

**RESIDENTIAL
DESIGN
GUIDELINES**

Northridge
ENFIELD



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The vision is to achieve an attractive and vibrant residential community embracing the ideals of housing choice, affordability and sustainability. The guidelines provide greater design direction compared to the City of Port Adelaide Enfield Development Plan, thereby providing greater certainty in terms of design outcome.



1. Welcome

Congratulations on purchasing land for your new home at Northridge, Enfield.

We have developed these design guidelines to help you feel at home 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:

Housing Diversity

The range of allotment sizes provided within the estate facilitates the development of a range of housing forms. The guidelines seek to further consolidate the aim of facilitating housing diversity and choice by providing appropriate design guidelines for newer and more innovative forms of housing, such as terrace housing.

Attractive Urban Design – Private Realm

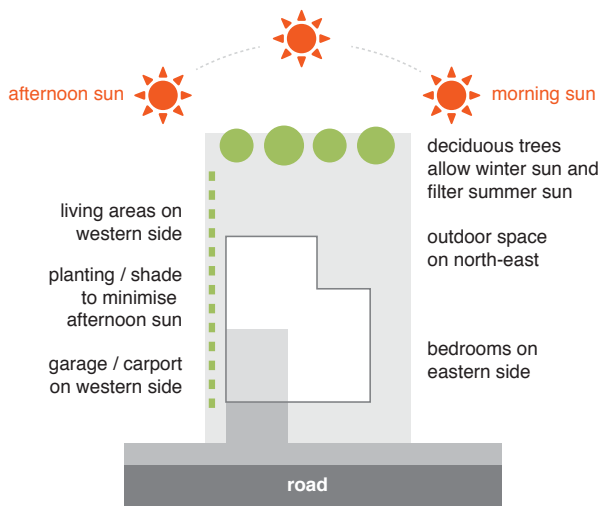
This is to be achieved through an integrated design approach which ensures compatibility between dwellings and appropriate relationships with the public realm, with the overall intent of creating and maintaining attractive streetscapes. Dwellings should present an interesting and attractive form. This can be achieved through articulation of carefully composed materials and colours.

Attractive Urban Design – Public Realm

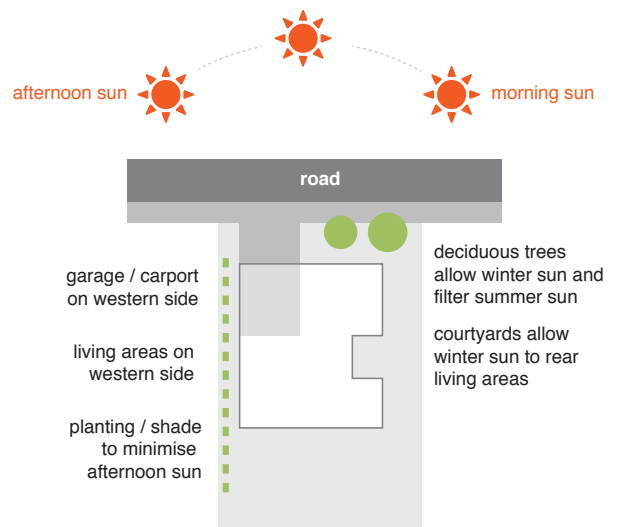
A key to any new residential estate is the design and maintenance of any public space, including public parks, roads, footpaths and street furniture. In this instance public parks are provided within walking distance of all dwellings.

Sustainability

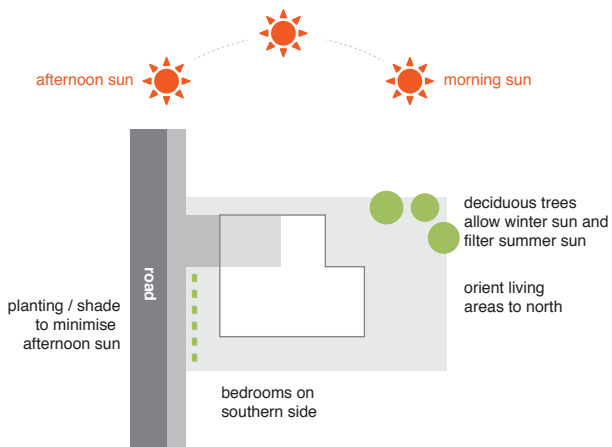
Sustainability objectives which seek to conserve water and energy use are to be promoted through a number of mandatory and advisory principles.



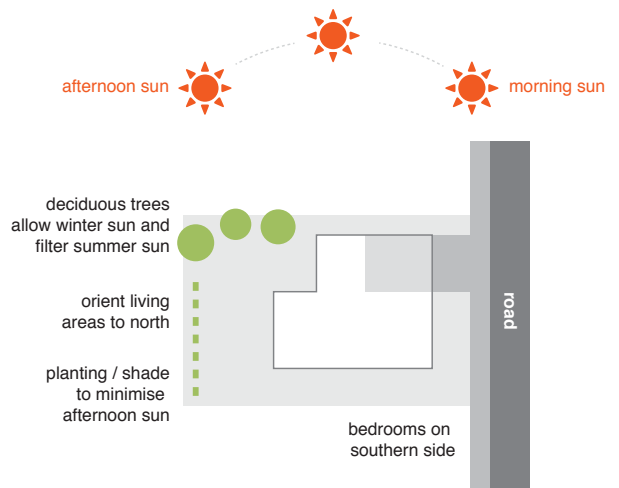
South facing lot



North facing lot



West facing lot

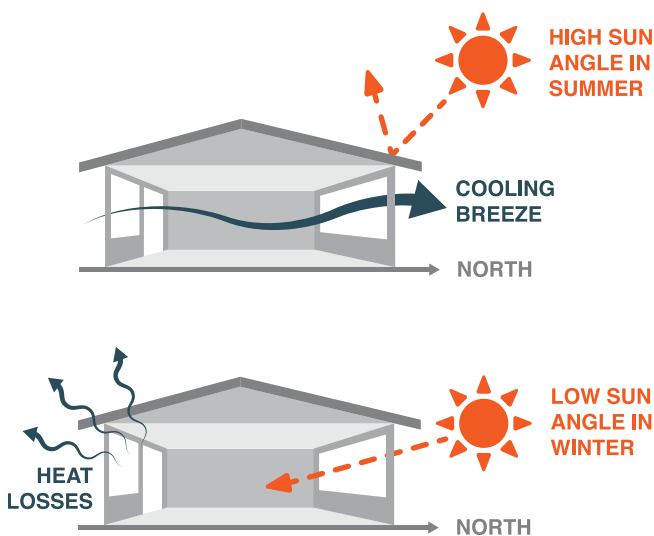


East facing lot

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 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 Northridge.

2.2 Building time

We want Northridge to feel like home as soon as possible, so if you're purchasing a vacant allotment you must substantially commence building within 12 months of becoming the registered owner of the allotment.

- Construction must be completed within 12 months of commencement
- Front yard landscaping must be constructed within 6 months of occupation of your home

2.3 Further subdivision allotments

No further subdivision will be allowed.

2.4 Number of dwellings

Other than on designated development allotments only one dwelling per allotment is allowed.

2.5 What is good design?

Good design is not merely how eye-catching a house 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 diagrams on the previous page provide 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 be built to one of the side boundaries. Where this is permitted the maximum length of wall on the boundary is 9m.



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 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 from side and rear boundaries
- The minimum building setbacks required for single and two storey dwellings
- Zero lot line allocations for garages / carports on boundaries

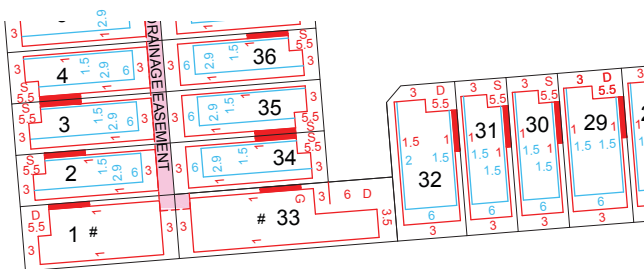
The building envelope plan for each allotment is shown on the detailed allotment development plan which is available on our website.

This plan forms part of the guidelines and gives effect to them. A dwelling must be sited within the building envelope subject to the various requirements as set out in these guidelines.

Other than minor elements on the front facade of the dwelling such as a portico, bay window or a verandah, buildings which encroach outside the building envelope will not be approved.

The size of each envelope is in excess of the area required to construct a wide variety of dwelling forms.

Example of indicative building envelope plan



The indicative building envelopes shown above depict the minimum set back requirements only for allotments, unless otherwise stated.

All requirements of the City of Port Adelaide Enfield Development Plan need to be complied with, in particular provisions relating to set-back, vehicle parking and private open space requirements.

3.2 Setback

Dwellings are to be designed and sited in accordance with the relevant building envelope plan and as further expressed below.

Primary Street Frontages

Dwellings must 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.

Dwellings shall be set back at least 3m from the front property boundary, unless otherwise shown on the building envelope plan.

Garaging must be sited within the Building Envelope Plan. This may be achieved by:

- A setback of at least 5.5m from the front property boundary;
- A setback of at least 0.5m behind the main face of the dwelling

Secondary Street Frontages

Colorbond fencing must not extend beyond 1.8m behind the front facade of the dwelling. Any fencing in front of this point must be front fencing type.

See diagram under section 3.7 for an example.

Open Space Frontages

Dwellings which either immediately adjoin or have an orientation towards public open space should present an interesting and attractive form. This can be achieved through varied setbacks between lower and upper levels, the location of openings and the incorporation of verandahs and balconies.

Rear Lane Frontages

Garages and carports may be established on the rear lane frontage. A maximum setback of 1m and a minimum setback of 0.6m is permitted.

Rear Boundary Setbacks

Single storey dwellings should be setback a minimum of 3m from a rear boundary. Any two storey component of dwellings should be setback a minimum of 6m from a rear boundary.

Side Boundary Setbacks

For detached dwelling lots the side setbacks are 0.9m (minimum) for a single storey dwelling. For two storey dwellings the side setback varies depending on the orientation of the allotment.

(Continued next page)

See the building envelope plan for the specifics of your allotment.

Single storey components of dwellings, typically the garage/carport, are permitted to be on the side boundary where indicated on the building envelope plan. With selected allotments this may be on both side boundaries.

Terrace lots are designed to facilitate attached or abutting dwellings with lower and upper storey walls located on the side boundary.

3.3 Private open space

Allotments over 300m²

For dwellings on an allotment greater than 300m², a minimum of 60m² private open space is required.

One part of this space must be directly accessible from a living area and have a maximum gradient of 1:10.

Balconies, roof patios and decks can comprise part of this area provided it is at least 8m² in size, with a 2m minimum dimension.

Allotments under 300m²

for dwellings on an allotment up to and including 300m², a minimum area of 24m² private open space is required with a maximum gradient of 1:10.

Balconies, roof patios and decks can comprise part of this area provided each part is at least 8m² in size, with a 2m minimum dimension.

Medium Density

For medium density dwellings (residential flat building or group dwellings) the minimum private open space provision should be:

| | |
|-----------------------|------------------|
| Studio or one bedroom | 8m ² |
| Two bedroom | 11m ² |
| Three bedroom | 15m ² |

Alfrescos and verandahs may be considered as counting towards private open space on the basis they are no more than 30% of total private open space and have at least two sides open to private open space.

3.4 Height

No dwelling may contain more than two storeys.

The roof space may be utilised as a third level with windows, dormers etc, providing this does not unduly impact on the roof form or significantly increase building bulk.

3.5 Carparking and driveways

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

| | |
|-----------------------|------------------|
| One bedroom dwelling | 1 space minimum |
| Two or three bedrooms | 2 spaces minimum |
| Four or more bedrooms | 3 spaces minimum |

Driveway access locations to each allotment have been predetermined at the civil design stage, as shown on the relevant building envelope plan.

Driveway widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport. The double width driveway will need to taper into the 4m wide crossover.

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 and be at least 0.5m behind the main facade of the dwelling.

The exceptions to this requirement are for garages/carports that front a rear access lane (one where the setback requirement is to be between 0.6-1m) and other designated allotments on the building envelope plan.

Please note the footpath is to be installed by the developer and must not be cut by lot owner when constructing the driveway and crossover. The crossover between the kerb and the footpath must be constructed with the same material as the footpath. The driveway within the allotment to the edge of the footpath may be constructed with the same or other material.

3.6 Laneways

The width of the garage opening must be designed to allow for safe or convenient access and manoeuvring from the laneway, and may vary depending on the setback of the opening from the laneway. Single garage/carports must have a roller door that is at least 3.3m wide.

Double garage/carports must have a roller door that is a minimum of 5.1m wide.

3.7 Appearance

Fairland strongly encourages urban design of the highest quality, which displays diversity and innovation.

All allotments, and particularly those that have a boundary adjoining a public reserve must have an engaging and attractive appearance when viewed from the reserve and the street.

3.8 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 can not be seen from the street (other than a rear access lane if applicable). 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 Port Adelaide Enfield. 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
- Rendered f.c. sheet

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco, colorbond, galvanised iron 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.

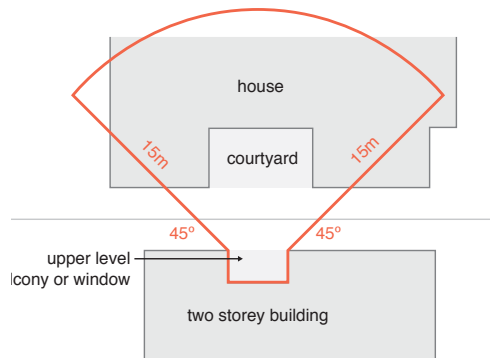
3.10 Privacy

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 adjoining 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/deciduous).

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 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:

Windows must have

- A minimum sill height of 1.7m or
- Fixed opaque glass to a height of 1.7m or
- Fixed louvers to a height of 1.7m

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. They should use Colorbond cladding not galvanised iron.

Outbuildings must be at least 0.9m from all boundaries.

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 areas.

Photovoltaic cells and solar water heaters are encouraged. However they 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 tank) 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.

Between 7am and 10pm the continuous noise level must not exceed 52dB(A). Between 10pm and 7am the continuous noise level must not exceed 45dB(A).

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.

Rainwater tanks (1000 litres) are mandatory in Northridge and will be required to be plumbed into house toilet system. Rainwater tanks should be positioned at the side or rear of dwellings to ensure they are screened from public view.

3.12 Fencing

Front fencing is optional for all allotments. It's purpose is to clearly delineate public versus private space, and to create an appropriate 'edge' to the public domain.

If front fencing is installed (including side boundary fencing in front of the main facade of the house) then it must be:

- No more than 1.2m high if constructed of solid materials;
- Of open style construction if greater than 1.2m high and be no greater than 1.5m high;
- Have a vertical emphasis in appearance.

Colorbond or Zincalume/galvanised iron may not be used for front fencing including side fencing in front of the dwelling.

Side and rear fencing must be Colorbond Jasper, 1.8m high.

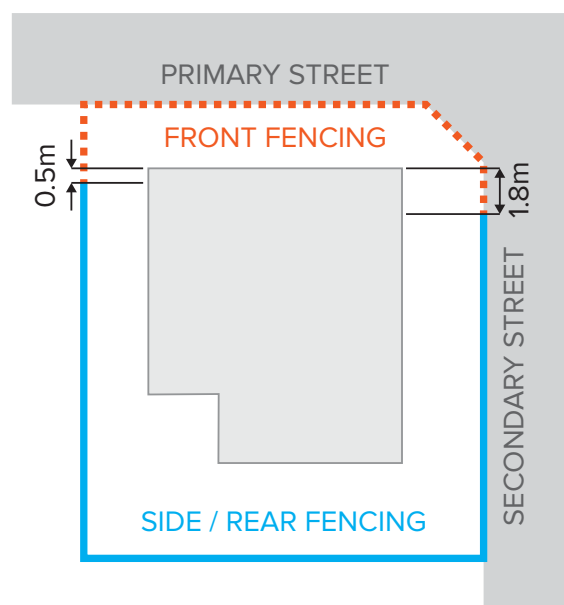
Secondary street boundary

Colorbond fencing along secondary street boundary must be 1.8m high and must not extend beyond 1.8m behind front wall of residence.

Remaining fencing forward of this point (if required) to front boundary must be of front fence type.

Boundary between residences

Colorbond fencing on side boundaries between residences must not extend beyond 0.5m behind front wall of residence.



3.13 Retaining walls and earthworks

Retaining walls are to be a maximum of 1.0m high and be constructed using materials that compliment the surrounding environment.

They must be constructed prior to occupation of the residence and when installed on boundary, may have 1.8m high colorbond fence over.

Retaining walls are to form part of the development application and shall include full construction details, nature of materials and location on the allotment.

Agricultural pipes are an integral part of a retaining wall. It is a requirement for each allotment with a retaining wall for the agricultural pipe to be connected to the dwelling's stormwater drainage system so the stormwater can be discharged to the street water table.

3.14 Water conservation

All dwellings must have a minimum 1000 litre rainwater tank that is plumbed to a minimum of one toilet.

3.15 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 and ceilings;
- External shading devices for north, east and west facing windows, which may include shutters or minimum 400mm wide eaves
- Double glazing;
- Internal zoning of rooms;
- Cross ventilation; and
- Draught proofing.

3.16 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
- Gas instantaneous water heater.

3.17 Easements

Easements for stormwater and electrical transformers are located on some allotments. Structures are not permitted to be erected on easements.

4. Approval process

When you purchase an allotment of land at Northridge 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 Port Adelaide Enfield must then be sought and obtained.

Please note Encumbrance Manager approval does not necessarily mean the City of Port Adelaide Enfield will grant their approval.

The design guidelines must be considered in conjunction with the City of Port Adelaide Enfield 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.

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

Two 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:

- Area schedule showing floor area of the various parts of the building
- Schedule of external colours and materials and fencing;
- Front fence detail (if applicable); and
- Retaining wall detail (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 be sent to the applicant (owner or their agent eg: builder) and one set of plans to be retained by the Encumbrance Manager.

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

Please mail any documents to:

The Encumbrance Manager,
Level 3, 21-24 North Tce,
Adelaide SA 5000.

5. 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. To maintain a high quality of life 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 allotment 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 allotment 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.

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.

5.7 Landscaping

A mix of hard and soft landscaped surfaces should be used with an emphasis on minimizing the areas of irrigated lawn. Materials such as mulch, paving, gravel should be used to enhance the function and appearance of outdoor areas.

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

5.8 National Broadband Network

This estate is to have optic fibre broadband infrastructure provided by *NBNCo*.

Please note NBNCo. is a wholesale network infrastructure provider that does not sell products or services direct to homeowners.

All homeowners will need to acquire new products and services through a retail service provider (ie: telecommunications provider).

The wiring in your home needs to take this into account - you should speak with your builder about this.

Please visit nbnco.com.au for more information

5.8 Incurred Costs

As Fairland has carefully planned the location of services and infrastructure, any costs related to relocation, removal or establishment of any infrastructure, services, utilities, street trees, landscaping, footpaths, crossovers, kerbing, fencing, retaining walls etc., required due to the design and siting of your home must be paid for by you. Fairland will not accept the responsibility or cost of altering any services or infrastructure beyond that which is already constructed or planned. If there is a level change from the existing levels at the property boundary, you are required to address the levels at your expense.



For more information visit NorthridgeEnfield.com.au

Northridge

ENFIELD



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These design guidelines provide general information regarding the properties at Northridge, Enfield. 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. Images are for illustration purposes only. We recommend that prospective purchasers inspect land and together with their advisors, make their own enquiries with relevant authorities prior to purchase. FNO11867.