



VIRGINIA GROVE

Urban Design Guidelines

VIRGINIA GROVE URBAN DESIGN GUIDELINES V4

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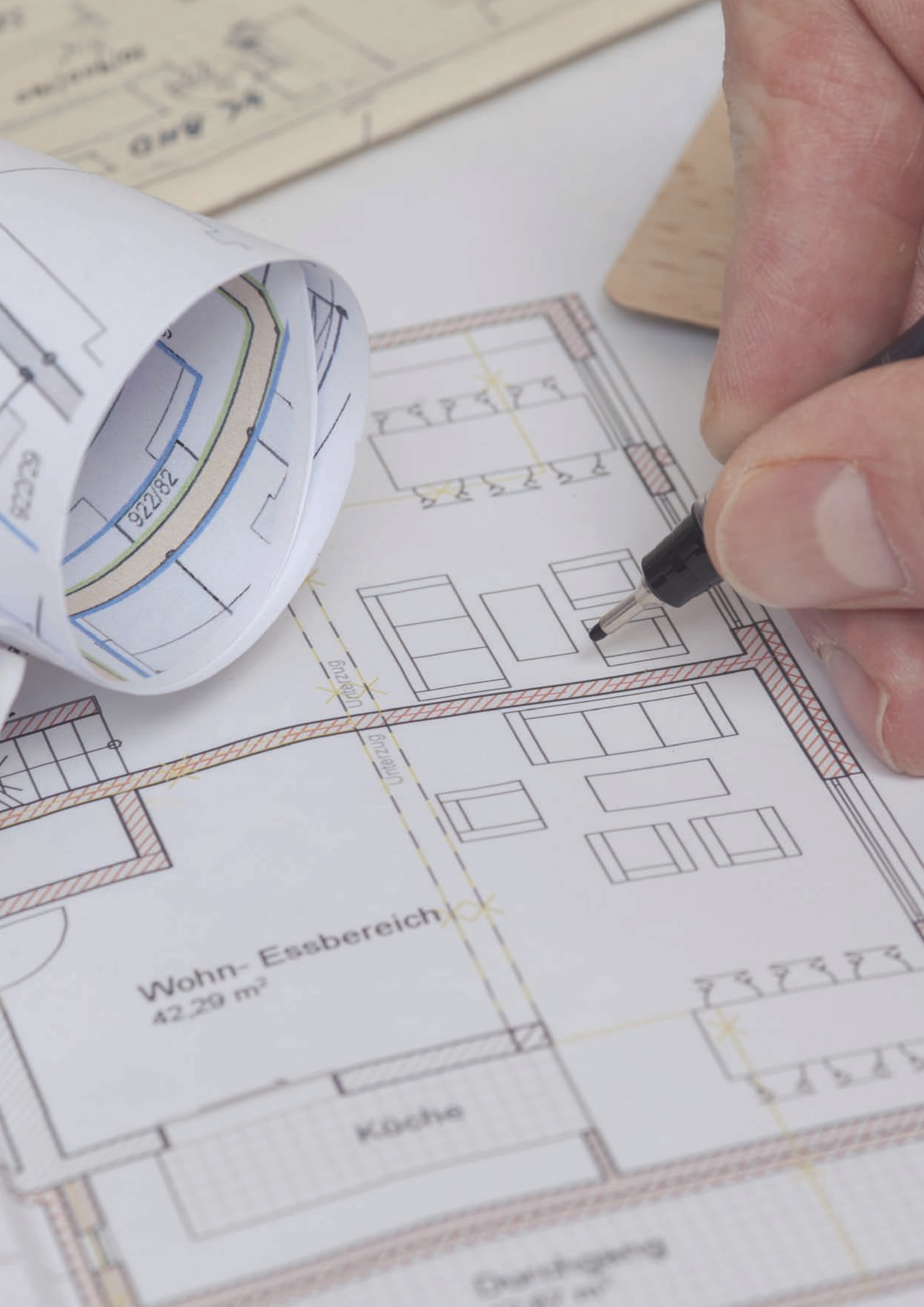
11. Your Obligations



WELCOME

Congratulations on joining the Virginia Grove community.

- At Virginia Grove, we believe that good design is a fundamental component of liveable communities.
- These Urban Design Guidelines complement the masterplan to create a pleasant and cohesive environment that's functional, convenient and attractive – what a masterplanned community should be.
- The advantage of Design Guidelines is that they provide certainty for the standard of development at Virginia Grove through a straightforward set of objectives, principles and controls for home design that will help create an attractive neighbourhood that you and your neighbours will be proud of.
- The Design Guidelines benefit the whole community by making Virginia Grove unique – a better, more attractive place to live where your investment is protected. They include mandatory requirements as well as some basic principles and options to guide you in designing your home.



Wohn- Essbereich
42.29 m²

Küche

Durchgang
1.81 m²

Unterzug

Einzelstütze

1. DESIGN & APPROVAL PROCESS

After selecting your home design you, your builder or architect will need to submit the following plans to the Virginia Grove Encumbrance Team so that we can help you achieve compliance with the guidelines.

Plans to be submitted must include:

- House Plans and Elevations;
- Site Levels (cut/fill benching plan), including retaining wall colours and materials;
- Site Plan (showing setbacks to boundaries and driveway location);
- Colour Schedule and details of construction materials.

Plans should be submitted via email to The Encumbrance Team at:

encumbrance@lanser.com.au

Alternatively, plans can be submitted in A3 format to:

Virginia Grove Encumbrance Team
PO Box 595
Kent Town SA 5071
Ph (08) 8132 1115

Assessment:

- House designs and plans that comply with these guidelines will be approved without delay;
- Where house designs and plans do not comply with these guidelines, the Encumbrance Manager will assist to identify amendments that may be required to achieve compliance;
- The Encumbrance Team for Virginia Grove may also approve plans that do not strictly comply with these Guidelines if they are of the opinion the house design or plans demonstrate design merit or will meet the broader objectives of the guidelines in enhancing the urban design quality of Virginia Grove.

Approval Process



2. PLANNING & DESIGNING YOUR NEW HOME

2.1 Building Siting & Setbacks

A 'Building Envelope Plan' has been prepared for each individual allotment. These Plans Indicate:

- The minimum building setback required from the street or lane boundary (or boundaries, where an allotment has more than one street frontage);
- The minimum building setback requirements from side and rear boundaries;
- The minimum building setback required for single and two-storey development;
- The minimum building setback from a public reserve;
- Where a wall can be constructed on the boundary.

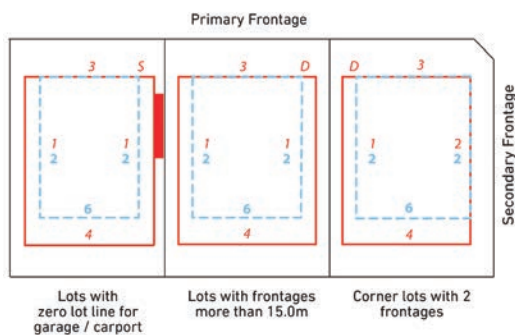
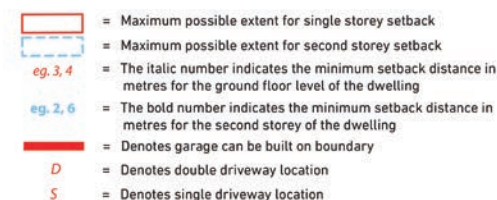
Requirements:

- A dwelling must be sited within the building envelope plan subject to site coverage, private open space and other requirements as set out in these guidelines. 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 and exceeds the site coverage area;
- Walls built on the zero lot line must not exceed a maximum length of 8m;

Please note the following may encroach beyond the setbacks referred to in these guidelines;

- Entry porch/portico;
- Fascia's, gutters, downpipes and eaves up to 0.5m (500mm);
- Masonry chimney, flues and pipes;
- Verandah, balconies, landings, steps or ramps not more than 1m in floor level height;
- For corner allotments, the 'primary street frontage' is the frontage having the lesser length, and the 'secondary street frontage' is the frontage having the greater length.

Figure 1 Example of a Building Envelope Plan showing front, side and rear setbacks.



*Please Note: Garages must be setback 5.5m from the front boundary

2.2 Site Coverage

The Site Coverage should provide sufficient space for:

- Pedestrian and vehicle access and vehicle parking;
- Storage and clothes drying;
- Private open space and landscaping;
- Front, side and rear boundary setbacks.

Requirements:

While Buildings should generally not exceed 50% site coverage, a site coverage of up to 60% will be approved provided the following can be achieved:

- Sufficient Private Open Space;
- Connection between Indoor/Outdoor space;
- Usable outdoor space.

2.3 Private Open Space

Requirements:

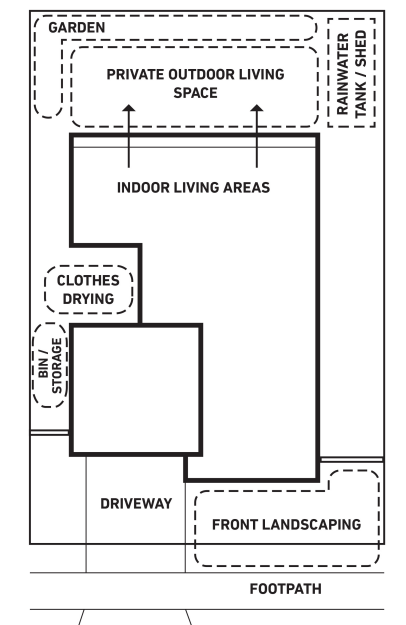
Dwellings should provide private open space in accordance with the following:

- For allotments 250m² in area or greater, a minimum of 20% of private open space is required
- For allotments under 250m² in area, a minimum of 35m² of private open space is required.

Recommendation:

Outdoor private open space should have a strong relationship with indoor living areas. When siting and designing your home consideration should be given to future use of outdoor areas for purposes such as entertaining, gardens, play and service yards for bin storage and clothes lines.

Figure 2



PLANNING OUTDOOR SPACES

2.4 Ceiling Height

Requirements:

- All homes on blocks 15.0m wide or less shall have a minimum internal floor to ceiling height of 2.7m for ground floor rooms.
- All homes on blocks greater than 15m wide are recommended to have a ceiling height of 2.7m but are **required to be no less than 2.55m** for ground floor rooms.

Homes with a ceiling height of 2.7m or more exhibit more appealing street façades through raised eaves lines. Internal rooms also feel open and more spacious.

2.5 Energy Efficiency & Comfort

Appropriate siting, design techniques and building materials make it easy for a home to be energy efficient. Importantly the design features that make a home more energy efficient can also make your home more comfortable to live in.

Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

Homes within Virginia Grove should improve their sustainability through the following recommended siting and design techniques.

- Locate habitable living areas and private open space on the northern side of the allotment. Dwellings should have at least one north-facing room (i.e. between 30° east and 15° west) capable of being used as a living area;
- 'Zone' house layouts to enable main living areas to be separately heated and cooled;
- Locate, size and shade windows to reduce summer heat loads and permit entry of winter sun;
- Utilize shading devices and or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces. Landscaping can also be particularly effective in minimizing the impact of the late afternoon western suns low angle.
- Allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
- Use low embodied energy materials and materials that maximise efficient thermal performance;
- Design roof orientation and pitch to enable effective use of solar collectors.

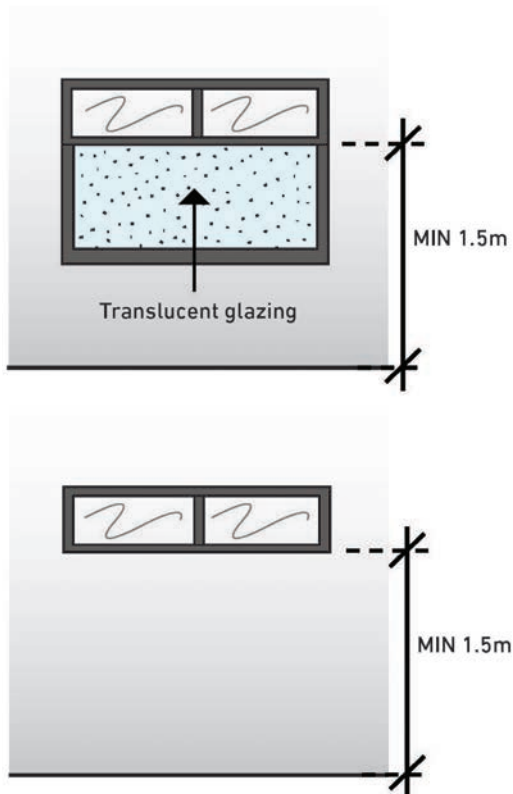
2.6 Privacy

Requirements:

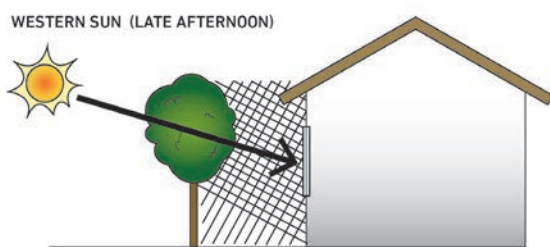
Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and the useable private open spaces of other dwellings shall be minimised by providing:

- Permanently fixed translucent glazing in that part of the window below 1.5m above floor level
- Window sill heights of a minimum of 1.5m above floor level;
- Permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes to restrict sight lines;
- Mature trees and shrubs can help screen private outdoor living area.

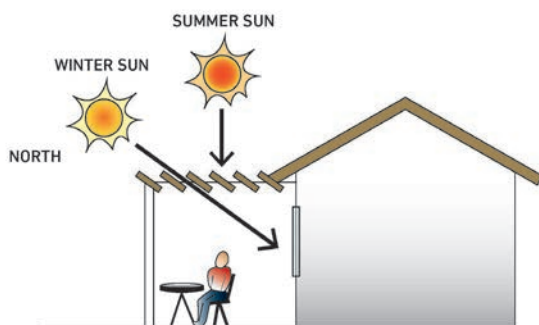
UPPER STOREY WINDOWS



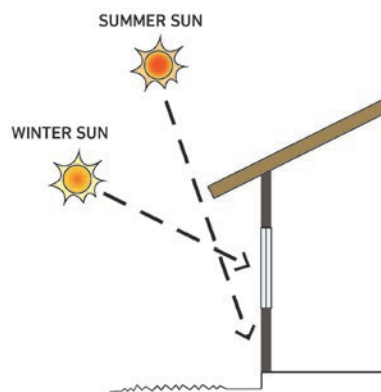
Please note: For the purposes of this requirement, a direct view occurs if windows or outdoor areas overlooked are located within a horizontal distance of 15.0m from the vertical centre line of the overlooking window and beyond 30 degrees angle from the plane of the wall containing the overlooking window.



Strategic tree planting around your home can help protect windows from late afternoon western summer sun.



Shading devices fitted to external verandahs & pergolas can allow winter sun to penetrate internal living areas while blocking the harsh summer sun



Eaves & shading devices can protect windows from direct sunlight in summer and allow winter sun to penetrate internal living areas

CROSS - VENTILATION



Strategically locating doors & windows during the design phase of your home can promote good conditions for cross-ventilation



3. BUILDING APPEARANCE

The architectural style and detail of your home has an important influence on the Virginia Grove community.

The following objectives should be considered and are detailed further in this section.

- House designs that contribute harmoniously to the overall streetscape and natural landscape of Virginia Grove as a whole;
- Use of colour palettes and materials that provide a consistent range of finishes and hues across all homes and complement the surrounding environment;
- Articulation of house elevations through the use of setbacks, verandahs and balconies.

3.1 Façade Design & Treatments

Requirements:

- Dwellings shall demonstrate design merit of high quality incorporating diversity and innovation. The façade of each house must have an engaging and attractive appearance when viewed from the street of public reserve;
- The appearance of all dwellings, especially two storey dwellings, shall be enhanced through architectural detailing and articulation of walls to avoid bulky, bland facades with uninterrupted walling on both the primary and secondary frontages, as well as any elevations visible to the public (eg from streets and parks);
- A dwelling shall not be elevated on posts or columns.
- Must include a portico or verandah that enhances the front facade.(or other architectural feature that enhances the entrance);

Dwelling facades on the primary frontage (and the publicly visible secondary frontage) shall be constructed using at least three of the following elements.

- Combination of brick and stone (including stone veneer), or brick and render. Proportion of the combination of materials will be assessed and approved at the discretion of the Encumbrance Team.
- Feature walls / infill incorporating natural finished timber, painted weatherboard, cement sheet (e.g. Scyon). And colourbond. The use of alternative wall cladding materials will be considered on their architectural merits;
- Feature windows
- Fan light or side light or both to the front door;
- Various balcony forms projecting from the façade for two-storey buildings;
- Variations in wall height and rooflines;
- Any other architectural detailing that contributes to the visual interest of the façade;
- Panel lift garage door.

Please note: All matters pertaining to building appearance are at the discretion of the Encumbrance Team and are considered on their architectural merits.

3.2 Boundary Retaining Walls

Retaining walls constructed on common boundaries between neighbours should be done so in cooperation between each allotment owner. Please contact your adjoining neighbour to determine the height and location requirements for their retaining. Working together assists with a better design outcome and can save you time and potentially money.

3.3 Corner Allotments

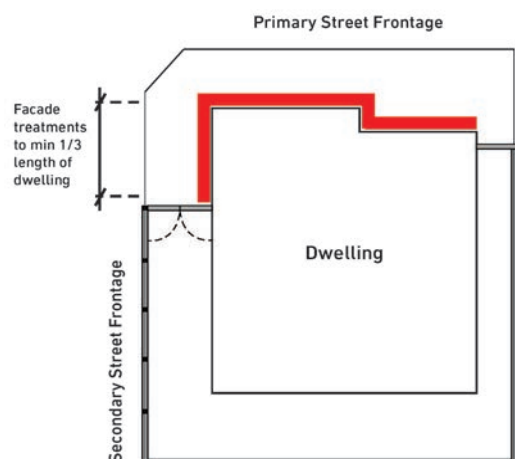
Requirements:

- Homes on corner allotments must include a window in their secondary frontage wrap façade;
- Houses on corner lots must be designed to address both street frontages, with treatments that compliment the primary street frontage (e.g. quoins, matching windows, materials, a return verandah and other façade features);
- The material selection for the primary frontage of a dwelling shall extend along all elevations of the secondary frontage visible to the public (i.e. 1/3 of the dwelling single level elevations not screened by a 1.8m high fence, and all second level elevations);
- The secondary frontage visible to the public shall extend at least 1/3 of the length of the secondary frontage of the dwelling.
- Service points including (but not limited to) meter boxes, hot water services, gas meters etc are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Team.

Recommendations:

It is encouraged that all homes on corner allotments leave as much (or all if possible) of their secondary frontage open and addressed as their primary frontage to add visual appeal to the streetscape.

- = Primary frontage treatments required
- ▬ = Decorative fencing required on secondary street frontage



3.4 Roof Design

Requirements:

- All roofs shall have a minimum pitch of 25 degrees and include eaves of a minimum width of 450mm to the extent of the house, unless architectural merit demonstrates otherwise;
- Roofs shall be articulated and incorporate elements such as gables to provide visual interest;
- Contemporary, skillion roofs and flat roof elements including porticos, verandahs etc may be approved subject to design merit. (Encumbrance Teams discretion);
- Roof materials shall be selected from Coloured corrugated iron sheets, tiles, slate or cement shingles. They may not be white in colour, plain galvanized, or other highly reflective materials.

3.5 Double Garages for Homes on allotments under 12m wide

Requirements:

- Double Garages will only be permitted on nominated Lots under 12m (excluding rear access Lots) when significant articulation is shown.
The following five elements will need to be present;
- Two single span panel lift doors with a minimum 300mm pier between them;
- A portico which spans over the width of the entry and the first garage panel door. (see below example)
- Feature Window Frames
- Combination of brick and render or feature cladding element
- Feature front door incorporating glass panelling



Please note: Two Storey dwellings with double garages will be assessed on merit, if a high level of facade articulation can be achieved.

3.6 Garages, Access & Parking

GARAGES & CARPORTS

Requirements:

All Garages and Carports shall:

- Either be under the main roof or complement the roof form and materials of the house;
- Be setback 5.5m from the front boundary to enable visitor parking;
- Be setback at least 0.5m from the front façade of the dwelling, unless architectural merit dictates otherwise;
- Have a maximum width of 6.0m or 50% of the build frontage width, (whichever is the lesser) unless otherwise outlined on the BEP
- Note – two-storey dwellings with double garages on 10m allotments will be supported subject to:
 - » Second storey setbacks being adhered to;
 - » Use of bulk heads, architectural doors and other architectural features to reduce the visual dominance of the garage.

Double garages shall have either:

- Two separate doors with a distance of not less than 300 mm between them; or
- A double door with molded door panels.

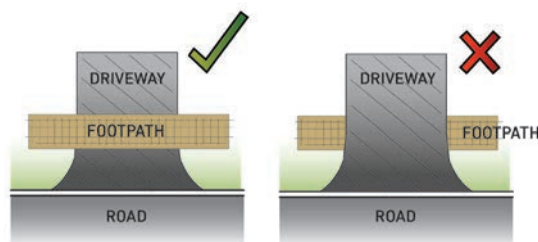
RECREATION AND COMMERCIAL VEHICLES

If you plan to have a boat, caravan or commercial vehicle stored on your allotment, it must not be visible from public areas, caravans boats, trailers, trucks, vans and similar vehicles will not be permitted to be parked forward of the building line of the dwelling.

VEHICLE ACCESS & PARKING

Requirements:

- Two on site resident parking spaces per dwelling shall be provided, one of which is to be undercover;
- Desired driveway locations will be indicated on the 'Building Envelope Plan'. Variations are considered by merit and all costs of relocating services are to be borne by applicant;
- Only one crossover is allowed per street frontage. If vehicle access to the rear of the property is desired this must be via the one crossover. The house design must make allowance for this. This excludes corner allotments where a second access point is permitted on the secondary frontage;
- Driveways and crossovers should have a maximum width of 3 metres for single garages and 5.5 metres for double garages as measured at the front property boundary. A wider driveway to access rear side gate will be assessed on merit;
- Be set back 1 metre from the side boundary where the garage is off the side boundary to enable room for landscaping;
- Driveways and crossovers must be constructed of either textured/exposed aggregate concrete, coloured concrete or textured unit pavers;
- Plain concrete driveways and crossovers will not be permitted.



Please note: Where footpaths are provided, driveways must be carefully constructed to abut each side of the footpath. They must NOT cut through existing footpaths.

4. RAINWATER TANKS AND CONSERVATION

Rainwater Tank requirements should be addressed in accordance with The City of Playford's Development Plan. Please refer to Council for specific information.

Requirements:

- The maximum height of any rainwater tank is 2.4m;
- Water tanks must be located to minimise visual impact on public areas and to maximise collection of water;
- The overflow from all tanks must be directed via underground stormwater pipes to the street or rear of lot drainage.

Recommendations:

- Incorporate plumbing products (e.g. taps, shower-heads, toilets) and appliances (e.g. washing machines, dishwashers) with a minimum AAA rating;
- Install sub-surface irrigation systems or drippers for your garden.

5. OUTBUILDINGS & EXTERNAL FIXTURES

5.1 Sheds & Verandahs

Requirements:

Outbuildings including structures such as sheds, workshops, aviaries, gazebos and similar buildings are to comply with the following criteria:

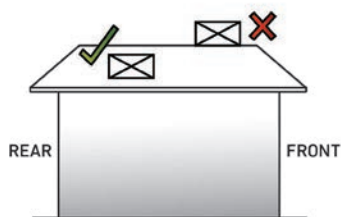
- be set-back 600mm from side and rear boundaries. All sheds bigger than 6x5 must be setback 1.0m from side and rear boundaries;
- be pre-coloured and have an external finish that is complementary to the surrounding environment (Zincalume, galvanised finishes, or other highly reflective materials are not allowed);
- must be positioned in at the rear of allotments and located so as to minimize their visibility from the primary street frontage.

Please note: Sheds or outbuildings less than 3x4m will not need to be assessed by the Virginia Grove Encumbrance Team. However they are required to comply with the three points noted above.

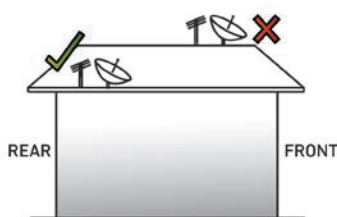
5.2 Other Ancillary Structures

Requirements:

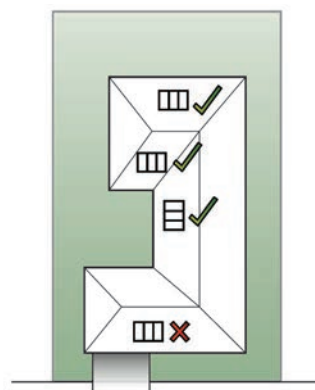
- Clotheslines shall be sited unobtrusively and away from public areas;
- Solar water heaters & solar panels are encouraged, but they must not be unduly visible from the primary road, must be parallel to the roof (not on retractable mounts) and be of a type that does not incorporate a water storage tank on the roof;
- Air conditioners can cause nuisance noise for neighbours, and their location shall be selected to minimise disturbance. Evaporative air conditioners shall be low profile, located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be unduly visible from the primary road frontage;
- Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes shall be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall;
- Rainwater tanks shall be positioned at the side or rear of dwellings and screened from view.



EVAPORATIVE AIR CONDITIONER UNITS



SATELLITE DOMES & ANTENNAE



SOLAR HOT WATER HEATER

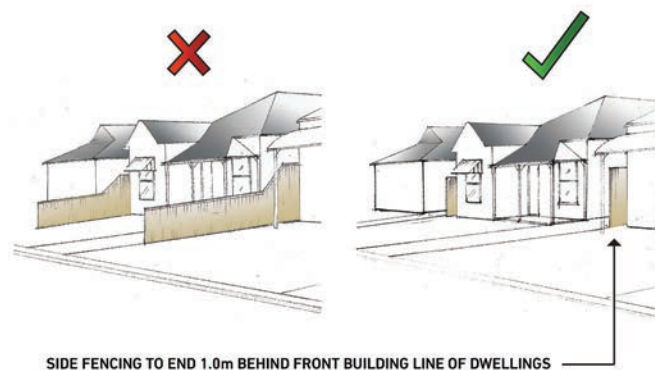
6. FENCING

6.1 Side & Rear Boundary Fencing

The following requirements are in place to ensure fencing at Virginia Grove will create a consistent and cohesive theme.

Requirements:

- Side, return and rear boundary fences behind the building alignment are required to be 1.8m in height and constructed from Colourbond® (or equivalent) in colour "Teatree®" (or equivalent) and profile "Superdek®" (or equivalent);
- Side fences along common property boundaries must be located 1 metre behind any building line of the home which faces the street. Any fencing forward of this point must comply with the Front Boundary Fence Requirements in section 6.3.

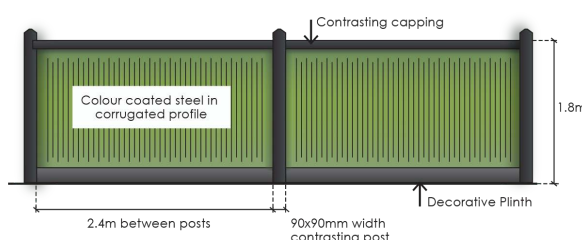


It is recommended to install temporary fencing on vacant allotments. This assists with keeping the site clean and ensuring existing infrastructure is not damaged by unauthorised site access, storage of site materials and rubbish disposal.

6.2 Fencing on Corner Allotments & Abutting Public Open Spaces

Requirements:

- For corner allotments, a maximum of 2/3 of the length of the secondary frontage of the dwelling can be constructed to 1.8 metres in height. If the remainder of the secondary frontage is fenced, it must have a maximum height of 1.2 metres and conform to the Front Boundary Fence Requirements below.
- For side and rear boundary fences with a frontage to a public roadway fencing must be of a decorative nature in accordance with the specification shown in the figure below: Capping and posts must be a contrasting colour to the "Teatree®" sheeting, we strongly suggest matching it to roofing colour.
- Applies to all fencing returns and/ or side entry gates that are over 1.5m wide

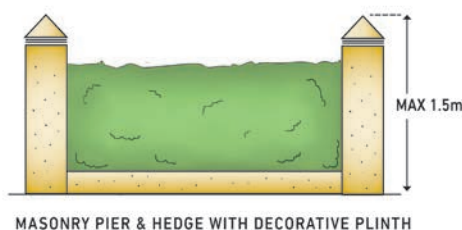
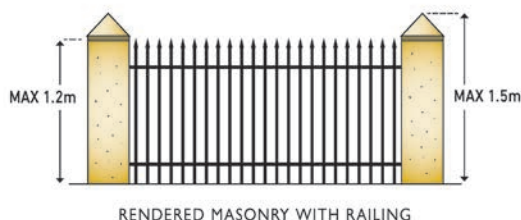


Plinths, if required under fencing are to be decorative in material, coloured concrete and / or patterned pre cast concrete for example. Plain grey concrete or timber sleepers will not be permitted.

6.3 Front Boundary Fencing

Requirements:

- Fencing must be of open style in nature to enable views into front gardens;
- The maximum fence height permitted is 1.2 metres and the minimum height permitted is 0.9 metres (excepting hedges where the minimum height is 0.6m);
- Masonry piers may extend above the fence to a maximum height of 1.5m;
- Materials shall conform to the following:
Piered brick or masonry piers with steel, timber or Aluminium slat infill – minimum 50mm separation.



Please note: Masonry fences over 1.0m high need Council approval.



7. LANDSCAPING

Landscaping of gardens visible to the public, as well as any verges/nature strips, are required to be established within **6 months** of occupation or practical completion of the associated dwelling (whichever occurs first). All landscaping must be regularly maintained in a standard consistent with the surrounding dwellings.

A Street Tree will be provided in the Verge for each allotment. Please keep this in mind when designing your verge treatments.

Main Boulevards

Allotments on Juniper Boulevard or opposite the central reserve will have irrigated turf installed by the developer. If relocation of the driveway from the developer designed position occurs, the purchasers will need to install a 100mm diameter irrigation conduit beneath the driveway in the Council verge to allow the developer to install irrigation through the verge.

Please note, all verge treatments require the approval of the City of Playford Council. For the Verge Landscaping Application Form, please use the link below and submit to Council.

www.playford.sa.gov.au/verges

Or call 8256 0333 for more information.

Requirements:

Landscaping of front gardens should:

- Screen or soften the appearance of storage, service and parking areas;
- Minimise impermeable paved surfaces;
- Use plant species suited to the site which minimise the need for maintenance;
- Avoid interference with utility services; and not unreasonably affect adjacent properties through overshadowing or intrusive root systems.

8. CONNECTING TO FIBRE OPTIC (NBN)

8.1 National Broadband Network (NBN)

Virginia Grove residential estate will be NBN compatible (that is, infrastructure will be in place to support telephone and high speed internet over the NBN).

Please ensure that your builder is familiar with the home wiring requirements of the National Broadband Network.

9. SITE MANAGEMENT DURING CONSTRUCTION

All building materials and wastes associated with any building site activity must be stored and contained on the subject land until proper disposal can be effected. All light wastes (plaster and cement bags, plastics, wrappings etc.) shall be secured and placed in a covered rubbish skip on-site.

Storage of site materials and vehicle access to support construction not within your allotment can be completed with prior written approval from the allotment owner. Although uncommon, illegal access to your allotment should be reported to council and/or relevant authorities.

It is the owners/builders responsibility to ensure the site is well managed during construction to avoid unsightly litter and waste material associated with the construction of a dwelling becoming loose and scattered.

It is also the owners/builders responsibility to ensure street trees and footpaths are protected during the construction period.

Note: Vacant and developed lots may not be used to store the following in public view: caravans, boats, containers, trucks, sheds, livestock or anything else that will be detrimental to surrounding streetscape and amenities.

10. CONSTRUCTION TIMELINES

Requirements:

- Construction of the dwelling is to commence within 18 months after settlement;
- Best endeavours are to be undertaken to complete construction of the dwelling within 12 months of build commencement;
- Driveways and crossovers are to be completed within 3 months of dwelling build completion;
- Garden and verge (including side verge, if applicable) landscaping is to be established within 6 months of dwelling build completion.

11. YOUR OBLIGATIONS

The Residential Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased. Therefore, all purchasers are contractually required to comply with the guidelines. All dwellings, outbuildings, landscaping of front yards and other structures as detailed in these guidelines require an Encumbrance Approval prior to seeking the approval of Council.

AMENDMENTS LIST

V.1 - March 2015

V.2 - April 2016

- 3.1 Facade Design & Treatments
 - Requirement for Portico added

V.2.2 - December 2017

- 7. Landscaping
 - Note added to refer verge treatments to Playford Council

V.2.3 - April 2018

- 3.5 Vehicle Access & Parking
 - Clarification regarding one crossover point per frontage

V.3 - May 2018

- 3.4 DoubleGarages for Homes on allotments under 12m wide
 - Double Garages on narrow Lots now allowed on nominated allotments within the parameters of the Encumbrance and where indicated on the Building Envelope Plans
- 3.5 Vehicle Access & Parking
 - Clarification regarding one crossover point per frontage

V3.1 - July 2018

- 7. Landscaping
 - Note added regarding irrigation conduits under verges on main roads and collector roads

V3.2 - October 2018

- 7. Landscaping
 - Clarification regarding irrigation conduits and Council verge application forms.

V.4 - July 2020

2. Planning & Designing Your New Home

- Ceiling Height requirement for all homes on blocks greater than 15m wide increased to 2.55m

3. Building Appearance

- Clarification added regarding Facade Treatments, Corner wrap facades and Double garages on two storey homes.

3.2 Boundary Retaining Walls

- Recommendation added.

4. Outbuildings & External Fixtures

- Clarification on Solar Panels and Water Heaters.
- Clarification on requirements for sheds less than 3x4m.

5. Fencing

- Clarification on Decorative plinths under corner fencing & in public view and recommendations for temporary fencing on vacant land.

9. Site Management During Contruction

- Clarification on Site Management.

Note: The Encumbrance will be enforced based on the version of the Guidelines signed at time of contract

VIRGINIA GROVE

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VIRGINIA GROVE

VIRGINIA GROVE URBAN DESIGN GUIDELINES V4

