend of indigenous vegetation and exotic plants.

Deciduous species are best used to allow for winter sun to penetrate into private open space and living areas such as family rooms (eg, located to the north of such spaces and rooms). Evergreen species are particularly useful to create privacy, shade and habitat.

11.2 Front Gardens and Nature Strip

Landscaping of front garden areas (including planting, grassing and/or paving) to the kerb line shall be established within 9 months of practical completion of the dwelling and regular maintenance must be carried out.

The use of lawn in front garden areas and along the verge 'nature strip' is recommended to preserve the open amenity of the streetscape. Alternatively, the use of dry land plantings or a combination is also recommended.

Please note, the "nature strip" makes an important contribution to the appearance of your home. It is an integral part of the overall streetscape and can add value to your property. AVJennings Developments requires that residents maintain their "nature strip" to a high standard to ensure the amenity of the streetscape is preserved.

Council footpaths constructed from exposed aggregate concrete will generally be constructed on one side of the road. Larger roads will have footpaths on both sides.

Important – watering of landscaped gardens is subject to SA Government water restrictions.

11.3 Letterboxes

Letterboxes may be constructed of stone or similar high quality masonry material, timber or steel and be located within the property front boundary. New materials should be used.