



FELIXSTOW DESIGN GUIDELINES

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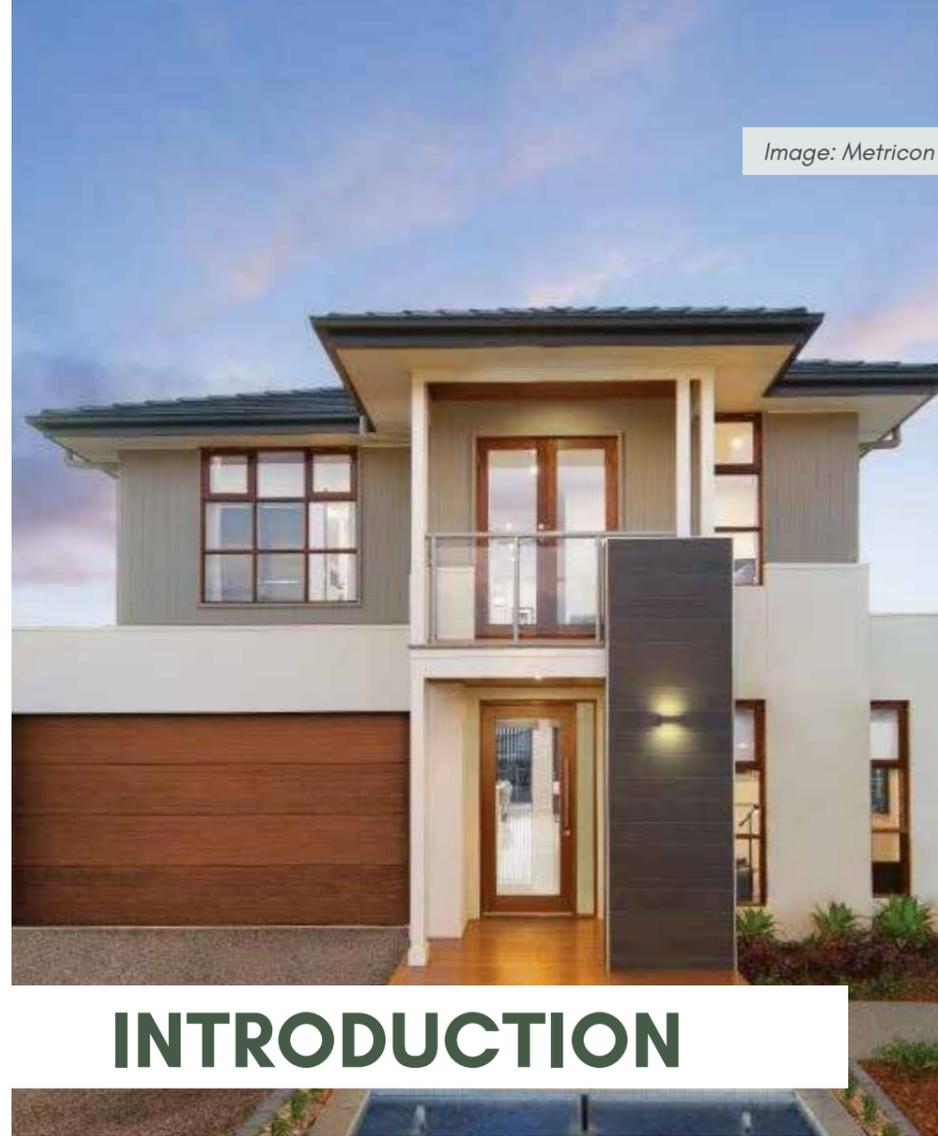


Image: Metricon

INTRODUCTION

1.1 WELCOME TO FELIXSTOW

Felixstow is a masterplanned renewal community of approximately 100 new homes, within the City of Norwood, Payneham & St Peters.

Within walking distance to the impressive Linear Park and close to the Klemzig O-Bahn Interchange, Felixstow enjoys the convenience of being just 10 minutes from the city, surrounded by established amenities.

But beyond providing convenience, at the heart of Adelaide's eastern suburbs lifestyle is also a strong sense of community and leisure; where schools, parks, shopping and eateries are all within walking distance. There is no need to head into the bustle of the city if you don't wish to, as everything is already at your fingertips.

The Felixstow redevelopment vision uses 'traditional neighbourhood design principles', supporting the wider project objectives of sustainability, enhancing social interaction, and returning a sense of pride and community to residential areas through the regeneration of high quality dwellings, reserves and enhanced streetscape.

1.2 PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines apply to all residential lots within the Felixstow redevelopment and will help you and your chosen architect or builder to design a high-quality dwelling that fits in with the aesthetic of the estate.

The appearance of housing and front yards contributes to community pride and property values allowing you to have confidence in your investment.

1.3 HOW TO INTERPRET THE DESIGN GUIDELINES

The Design Guidelines include mandatory elements that must be complied with and recommended design elements you are strongly encouraged to consider.

To ensure your dwelling meets the requirements of the Design Guidelines, your Contract of Sale specifies that you must submit your preliminary design to SA Housing Authority for developer approval prior to lodging plans with the City of Norwood, Payneham and St Peters (NPSP).

A builder's checklist for mandatory requirements has been included at the end of this document.

1.4 DEVELOPMENT PLANS

In addition to these Design Guidelines, Development Plan (DP) by NPSP and/or State Government Planning and Design Code must be complied with.

The DP's identify requirements for:

- Dwelling orientation;
- Verandas;
- Building setbacks;
- Open space and outdoor living areas;
- Vehicle access and the location of garages; and
- Outbuildings and other incidental development.

A copy of the DP can be found on the NPSP's website.

1.5 COMPLIANCE

Developer approval from SA Housing Authority does not constitute Development Approval, which is required from NPSP; rather it is a contractual obligation between the landowner and the developer that prescribed standards are met to achieve project objectives. NPSP approval is still required to ensure compliance with statutory and policy requirements.

The Design Guidelines must be read in conjunction with NPSP Development Plan, National Construction Codes (NCC) for South Australia and other statutory requirements.

1.6 APPROVAL PROCESS FLOW CHART

Applicants must provide the following and should be lodged electronically in PDF format to SA Housing Authority's Felixstow Encumbrance online portal which is accessible via felixstowencumbrances@sa.gov.au

STEP 1 REVIEW

Review your Contract of Sale and the Design Guidelines (DG's) and Development Plans (DP's) to understand the requirements for your house and land.

STEP 3 DEVELOPER SUBMISSION

Submit design drawings to the Developer SA Housing Authority.

STEP 2 DESIGN

Work with your architect or builder to prepare a preliminary design that meets the requirements of the DG's and the DP's.

STEP 4 DEVELOPER ASSESSMENT

SA Housing Authority assess the design against DG's.

STEP 5 DEVELOPER APPROVAL

SA Housing Authority provides approval against the DG's.

STEP 7 NPSP APPROVAL

NPSP provides approval for the house design. All approvals now achieved for construction to commence on your new home.

STEP 6 NPSP ASSESSMENT

Submit design drawings to NPSP or private certifier for development approval/building rules consent.



Image: Scott Salisbury

SITE PLAN

Include location of dwelling, driveway and garage, boundary setbacks, all fences, plant and equipment, bin pad location and soft landscaping area.

FLOOR PLAN

The proposed floor plan and room layout, including window and door locations, alfresco areas, etc.

ELEVATIONS

Materials and colour schedule for the dwelling walls, garage, portico/porch, roof and trims as well as roof pitch. Ceiling height of front rooms (if single storey) are also to be shown.

WINDOWS & BALCONIES

Your dwelling, if overlooking a street or park reserve, must be designed to incorporate windows and balconies to capture views and provide surveillance into adjacent public spaces.

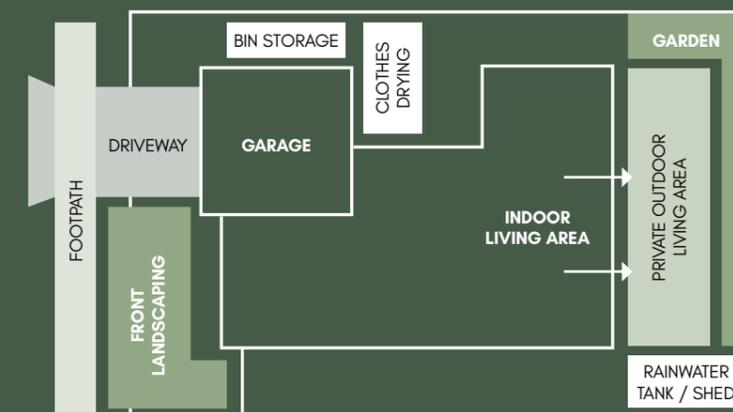


Image: Rivergum

DWELLING DESIGN AND APPEARANCE

Designing your dwelling to suit the lot and local conditions will enhance comfort and reduce reliance on heating and cooling. Lower consumption reduces household energy and water costs providing long term environmental benefits.

2.1 SUSTAINABLE DESIGNS

- Simple items to consider when planning your dwelling include;
 - Orientating important internal living areas such as the kitchen, family room or lounge to have access to northern winter sun.

- Protecting north and west facing rooms from summer sun through shading devices, deeper eaves or appropriate plantings.
- Where possible placing garages in a western or eastern location to insulate against the summer sun.
- Placing window openings to increase natural airflow, particularly through key living spaces.
- Zoning internal living and sleeping areas to allow for localised heating and cooling.
- Locating hot water systems as close as possible to the kitchen and main bathroom.

2.2 STYLE AND CHARACTER

- Be inspired by the Felixstow reserve and streets as you make external colour selections.
- Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the Felixstow redevelopment vision is maintained. Approval of alternative designs does not set a precedent.

2.3 THE FRONT ELEVATION

The front elevation makes the greatest contribution to maintaining a consistent visual aesthetic across the Felixstow redevelopment. It also helps protect your asset should you choose to sell in the future. This can be achieved by ensuring that the following requirements are incorporated in the design of your new dwelling.

MANDATORY REQUIREMENTS

- The front of your dwelling must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.

- A veranda, portico or porch must be provided to the front of the dwelling to create an open and welcoming entry for your home. This must be a minimum of 1.5m in depth and have the same design qualities and character as the dwelling.
- A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish (excluding doors, windows and roof).
- One of these following materials must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
 - Rendered brickwork
 - Feature cladding
 - Stone cladding
 - Timber cladding
 - Other feature approved by SA Housing Authority
- Eaves to be a minimum of 400mm width extend along the full width of the front elevation.
- Include at least 400mm articulation in floor and roof plan required for primary elevation.
- The front wall height for the full width of the elevation to be minimum of 2.7m or 31 brick courses for single storey dwellings with lot frontages less than 7.6m wide.

2.4 SECONDARY ELEVATION AND CORNER LOTS

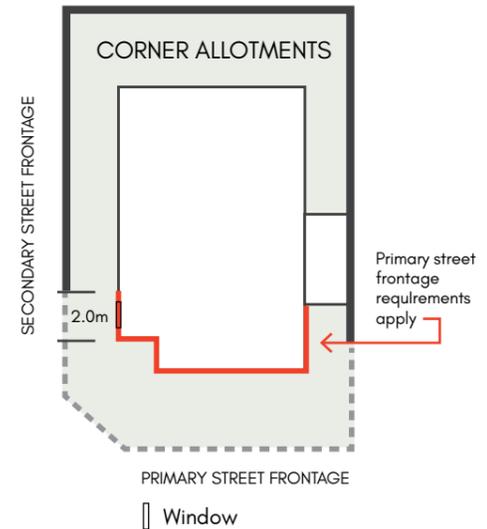
Providing "passive surveillance" is an important contributor to people's perception of their safety and the community's safety.

MANDATORY REQUIREMENTS

You must consider the following requirements when designing your dwelling:

- The appearance of the front facade must extend to the side street on secondary street elevations/corner lots.
- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the dwelling visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.

- The exposed secondary street facade must incorporate at least one window.



Encouraged requirements

- Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighborhood security are encouraged.



Image: Hickinbotham

2.5 THE ROOF

The roof is an important element of your home's architectural character. If designed effectively it will improve the environmental performance of your dwelling, as well as providing space for solar hot water units and photovoltaic panels.

MANDATORY REQUIREMENTS

- Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- Single and modulated roof form:
 - Lots with a frontage greater than 7.6m to the primary street - roof form pitched at an angle greater than 22.5 degrees.
 - Lots with a frontage equal to or less than 7.6m to the primary street - roof form pitched at an angle greater than 25 degrees.
- Must be constructed in a single material and colour.
- Gutters and downpipes must complement the dwelling.
- Highly reflective roof tops such as zinc aluminium are not permitted.

Encouraged requirements

- A light-coloured roof is encouraged to reduce solar absorbency and energy usage.
- Pre-finished corrugated metal sheeting and low-profile roof tiles are encouraged.

2.6 COLOURS AND MATERIALS

Colour palette is not restricted and variations in colour and texture are promoted, however, tones should be complimentary, take cues from the local landscape and express individuality through carefully chosen accents.

MANDATORY REQUIREMENTS

- Do not use primary and vivid colours and reflective surfaces.

Encouraged requirements

- The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

2.7 CROSSOVERS, DRIVEWAYS AND GARAGES

Streetscape and security are enhanced through the careful design of your crossovers, driveways and garages.

MANDATORY REQUIREMENTS

- Your driveway must be constructed from brick paving, exposed aggregate concrete, block pavers or patterned concrete. Grey or painted concrete is not permitted.

- Public footpaths take priority over private vehicular access therefore driveways must not cut through paths.
- The location of your garage has considered where the crossover and driveway will go to avoid the removal of street trees or conflicts with existing service infrastructure.
- Garages for single storey dwellings are to be set back a minimum of 5.5m from the primary street. Garages for double storey dwellings must be setback a minimum of 6m from the primary street. Garages must also be set back a minimum of 0.5m and a maximum of 2.0m behind the main face of the dwelling unless stated otherwise in the Building Envelope Plan (BEP) should this apply to your lot.
- Garages on the secondary street must be located at least 0.5m behind the dwelling wall and a maximum of 2.5m from the side boundary.
- All garages shall be enclosed with a door and installed prior to occupation.
- Carports are not permitted except for dual street frontage and laneway lots and must be enclosed with a door.

Encouraged requirements

- Internal garage storage is encouraged.

2.8 LANEWAYS

Security is enhanced through the careful design of laneway dwellings.

MANDATORY REQUIREMENTS

If your dwelling is located on a laneway lot, you will need to consider the following requirements when designing your dwelling:

- Vehicle access must only be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your home overlooks the adjoining street or park, not the laneway.

Encouraged requirements

- The laneway elevation should complement the rest of your dwelling, with the same design qualities and character.
- Where possible, provide a major opening from a habitable room to overlook the laneway.

2.9 FENCING AND LETTERBOXES

To help create a friendly, open and welcoming environment it is important for the following to comply:

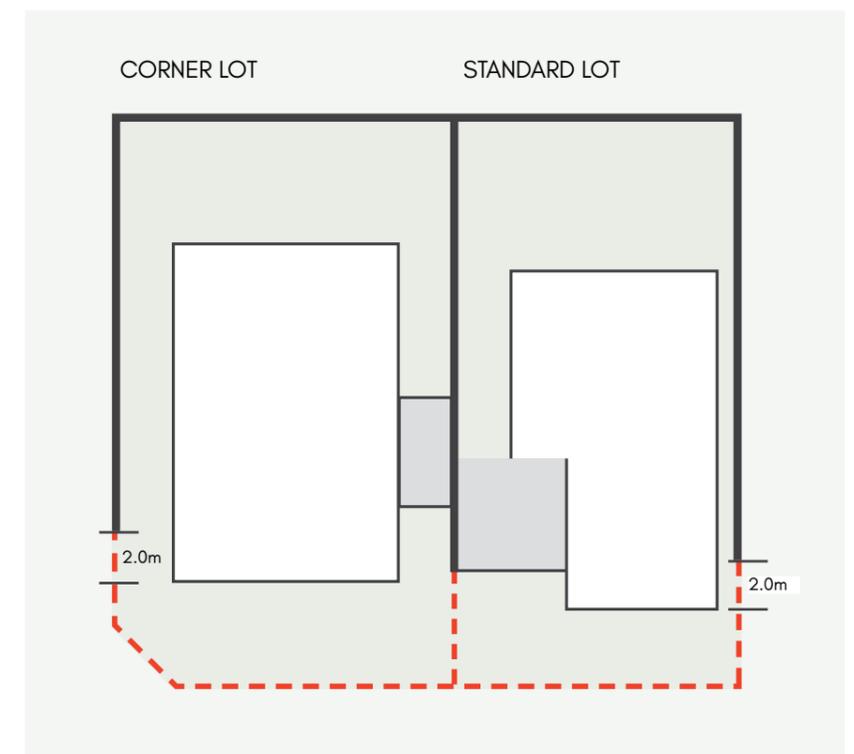
MANDATORY REQUIREMENTS

- Installing a front fence is permitted but must be a minimum of 0.9m high to a maximum of 1.2m high and must include transparent components, open in style to ensure views are maintained into the street.
- Modifications to fences installed by the developer are not permitted unless for maintenance or where approved by the developer in writing.

- Side and rear boundary fencing must be 1.8m Good Neighbour Colorbond fencing with no exposed structural posts in Grey Ridge. The finish of any side or rear boundary gates must complement the fence. Divisional fencing to be used forward of the building line between adjoining lots.
- Corner lots side fencing must be installed 2m behind the forward most point of the closest wall of the front property boundary.

Encouraged requirements

- Your letterbox should be constructed from materials similar to, or complementary to your dwelling.



2.10 OUTDOOR AREAS AND LANDSCAPING

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun. Well designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your dwelling and your family's asset.

MANDATORY REQUIREMENTS

- Complete front landscaping within three months of moving into your dwelling and continue to maintain lawn and garden areas.

Encouraged requirements

- Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native and water-wise options.



2.11 PLANT AND EQUIPMENT

MANDATORY REQUIREMENTS

- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, NBNco box, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- Clothes drying and bin storage area must be screened and behind front facade of the dwelling.

3.1 OTHER IMPORTANT ITEMS

SA Housing Authority has carefully planned the location of services and infrastructure for the redevelopment. If there is a need to relocate existing services or a level change from the existing levels at the property boundary, the owner/s will be required to address these at their own expense.

It is a requirement for you to commence construction of your dwelling within 12 months of settlement of the land contract. Construction should take no longer than 12 months to complete, including front landscaping.

If a Building Envelope Plan (BEP) is associated with your allotment, the BEP will prevail over the design guidelines if there are any discrepancies.

- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch.
- All dwellings must include at least a 2000L detention rainwater tank in the Felixstow redevelopment area and 1000L retention as per National Construction Code.

Encouraged requirements

- Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise to neighbouring properties.

SA Housing Authority reserves the right to amend Felixstow Design Guidelines at any point in time.

Landowners are responsible for checking whether any of the following items apply prior to design.

- Geotechnical soil classification (may require special design)
- Existing infrastructure such as retaining walls, fences, utilities, or similar
- Bushfire Management Plan
- Noise Attenuation Plan



4.1 GLOSSARY

Architectural Element

A design feature incorporated as a separate, identifiable part of a building that adds visual interest to a facade

Awning

A roof structure supported by a frame and located over a window to provide shade

Corner Lot

A lot with more than one street front boundary

Eaves

A roof overhang that provides shading to a wall face

Elevation

An external wall of any part of a dwelling facing a boundary

Estate Works

Structures and works undertaken as part of subdivision construction

Facade

The face of a building, typically the primary street elevation showing its most prominent architectural features

Front Fencing

Any fencing forward of the main building line

Gable

A triangular top section of a wall on a building with a pitched roof

Habitable Room

All living rooms, kitchens, bedrooms, activity rooms and studies

Main Building Line

Is measured from the front most habitable room on the primary street elevation, not the projection of a feature

Porch

An overhanging area of roof created through an indentation in the floor plan, usually where a door is located

Portico

An entry feature with a separate roof and supported by posts, pillars or piers

Primary Street

The street providing main pedestrian access to the dwelling

Public View

An area in view from common spaces such as parkland or streets

5.1 BUILDER CHECKLIST

HOUSE DESIGN

Front Elevation

- A veranda, portico or porch must be provided to the front of the dwelling. This should be a minimum of 1.5m in depth and have the same design qualities and character as the dwelling.
- The front of the dwelling must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage. No obscure glass, bathrooms or ensuites should be visible on front elevations.
- A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish (excluding doors, windows and roof).
- One of the following materials (mentioned above) must be provided in the front elevation of your dwelling (excludes door, window treatments, roof and garage doors):
 - Rendered brickwork
 - Feature cladding
 - Stone cladding
 - Timber cladding
 - Other feature approved by SA Housing Authority
- Eaves to be a minimum of 400mm width extend along the full width of the front elevation.
- Include at least 400mm articulation in floor and roof plan required for primary elevation.

Colours and Materials

- Do not use primary and vivid colours and reflective surfaces.
- Colour and material palette must be provided on front elevation plans for developer approval (includes walls, roof and trims).
- Roller shutters on publicly visible windows are not acceptable.
- Roof must be constructed in a single material and colours for gutters and downpipes must complement the dwelling.
- High reflective roof tops such as ZINCALUME are not permitted.
- The front wall height for the full width of the elevation to be minimum of 2.7m for single storey dwellings with lot frontages less than 7.6m wide.

Driveways and Garages

- Your driveway must be constructed from brick paving, exposed aggregate concrete, block pavers or patterned concrete. Grey or painted concrete is not permitted.
- Garages for single storey dwellings are to be set back a minimum of 5.5m from the primary street. Garages for double storey dwellings must be setback a minimum of 6m from the primary street. Garages must also be set back a minimum of 0.5m and a maximum of 2m behind the main face of the dwelling unless stated otherwise in the Building Envelope Plan (BEP) should this apply to your lot.

- Garages on secondary streets can be located a maximum of 2.5m from the side boundary and should be at least 0.5m behind the dwelling wall.
- All dwellings to have a garage enclosed with a door installed prior to occupation. Carports are not permitted except for dual street frontage and laneway lots and must be enclosed with a door.
- The location of your garage has considered proposed crossover and driveway locations to avoid the removal of street trees or conflict with service infrastructure. Any changes will require NPSP approval and costs to change at owner/s' expense.
- Garage roofing materials, colours and styling must complement the dwelling.

Front Yard Landscaping

- Front landscaping works must be completed within three months of moving into your dwelling.
- Where double width driveways are co-located with an adjoining allotment, treatments such as low fencing and/or garden beds are required to reduce visual impact.

Plant and Equipment

- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, NBNco box, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- Clothes drying and bin storage areas must be screened and indicated on submitted drawings.

- All dwellings must include at least a 2000L detention rainwater tank in the Felixstow redevelopment area and 1000L retention as per National Construction Code.

Secondary Street Elevation/ Corner Lots

- The appearance of the front façade must extend to the secondary street frontage on corner lots.
- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the dwelling visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street facade must incorporate at least one window.
- Your dwelling, if overlooking a street or park reserve, must be designed to incorporate windows and balconies to capture views and provide surveillance into adjacent public spaces.

Roof, Wall and Ceiling Height

- Skillion roofs to have a minimum pitch of 5 degrees and maximum pitch of 15 degrees.

Traditional pitched hip and valley roof form:

- Lots with a frontage greater than 7.6m to the primary street - roof form pitched at an angle greater than 22.5 degrees.
- Lots with a frontage equal or less than 7.6m to the primary street - roof form pitched at an angle greater than 25 degrees.
- For 2 storey dwellings, roofs concealed by parapet walls and other architectural treatments will be considered on merit.

Laneway Lots

- Vehicle access must only be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your dwelling overlooks the adjoining street or park, not the laneway.

Fencing

- Side and rear boundary fencing between neighbours to be 1.8m Good Neighbour Colorbond fencing with no exposed structural posts, in Grey Ridge.
- Secondary corner fencing should be constructed from treated timber in natural tones, brick, rendered finish or colorbond sheet metal in Grey Ridge with feature piers.
- If you wish to install a front fence, front fences must be a minimum of 0.9 m high to a maximum of 1.2 m high and must include transparent components, open in style to ensure views are maintained into the street.
- Solid fencing is not permitted forward of the front of the dwelling.
- Some allotments at Felixstow may have had fencing installed by the developer. This developer constructed fence should not be changed or adjusted without the prior approval of the developer.
- Please be aware for corner lots, side fencing must be installed 2.0m behind the forward most point of the closest wall of the front property boundary. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

Other Important Items

- Detailed site plan including fencing details, floor plan and elevations, materials and colour specification to be included within the application for Developer Approval.
- Developer Approval from SA Housing Authority must be obtained prior to applying for Development Approval from the City of Norwood, Payneham & St Peters to construct your house.
- If there is a need to relocate existing services or a level change from the existing levels at the property boundary, the owner/s will be required to address these at their own expense.
- It is a requirement for you to commence construction of your dwelling within 12 months of settlement of the land contract. Construction should take no longer than 12 months to complete.
- If a Building Envelope Plan (BEP) is associated with your allotment, the BEP will prevail over the design guidelines if there are any discrepancies.

