

vista
seaford heights



Congratulations on your decision to make Vista your home.

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

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

1.0 Introduction

2.0 Design Requirements

3.0 Approval Process

4.0 Building your Home

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1
INTRODUCTION

Thinking about your new home

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

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

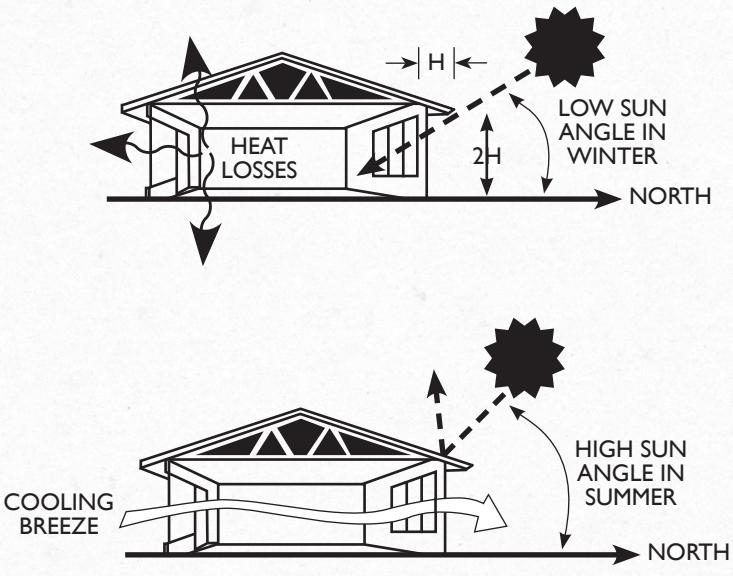
- Orientation of the allotment
- Appearance and style of the building
- Internal layout of rooms to take advantage of the sun
- Materials to be used
- Access points to surrounding roads
- Car parking and storage locations
- Landscaping

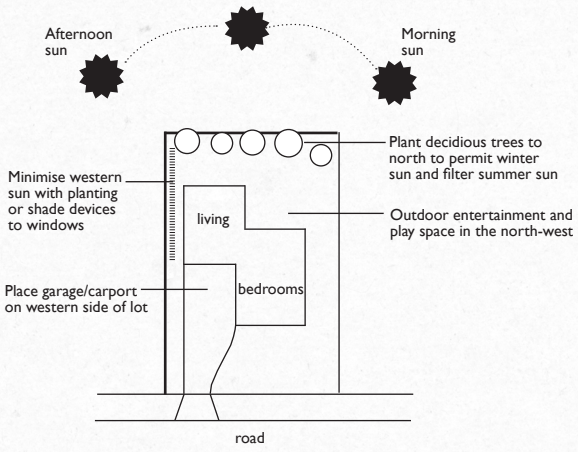
The information in these Guidelines must be followed if your proposed new home is to be approved by the Encumbrance Team.

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

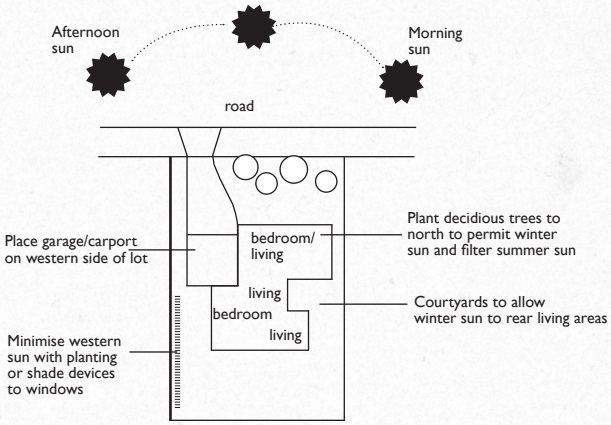
1.1 Good design is not just about good looks

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

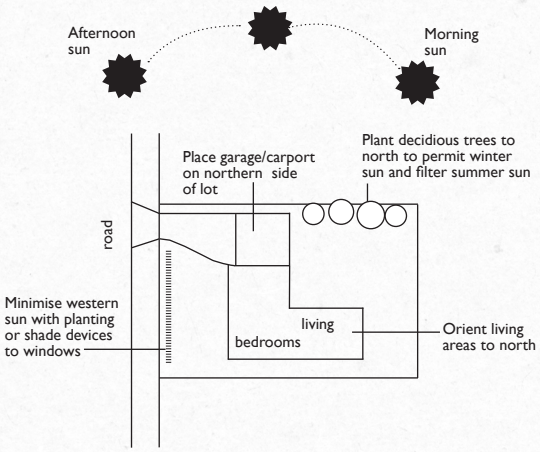




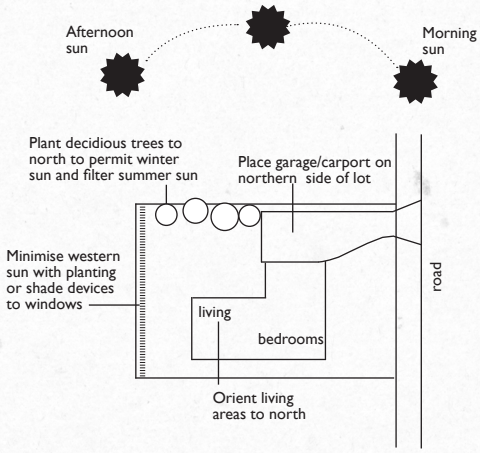
NORTH LOTS



SOUTH LOTS



EAST LOTS



WEST LOTS



2 DESIGN Requirements

Design requirements

2.0 Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling may be sited. In particular they indicate the following:

- The minimum building setback required from the street boundary (or boundaries, where an allotment has more than one street frontage).
- The minimum building setbacks required for side and rear boundaries
- The minimum building setbacks required for single and two-storey development
- Zero lot line allocations indicate where garages/carports can be built on boundaries of most allotments
- In limited locations maximum setbacks are also prescribed.

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

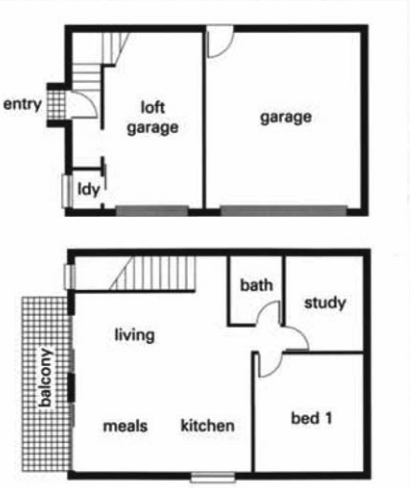
On most allotments the garage/carport element of a dwelling may be built on the boundary (zero lot line). The element on the boundary line must not be greater than 8m.

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

2.1 Loft Dwellings

For some designated Lots it is possible to build a loft (aka Mews) above the garage (access via the rear lane). The diagrams shown here indicate a potential layout and floor plan.

They may either be a granny flat or a teenager's retreat as part of the main dwelling or they may be a separate building and can be on a separate community title.



2.2 Private Open Space

Each dwelling on an allotment that is less than 300sqm must provide at least 24sqm of private open space. One part of the space must be directly accessible from a habitable room and be at least 16sqm with a minimum dimension of 3m. A balcony of 8sqm (minimum dimension of 2m) may be part of the 24sqm.

Each dwelling on an allotment between 300 and 500sqm in size must provide at least 60sqm of private open space. One part of the space must be directly accessible from a habitable room and be at least 16 sqm with a minimum dimension of 4m. A balcony of 10sqm (minimum dimension of 2m) may be part of the 60sqm.

Each dwelling on an allotment greater than 500sqm must provide at least 80sqm of private open space. One part of the space must be directly accessible from a habitable room and be at least 24 sqm with a minimum dimension of 4m. A balcony of 10sqm (minimum dimension of 2m) may be part of the 80sqm.

Private open space must be enclosed by 1.8m fencing and shall not include driveways or rubbish bin storage areas. Alfrescos / rear verandahs may be counted towards private open space subject to Council consent. They may only cover a minor amount of the private open space.

Dwellings located above ground level must provide the following private open space in the form of a balcony or roof top garden. A 2m minimum dimension applies.

• Studio	none required
• 1 Bedroom	8m^2 minimum
• 2 Bedroom	11m^2 minimum
• 3 Bedroom or more	15m^2 minimum

2.3 Height

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

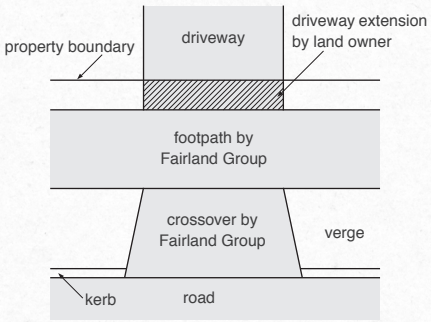
2.4 Carparking and Driveways

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

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

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

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



Driveway widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport driveway.

Garages and carports should either be under the main roof or complement the roof form and materials of the house, excepting garages and carports where a rear lane provides access. Garages and carports must be setback at least 5.5m from the front property boundary to enable a car to park in the driveway. Where vehicle access to a garage/carport on a corner allotment is via a secondary road, the garage/carport must be set back at least 1m. The only exception to this requirement is for garages/carports that gain access from a rear access lane where the setback requirement is 0m minimum and 1m maximum. Garages/carports accessing a rear lane must have an access (roller) door that is at least 3m wide to ensure ease of manoeuvrability. For designated medium density allotments, carparking spaces for visitors are to be provided on site at the rate of 1 space per 2 dwellings unless Council approves otherwise.

2.5 Appearance

The Fairland Group encourages design of high quality houses including design that exhibits diversity & innovation.

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

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

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

2.6 Building Materials

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

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

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

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

2.7 Recreational and Commercial Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment they must be parked where they cannot be seen from the street (other than from a rear access lane). Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line.

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

2.8 Privacy

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

These include:

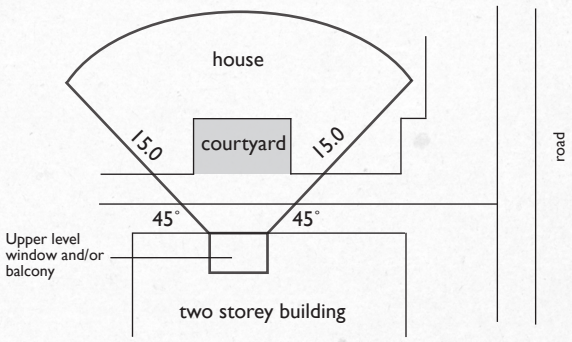
- The location, size and orientation of windows
- Type of glazing
- Raised window sill heights
- External screens and awnings, etc.
- Landscaping (evergreen)

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

Where treatment is required:
Windows must have

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

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



2.9 Outbuildings and External Fixtures

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

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

Clotheslines should be sited unobtrusively and away from public areas.

Solar water heaters and photovoltaic cells must not be unduly visible from the primary road. If the northern facing portion of the roof faces a primary or secondary road then only the solar cells are permitted on that portion of the roof. The water container (bullet) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

Air conditioners can cause discomfort to neighbours, thus their location should be selected with care. Evaporative air conditioners should be located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be visible from the primary road frontage. Reverse cycle air conditioning units should be located away from adjoining house's habitable rooms in order to minimise noise disruption.

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

2.10 Environment

Part of the vision for Vista is to create a carbon managed community. The Fairland Group has purchased carbon credits that account for the land development and building of all homes.

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

Dwellings must incorporate a hot water service that is:

- a gas boosted solar hot water system;
- an instantaneous hot water system (5.5 star minimum) with at least one of the following:
  - (a) a home energy monitor (display unit that measures current household electricity consumption) or
  - (b) a minimum 1kV PV electricity generating system.

Or

- an alternative hot water system that demonstrates as good or better energy savings when compared to gas boosted solar hot water services.

High energy use, non-recyclable or toxic materials are discouraged in the construction of all houses.

Each house must be connected to a potable water supply for drinking and washing in addition to the non-potable water system supply (also known as 3rd pipe or lilac pipe system) which is for the toilet, watering the garden and washing the car. Separate meters are required for each dwelling.

Tapware throughout the dwelling, including showerheads, must be at least AAA- rated (low flow). Toilets must be AAAA-rated dual flush water closets which have 4.5/3.0 litre capacity.

2.11 Fencing

Side and rear boundary fencing must be 1.8m high Colorbond sheet metal – Bushland colour. This can be sourced from Fielders at Port Noarlunga.
Solid side boundary fencing is required to finish in line with front wall of your home and not extend into the front yard. Side boundary fencing may only extend through the front yard if you have an approved front boundary fence being 1.5m high max. and transparent to enable views from street into your front yard.

No Colorbond sheet metal or solid fence is allowed forward of the front wall of your home.

Front fencing is optional for all allotments.
For corner allotments, solid side boundary fencing must finish back from the front wall of the home to allow the home to visually address the secondary street.

No fencing is to be constructed of brush, galvanised iron or zincalume materials.
Front Fences must be approved by the Encumbrance Team, & shall be:

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

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

2.12 Retaining Walls

Some retaining walls will be constructed by Fairland Group as part of the land development phase. This will be indicated on your site survey plans.

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

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

2.13 National Broadband Network

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

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


3
APPROVAL
process

Approval Process

3.0 Rescode

On the 1st of September 2012 the State Government introduced updated provisions for Rescode which deals with complying forms of residential development. Some of the criteria in these Design Guidelines are more onerous than in Rescode. If your proposed dwelling meets all the elements of Rescode and the Council will approve your proposed dwelling under the Rescode provisions then the Encumbrance Team will provide exemption of those elements within these Design Guidelines. If your proposal does not meet one or more criteria in the Rescode provisions then these Design Guideline provisions will apply.

3.1 Approval Process

When you purchase an allotment of land at Vista Seaford Heights 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 Team prior to approval from the City of Onkaparinga being sought and obtained. The Design Guidelines must be considered in conjunction with the City of Onkaparinga's Development Plan.

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

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

Applications for approval under the provisions of the Vista at Seaford Heights Design Guidelines should be forwarded to:

admin@fairland.com.au
Attention: Vista Encumbrance Team

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

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

As well as:

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

The Encumbrance Team 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.

Plans will then be sent to the applicant (owner or their agent, eg. builder).


4
BUILDING
your
HOME

Building Your Home

4.0 Building Your Home

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

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

4.1 Vehicle Access

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

4.2 Site Control

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

4.3 Stock Piles

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

4.4 Building Waste

All building waste must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the Lot. Accidental spills of soil, materials or waste outside of the Lot must be removed immediately.

4.5 Stormwater

Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an Erosion and Sediment Control Management Plan in accordance with your Development Approval is mandatory. The following measures must be put in place:

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

4.6 Amenities

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



5 Landscaping

Landscaping

5.0 Landscaping

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

The Developer, Fairland Group, will be undertaking extensive landscaping to streetscapes and parks to provide a high degree of amenity for residents. This will be delivered by utilising a range of attractive yet robust trees, shrubs and groundcovers.

In addition to these public areas, residential gardens further assist in reinforcing the imagery of an estate as well as providing a setting for individual dwellings and adverse weather conditions.

FRONT GARDEN

Much of the presentation of a house relies on the landscape development to the front garden.
The development of your garden needs to consider key issues such as water use, existing conditions (soil, weather, etc) and other issues such as pest plants and maintenance commitments.

When developing your garden consider the following:

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

EXISTING SOILS

Whilst not extensive in depth, the topsoil throughout Vista Seaford Heights will provide ideal growing conditions provided key actions are implemented. During civil construction, the site topsoil has been salvaged and re-spread over the site and consists of dark brown loamy clay. Whilst heavy in structure it will offer good moisture retention properties.

As outlined, the soils are highly alkaline and as such some species will not survive unless significant soil conditioning is undertaken. It is far better and cheaper to modify your species selection rather than undertake significant re-working of the soil.

A list of suggested species is attached and selecting from this will ensure a degree of consistency and cohesiveness throughout Vista. Local nurseries will also be able to provide further information on species selection.

The pH level of the soil is alkaline and fertiliser levels are low. Whilst adequate for planting of natives, particularly those of local origin, improving the soil will benefit any plant growth. We recommend you seek specialist advice from a local nursery but as a guide allow to:

cultivate the topsoil to a depth of 300mm to ensure it is free draining add organic matter and work into the soil depending on your plant selection, consider adding a phosphate-based fertiliser (adjust according to Manufacturer's instructions and species selected).

Beneath the topsoil layer is subsoil material which is less hospitable to planting. This material contains large amounts of lime and will restrict root growth. It is important to ensure that this subsoil material (evident by a change in colour from light brown to white/yellow clays) is not mixed in with topsoil.

If possible as part of your landscaping works, it is best to cultivate this subsoil to ensure it is not compacted and add composted organic matter added prior to placing topsoil. This will ensure that strong root growth into the subsoil can be achieved. If unsure of what is required take a soil sample to your local nursery for pH testing and analysis.

PLANT SELECTION

Due to the prevailing soil conditions and proximity to the coast with its typically salt-laden winds, correct plant selection will be critical to the success of your garden. It is essential that the species selected are appropriate for the site to ensure strong growth and minimise ongoing maintenance and resource use such as water, fertiliser, etc.

REAR GARDEN

Generally the rear garden area is larger than the front and allows for larger tree and shrub species to be planted. The design for these spaces should also include seating and outdoor eating areas to maximise the usability of the space. You should also ensure to establish plants to screen fences and sheds and that they are also large enough to provide a canopy that maximises your privacy by screening adjoining dwellings.

Service areas (clothes drying areas, bin storage, etc.) should be located so as not to be visible from the street and/or house and are screened from view.

5.1 Residential garden suggested planting list

FRONT GARDENS

Small Trees

Callistemon viminalis 'Hannah Ray'	Weeping Bottlebrush
Corymbia ficifolia cultivars	Red Flowering Gum
Cupaniopsis arancioides	Tuckeroo
Eucalyptus torquata	Coral Gum
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia hybrids	Crepe Myrtle

REAR GARDENS

Trees

Agonis flexuosa	Willow Myrtle
Banksia integrifolia	Coast Banksia
Eucalyptus caesia 'Silver Princess'	Gungurru
Eucalyptus levaoxylon 'Megalocarpa'	Large Fruited SA Bluegum
Eucalyptus scoparia	Wallangarra White Gum
Gleditsia tricanthos 'Shademaster'	Honey Locust
Jacaranda mimosaefolia	Jacaranda
Pyrus calleryana cultivars	Ornamental Pear
Sophora japonica	Japanese Pagoda Tree
Ulmus parvifolia	Chinese Elm

FRONT & REAR GARDENS

Shrub Planting

Agonis flexuosa 'Nana'	Dwarf Willow Myrtle
Alyogyne huegelli	Native Hibiscus
Callistemon 'Little John'	Dwarf Bottlebrush
Cistus ladaniferus	Rock Rose
Correa pulchella	Native Fuschia
Grevillea lanigera 'Mt Tamboritha'	Dwarf Woolly Grevillea
Leucophyta brownii	Cushion Bush
Nandina domestica 'Moon Bay"	Sacred Bamboo
Syzygium australe 'Select Form'	Dwarf Lillypilly
Westringia fruticosa	Coastal Rosemary
Teuchrium fruticans	Bush Germander

Clumping Plants

Carex buchannii	Carex
Carex petreii	Cultivar Flax Lilly
Dianella revoluta 'Little Rev'	False Iris
Isolepis nodosa	Knobby Club Rush
Lomandra 'Tanika'	Lomandra cultivar
Yucca gloriosa 'Bright Edge'	Yucca

Ground Covers

Brachycombe multifida	Cut Leaf Daisy
Convolvulus mauritanicus	Morning Glory
Hardenbergia violacea	Native Lilac
Myoporum parvifolium	Creeping Boobialla
Rhagodia spinescens var deltophylla	Creeping Saltbush
Rosmarinus 'Blue Lagoon'	Prostrate Rosemary
Scaevola 'Mauve Clusters'	Fan Flower

Native Grasses

Danthonia caespitosa	Common Wallaby Grass
Festuca glauca	Blue Grass
Stipa elegantissima	Elegant Spear Grass
Poa poiformis	Coast Tussock Grass
Themeda triandra	Kangaroo Grass

This list is intended as a guide only and is to illustrate the general design intent of the proposed landscape development.



vista
seaford heights

Fairland | We bring space to life

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These Design Guidelines provide general information regarding the properties at ‘Vista Seaford Heights’. While we have taken care to ensure the accuracy of information at the time of production we will not be liable (whether in tort, contract or otherwise) for any loss suffered as a result of relying on this proposal. The photos are for illustration purposes only. We recommend that prospective purchasers inspect land and, together with their advisers, make their own enquiries with relevant authorities prior to purchase. Fairland Group Pty Ltd - RLA 274625. FMV11852.