Sunflowers

Design Guidelines



Welcome to Sunflowers Virginia. Here we consider design a key element of a liveable community. That's why we have created guidelines to help enhance and complement the masterplan, creating a cohesive environment that is attractive, convenient and functional.

These clear and workable guidelines will provide certainty for the standard of development within the Sunflowers Virginia Estate. They provide a straightforward set of objectives, principles and controls for home design that will help create a desireable and welcoming neighborhood that all homeowners will be proud to be part of.

This includes mandatory requirements as well as some basic recommendations and principles to assist in designing your home.

These guidelines benefit the whole community by making Sunflowers Virginia an attractive place to live, where your investment is protected and efforts appreciated.

Note: all requirements as detailed herein are for Estate guidelines only. All building applications must also comply with the Council requirements that exist at the time of application.

Design and Approval Process 4

Planning and Designing Your New Home 8

Building Siting and Setbacks
Site Coverage
Private Open Space
Ceiling Height
Energy Efficiency
Privacy

Building Appearance 12

Façade Design and Treatments
Corner Allotments
Roof Design
Colours and Materials
Garages, Access and Parking
Rainwater Tanks

Outbuildings and External Fixtures 19

Sheds and Verandahs
Other Ancillary Structures

Fencing 20

Side and Rear Boundary Fencing
Fencing to Sunflowers Virginia Development Perimeter Boundaries
Front Boundary Fencing

Landscaping 22

Connecting to Fibre Optic 24

National Broadband Network (NBN)

Site Management During Construction 26

Your Obligations 28

Encumbrance Checklist Submission Form 30

Design and Approval Process

Having selected your new block of land in Sunflowers Virginia, it is recommended that you read through these guidelines to fully understand your obligations, benefits and surety.

If you haven't already, you should now select your builder and the home design that you wish to build. Please provide these guidelines to your builder so they can ensure they are considered in the design process. Your builder or architect will need to submit the following plans to the Sunflowers Virginia Encumbrance Manager for assessment:

- House plans and elevations
- Site levels (cut/fill, benching plan if applicable), including the location and details of any retaining walls
- Site plan showing setbacks to boundaries and driveway location
- Colour selections and details of construction materials
- Compliance check list.

Please provide two sets of plans in A3 format to 'The Encumbrance Manager - Sunflowers Virginia' care of - 692-696 Port Wakefield Rd Parafield Gardens SA 5107.

Alternatively plans in PDF format can be emailed to - admin@wgdevelopments.com.au

Assessment

Our commitment to you is that we will promptly handle and assess your application. House designs that comply with these guidelines will be approved without delay.

Where house designs and/or plans don't comply with these guidelines, the Encumbrance Manager will assist to identify amendments that may be required to achieve compliance.

The Encumbrance Manager may also approve plans that do not strictly comply with these guidelines if they are of minor non-compliance and of the opinion that the plans and designs demonstrate merit and/or will meet the broader objectives of the guidelines in enhancing the design qualities of Sunflowers Virginia.

Approval Process

Read and familiarise yourself with the design guidelines.

1. Select or design your house plan with your builder or architect in compliance with these guidelines.

2. Submit your plans to the Sunflowers Virginia Encumbrance Manager for encumbrance approval.

3. Once plans have been approved and stamped with encumbrance approval, submit to the District Council of City of Playford for development approval.

4. Once Council development approval is issued, construction may begin on your new home.

5. Front landscaping, including verges and fencing must be completed within six months of completion of construction.





Planning & Designing Your New Home

Building Siting and Setbacks

A building envelope plan has been prepared for each individual allotment. These plans include:

- 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 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 plan will not be approved)
- Walls built on the zero lot line must not exceed a maximum length of 9.0m overall

Note: The following may encroach beyond setbacks referred to in these guidelines:

- Entry porch/portico
- Fascias, gutters, downpipes and eaves up to 0.50m (500mm)
- Masonry chimneys, flues and pipes
- Verandah, balconies, landings, steps or ramps not more than 1.0m in floor level height.

Note: For corner allotments, the primary street frontage is the frontage having the lesser length, and the secondary frontage is the frontage having the greater length.

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

Buildings should generally not exceed 50% site coverage.

Exceptions will be considered up to 60% provided the following can be achieved:

- Sufficient private open space
- There is a connection between indoor and outdoor spaces
- Demonstrated usable outdoor space
- The dwelling includes an area of private space under the main roof.

Private Open Space

Requirements

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

- **Allotments less than 301m^2:** 24m^2 of private open space shall be provided with a minimum dimension of 3m, of which 8m^2 may comprise balconies, roofed patios, alfresco areas etc, with a minimum dimension of 2m.
- **Allotments in excess of 301m^2:** 60m^2 of private open space shall be provided with a minimum dimension of 4m, of which 10m^2 may comprise balconies, roofed patios etc, with a minimum dimension of 2m.

Please refer to the City of Playford Private Open Space guidleines for full details, in particular as they apply to Two Storey Dwellings.

Ceiling Height

All homes shall have a minimum internal floor to ceiling height of 2.7m for ground floor rooms.

Energy Efficiency

Appropriate designs, energy efficient materials and appliances, and considerate siting will not only improve energy efficiency, but also make your home more comfortable to live in.

Whilst we do not include the following into our encumbrances, we do recommend you consider them into the design of your new home.

Recommendations

» Locate inhabitable living areas and private open space on the Northern side of the allotment wherever possible

» Dwellings should have at least one north-facing room 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

» Utilise shading devices and/or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces

» Allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer

» Use low embodied energy materials that maximise efficient thermal performance

» Design roof orientation and pitch to enable effective use of solar collectors.

Privacy

Upper level windows, external balconies, terraces and decks which directly overlook habitable room windows and usable 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, solid or translucent panels and planter boxes to restrict site lines.

Building Appearance

Façade Design and Treatments

Requirements

» Dwellings shall demonstrate a high quality of design merit (the façade of each house must be attractive in appearance when viewed from the street or public reserve)

» The appearance of all dwellings shall be enhanced through architectural detailing and articulation of walls to avoid bulky, bland façades with uninterrupted walling on both the primary and secondary frontages, as well as elevations visible to the public

» Dwellings elevated on posts or columns are non-compliant

» All dwellings should include a porch/entry portico feature at the front of the home and should be separate from the main roof line. The minimum depth should be 1.5m.

Dwelling façades on the primary frontages and publicly visible secondary frontages shall be constructed using at least three of the following elements:

» Combination of brick and stone (including stone veneer), or brick and render

» Feature walls/infill incorporating timber, painted weatherboard, cement sheet and Colorbond - the use of alternative wall cladding materials will be considered on their architectural merits

» Feature window frames of timber or commercial section aluminium

» Various balcony forms projecting from the façade for two storey buildings

» Variations in wall height and roof lines

» Any other architectural detailing that contributes to the visual interest of the façade.

Corner Allotments

Requirements

» Homes on corner allotments must include a window in their secondary frontage facade

» Houses on corner allotments must be designed to address both street frontages, with treatments that complement the primary street frontage

» The secondary frontage visible to the public shall extend at least one third of the length of the secondary frontage of the dwelling - no fencing allowed.

Roof Design

Requirements

» All roofs shall have a minimum pitch of 25 degrees and include eaves of a minimum width of 450mm, unless architectural merit can be demonstrated.

Note: 450mm eaves are not required on second story component

» Contemporary, skillion roofs and flat roof elements including porticos, verandahs etc may be approved subject to design merit

» Roof materials shall be selected from coloured corrugated iron sheets, tiles, slate or cement shingles - they must not be white in colour, plain galvanized or other highly reflective materials.

Colours and Materials

We encourage the use of natural colour and material palette.

Colours to avoid would be stark white and bright colours such as reds and greens.

Garages, Access and Parking

Garages and 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 car parking

» Be setback at least 0.5m from the front façade of the dwelling

» Have a maximum width of 6.0m or 50% of the site frontage width (whichever is the lesser).

» All allotments with frontage of 12.5m or greater are to have double garages

» 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 no less than 300mm between them, or

» A double door with molded door panels.

Vehicle Access and 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 the applicant

» Only one crossover is allowed per street frontage

» Driveways should be a maximum width of 4.0m for single garages and 5.0m for double garages as measured at the front property boundary - a wider driveway to access rear side gate will be assessed on merit.

» Developer is to construct crossover as per the Master Services plan

» Driveways and crossovers must be constructed of either textured/ exposed aggregate concrete, coloured concrete or textured unit pavers

» Plain concrete driveways will not be permitted

» Vehicles are not permitted to be parked in areas other than those provided for that purpose

» Vehicles are not permitted to be parked on council verges or landscaped areas at all times or for any purpose.

Driveway Grades

Requirements

» Double width driveways should not exceed a maximum grade of 1.0m in 5.0m

» Single width driveways should not exceed a maximum grade of 1.0m in 8.0m.

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 all public areas. Caravans, trailers, trucks, vans and similar vehicles will not be permitted to be parked forward of the building line of the dwelling.

Rainwater Tanks

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

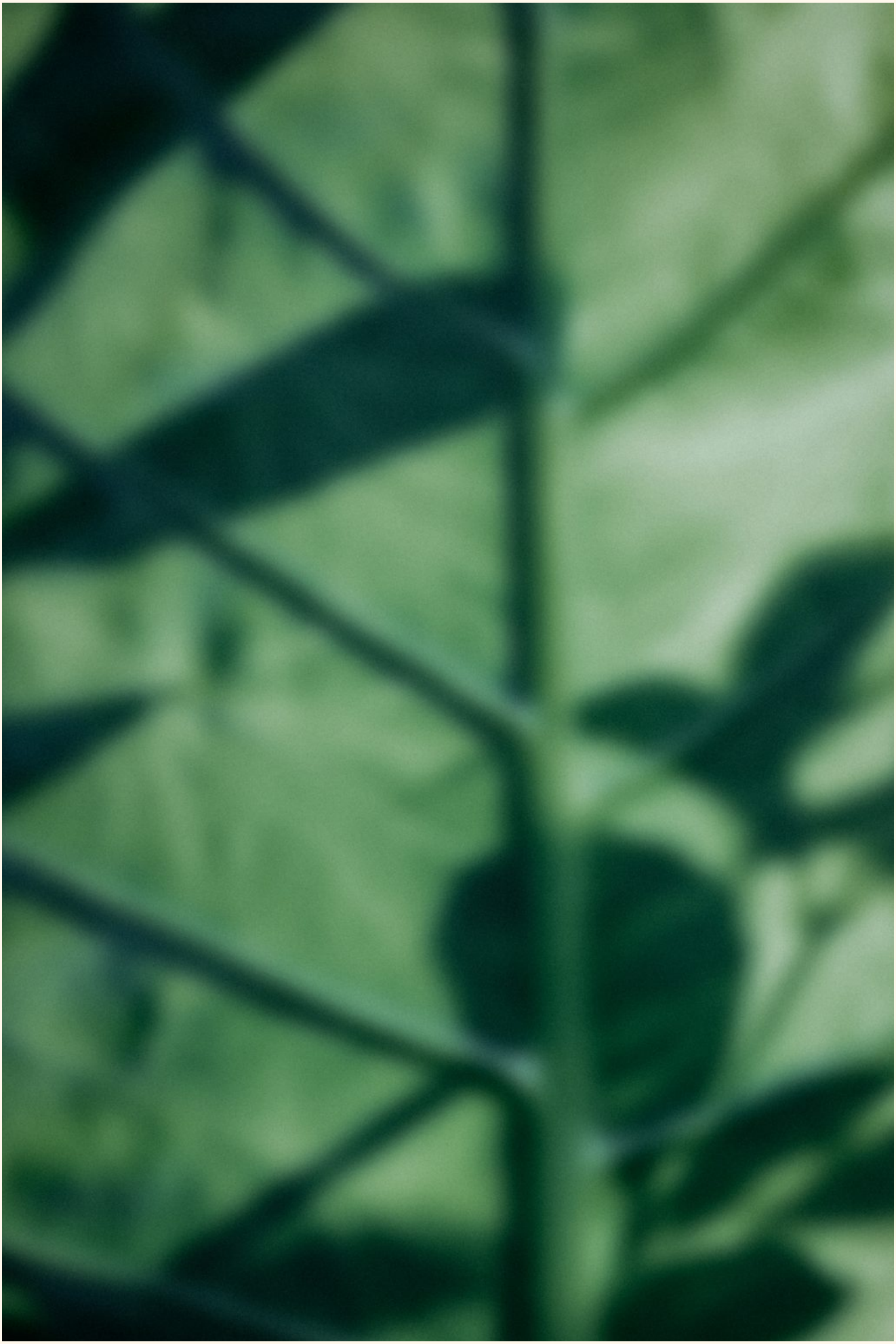
Requirements

» The maximum height of any rainwater tank is 2.4m

» Rainwater tanks shall be positioned at the side or rear of dwellings and screened from view

» 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.





Outbuildings and External Fixtures

Sheds and Verandahs

Requirements

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

» Set-back a minimum of 600mm from side and rear boundaries

» Sheds larger than 6.0m x 5.0m are set-back a minimum of 900mm from side and rear boundaries

» Outbuildings are 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

» Outbuildings must be positioned at the rear of allotments and located to minimise their visibility from the primary street frontage.

Note: sheds or outbuildings less than 3.0m x 4.0m do not require approval from the Encumbrance Manager.

Other Ancillary Structures

Requirements

» Clotheslines shall be sited unobtrusively and away from public areas

» Solar water heaters are encouraged, but they must not be unduly visible from the primary road and be of a type that does not incorporate a water storage tank on the roof

» Air conditioners should be located where they minimise any disturbance to neighbours

» Evaporative air conditioners shall be low profile, located below the ridge line of the roof and be neutral in colour or match the roof colour - they must be located so as not to be unduly visible from the primary road frontage

» Antennae and satellite dishes must be located within the roof space or positioned such that they will not be unduly visible from the primary road frontage. Particular satellite dishes shall be coloured in a professional manner to match the structure to which they are attached (i.e. roof or wall).

Fencing

The following requirements have been established to ensure fencing within the Sunflowers Virginia Estate will create a consistent and cohesive theme.

Side and Rear Boundary Fencing

Requirements

- Side, return and rear boundary fences behind the building alignment are required to be 1.8m in height and constructed from Colorbond (or equivalent) in colour **'Woodland Grey'** (or equivalent) and profile **'Superdek'** (or equivalent)
- Side fences along common property boundaries must be located no further forward than front of any building line of the home which faces the street
- Brush fencing is not allowed.

Fencing to Sunflowers Virginia Development Perimeter Boundaries

Requirements

Please refer to the attached plan designating the following fencing requirements for properties abutting Sunflowers Virginia perimeter boundaries. The developer will be erecting only the perimeter fencing designated in the attached plan as follows.

Fence Type 1 (open)

Notes to open style fencing:

- The open fencing must be kept free of any items which would block or restrict visual access through the fencing
- No screening plants above 600mm permitted
- No permanent structures within 3m of fencing
- No materials to be affixed to fencing to block or restrict visual access
- Ensure that visual surveillance from the rear of any dwelling on the land to the reserve is unimpeded.

Fence Type 2 (solid)

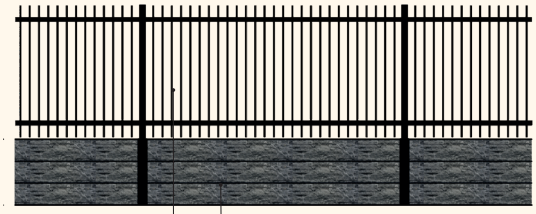
Front Boundary Fencing

Requirements

- Fencing must be of an open style nature to enable views into the front gardens
- The maximum fence height permitted is 1.2m and the minimum height permitted is 0.9m (excluding 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: piers brick or masonry piers with steel, timber or aluminium slat infill - minimum 30mm separation.

Note: masonry fences over 1.0m high need council approval

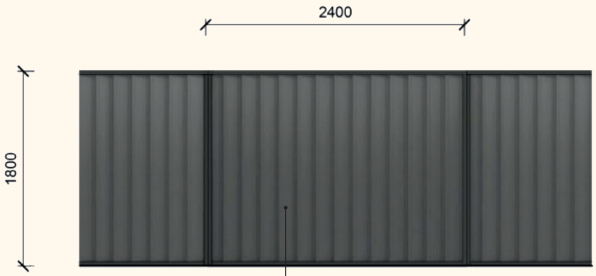
Fence Type 1 (open)



'Blakeview' concrete sleepers

65x16mm Aluminium blade panel fence

Fence Type 2 (solid)



Solid good neighbour fencing

Landscaping

Landscaping of gardens visible to the public, as well as any verges and nature strips are required to be established within 6 months of practical completion of the home. All landscaping must be regularly maintained in a standard consistent with the surrounding dwellings. Council does not undertake verge maintenance.

Note: at least 40% of your front garden must be landscaped using trees, shrubs, turfing plants, ground covers or irrigated turf.

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
- Not unreasonably affect adjacent properties through overshadowing or intrusive root systems
- All verges to be maintained by the property owner.

Retaining Walls

All retaining walls visible to the street boundaries should be either coloured concrete or decorative retaining materials, such as textured interlocking brick.

Note: no plain concrete or timber retaining walls are to be visible to the street boundaries.



Connecting to Fibre Optic

National Broadband Network (NBN)

Sunflowers Virginia residential estate will be NBN compatible with infrastructure 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 NBN.





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 affected.

It is the owners and 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 owner and builders' responsibility to ensure street trees and footpaths are protected during the construction process.

Requirements

- Spoil that has been excavated during construction of footings or landscaping must not be placed or stored on adjoining properties unless written approval has been given by the property owner
- Spoil must be removed immediately if possible
- Spoil collected and stockpiled must be covered or watered to prevent dust from spreading into adjoining allotments
- Spoil must not be stockpiled within one metre of a street tree or associated landscape
- Spoil that is stockpiled on vacant land must be scraped clean to its original state with all traces of spoil removed once completion of the property has been achieved
- No spoil is permitted to be placed on council verges.

Incurred Costs

Costs associated with the relocation, removal or establishment of any infrastructure services, utilities, street trees, landscaping, footpaths, kerbing, fencing, retaining walls, driveways etc. that are required due to the design and sighting of the dwelling must be paid for by the purchaser/property owner.

Any works as per above must satisfy the overall vision of the site thus construction must match existing infrastructure in terms of colour and material choices as well as location.

Damage to Footpaths, Driveways, Crossovers and Street Scape or Planting

It is the owners responsibility to rectify any public footpaths, driveways, crossovers and streetscape planting if damaged during the construction of the dwelling.

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 building commencement

» Driveways are to be completed within three months of dwelling build completion

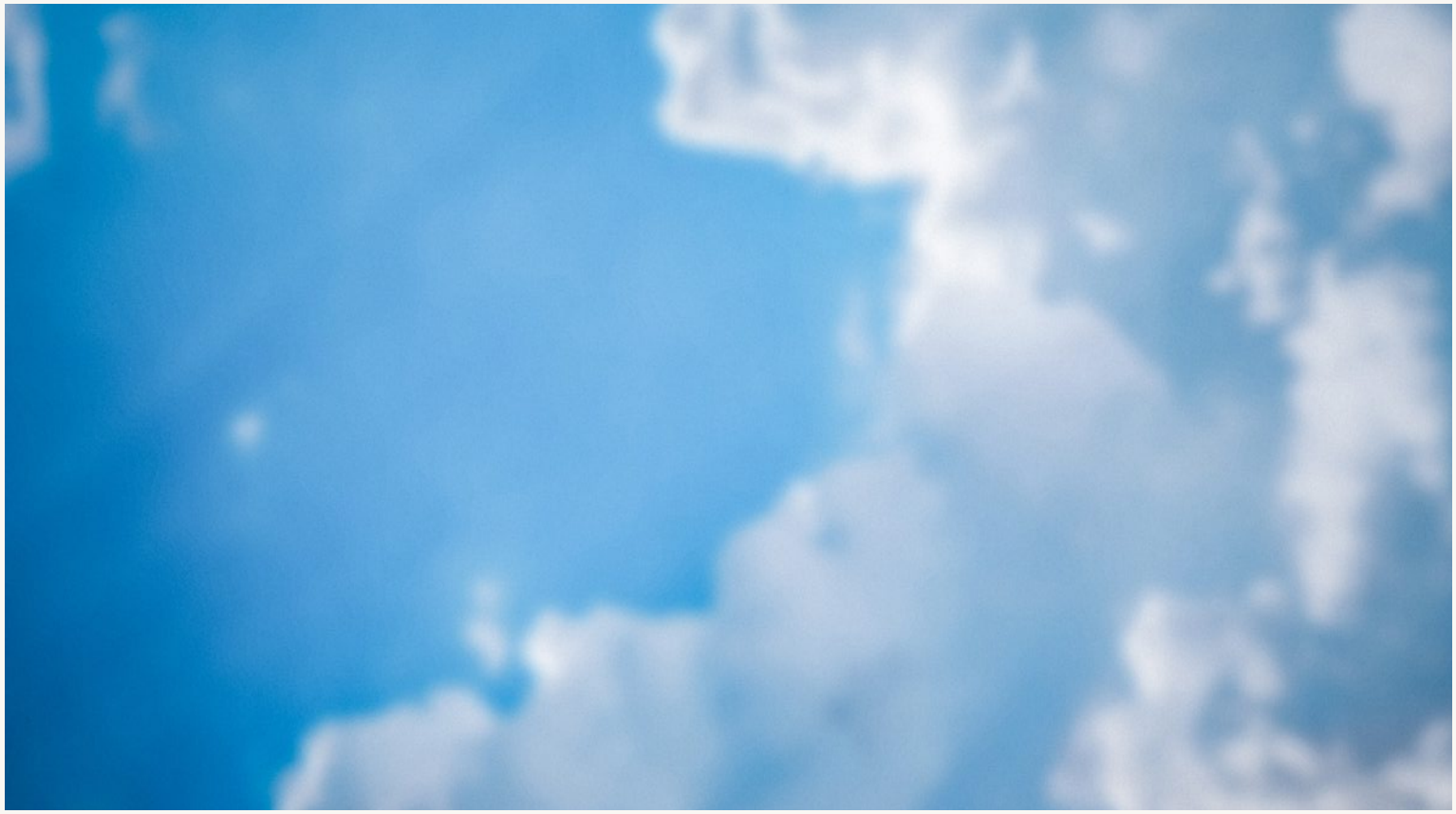
» Garden and verge (including side verge if applicable) landscaping is to be established within six months of dwelling build completion.

Your Obligations

The urban design guidelines form part of the encumbrance attached to the certificate of title on all allotments purchased at Sunflowers Virginia. Therefore all purchasers are contractually required to comply with these 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.

An Encumbrance Checklist detailing all items within these encumbrance guidelines will be provided, noting your compliance or otherwise.

Please complete the Encumbrance Checklist and lodge with all applications for encumbrance approval.



Encumbrance Checklist Submission Form

To be submitted to:
The Sunflowers Virginia
Encumbrance Manager
PARKFIELD GLADES PTY LTD
admin@wgdevelopments.com.au

Site Details

Lot No.

Street

Suburb

Owner

Name

Postal Address

Phone

Email

Builder

Name

Postal Address

Phone

Email

Information Supplied with the Submission Form

Site plan	Yes ◯	No ◯
Floor Plan	Yes ◯	No ◯
Elevations	Yes ◯	No ◯
Colour & Materials Schedule	Yes ◯	No ◯
Encumbrance Checklist	Yes ◯	No ◯

Declaration: All information supplied is correct. Any missing information will delay the processing of the application. I acknowledge I have read the Sunflowers Virginia Design Guidelines and viewed the Building Envelope plan relevant to this allotment and adjacent allotments, and declare that the plans hereby lodged have been produced in accordance with the Design Guidelines and Envelope Plan. I acknowledge that the driveway invert location and service contractors are already allocated and any cost to changing these services will not be covered by the developer, but by either the owner or builder.

Owner **Date** / /

Builder **Date** / /

Guideline	Complies
Building Siting and Setbacks (page 8)	◯ Yes ◯ No
Private Open Space (page 9)	◯ Yes ◯ No
Ceiling Height (page 10)	◯ Yes ◯ No
Privacy - Upper Level Windows, External Balconies, Terraces and Decks (page 11)	◯ Yes ◯ No
Façade Design and Treatments (page 12)	◯ Yes ◯ No
Corner Allotments (page 13)	◯ Yes ◯ No
Roof Design (page 13)	◯ Yes ◯ No
Garage and Carports (page 14)	◯ Yes ◯ No
Vehicle Access and Parking (page 15)	◯ Yes ◯ No
Driveway Grades (page 16)	◯ Yes ◯ No
Rainwater Tanks (page 16)	◯ Yes ◯ No
Sheds and Verandah's (page 19)	◯ Yes ◯ No
Ancillary Structures (page 19)	◯ Yes ◯ No
Retaining Walls (page 22)	◯ Yes ◯ No
Fibre Optic (page 24)	◯ Yes ◯ No

Comments

Sunflowers Virginia

sunflowersvirginia.com.au

8258 4222

sales@propertypeople.com.au

CENTURY 21
SPECIAL PROJECTS (SA)

RLA 2140