

ASTON HILLS

at Mount Barker



URBAN DESIGN GUIDELINES

WELCOME



Congratulations on joining the Aston Hills community. At Aston Hills, 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 Aston Hills 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 Aston Hills 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...



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I. DESIGN & APPROVAL PROCESS



Once you have selected your new block of land at Aston Hills, it's a good idea to sit down and read through these Guidelines.

After selecting your home design, you, your builder or architect will need to submit the following plans to the Aston Hills Encumbrance Manager for assessment:

Plans to be submitted must include:

- House Plans and Elevations
- Site Levels (cut/fill benching plan), including the location & details of retaining walls
- Site Plan (showing setbacks to boundaries and driveway location)
- Colour Schedule and details of Construction Materials

Two sets of plans should be submitted to the Encumbrance Manager in A3 format at:

Aston Hills Encumbrance Manager
89-92 South Terrace
Adelaide 5000

Ph: 8132 1115

Alternatively, plans in PDF format can be emailed to encumbrance@lanser.com.au



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 Manager for Aston Hills 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 Aston Hills

Approval Process

Read and familiarise yourself with the Aston Hills Urban Design Guidelines



Select or design your house plan with a builder or architect which complies with these guidelines



Submit your plans to the Aston Hills Encumbrance Manager for encumbrance approval



Once plans have our stamp of approval, they will need to be submitted to the District Council of Mount Barker for development approval



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



Front landscaping, including verges and fencing must be completed within 6 months of occupancy

2. PLANNING & DESIGNING YOUR NEW HOME



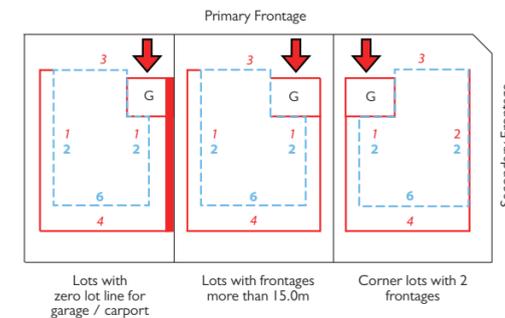
2.1 Building Siting & Setbacks

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 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

Figure 1. Here is an example of a Building Envelope Plan showing; front, side and rear setbacks.

- = Maximum possible extent of the ground floor setback
- = Maximum possible extent of the second storey setback
- eg. 3, 4* = The italic number indicates the minimum setback distance in metres for the ground floor level of the dwelling
- eg. 2, 6** = The bold number indicates the minimum setback distance in metres for the second storey of the dwelling
- = Preferred driveway / garage location
- = Build to boundary location (zero lot line)



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

*Note: Second storey side setbacks for southern boundaries may be subject to additional setback requirements to what is shown subject to Council assessment. Please refer to Council or Aston Hills Encumbrance Manager for specific details.

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 15.0m

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

- Entry Porch / Portico
- Fascias, gutters, downpipes and eaves up to 0.5m (500mm)
- Masonry chimneys, flues and pipes
- Verandah, balconies, landings, steps or ramps not more than 1.0m 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.



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 between 300-500m² in area, 60m² of Private Open Space shall be provided (minimum dimension of 4m), of which 10m² may comprise balconies, roof patios etc, provided they have a minimum dimension of 2.0m
- For allotments in excess of 500m² in area, 80m² of Private Open Space shall be provided (minimum dimension of 4m), of which 10m² may comprise balconies, roof patios etc, provided they have a minimum dimension of 2.0m

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.

2.4 Ceiling Height

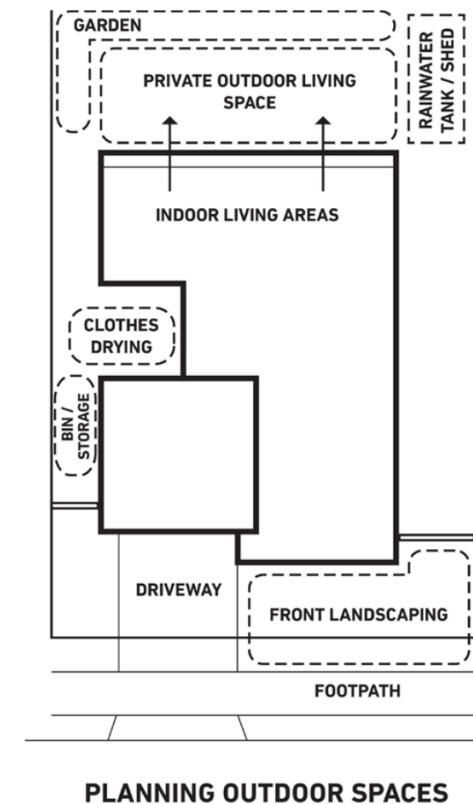
Requirements:

- 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

Recommendation:

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. It is recommended that all homes in Aston Hills adopt an internal ceiling height of 2.7m.

Figure 2.



2.5 Building on Sloping Sites

The gentle gradient of Aston Hills may require earthworks to be undertaken to create level sites for construction. These Guidelines prescribe the techniques required to ensure good design outcomes for earthworks and retaining walls. On steeper slopes purchasers are encouraged to consider split level home designs that minimise the need for cut and fill, and complement the contours of the land.

Retaining Walls in Front and Rear Yards

Requirements:

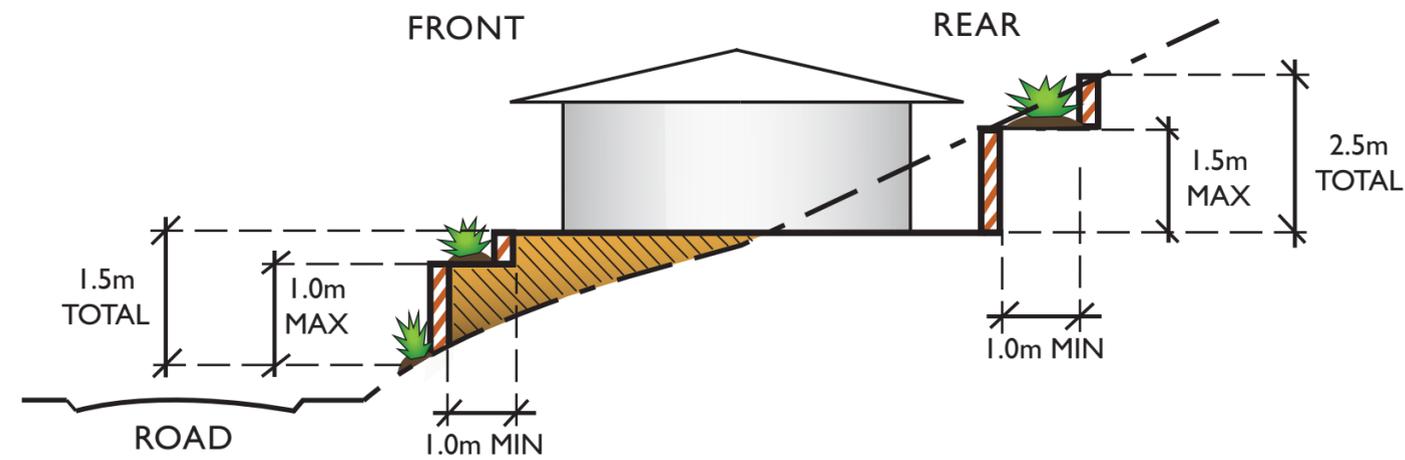
The extent of cut and fill shall be kept to a minimum, with anything above 1.0m in height to be retained.

On steeper sloping sites this may require 'stepped' retaining walls that are separated by a minimum horizontal distance of 1.0m to enable planting of screen landscaping in the form of groundcover, low shrubs and bushes.

To minimise the extent of cut and fill and the height of retaining walls, no dwelling should be constructed that results in any single change to natural ground level to the front of a dwelling that exceeds 1.0m, with the total extent of any cut or fill to the front of the dwelling not exceeding 1.5m below or above natural ground level respectively.

To the rear of a dwelling, no single change to natural ground level should exceed 1.5m and the total extent of any cut or fill should not exceed 2.5m below or above natural ground level respectively. (Refer to Figure 3).

Figure 3.



Please Note: If more than one retaining wall is required to hold excavated cut and / or fill, retaining walls should be 'stepped' or 'tiered' and separated by a minimum horizontal distance of 1.0m to enable planting of screen landscaping.

Boundary Retaining Walls

Please contact your adjoining neighbour to determine the height and location requirements for their retaining. Working together can save you money.

Requirements:

Retaining walls constructed on common boundaries between neighbours should be done so in cooperation between each allotment owner. The maximum height of a shared retaining wall on a common boundary should not exceed 1.5m.

Where a shared retaining wall on a common property boundary would exceed a height 1.5m both the cut and fill should be individually

Figure 4.

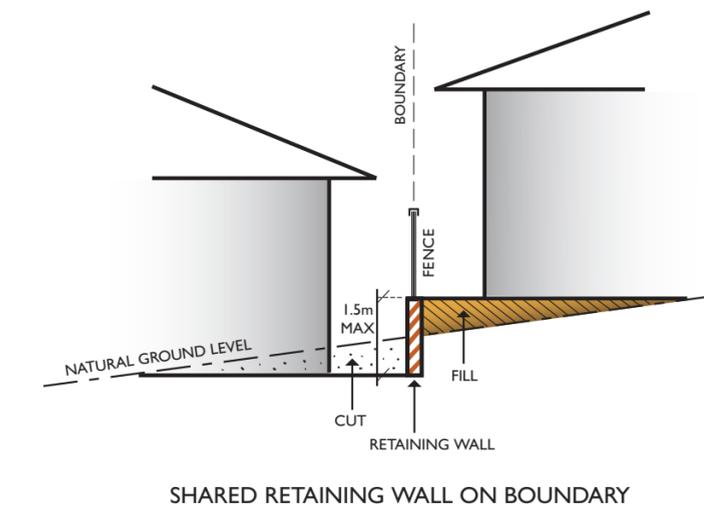
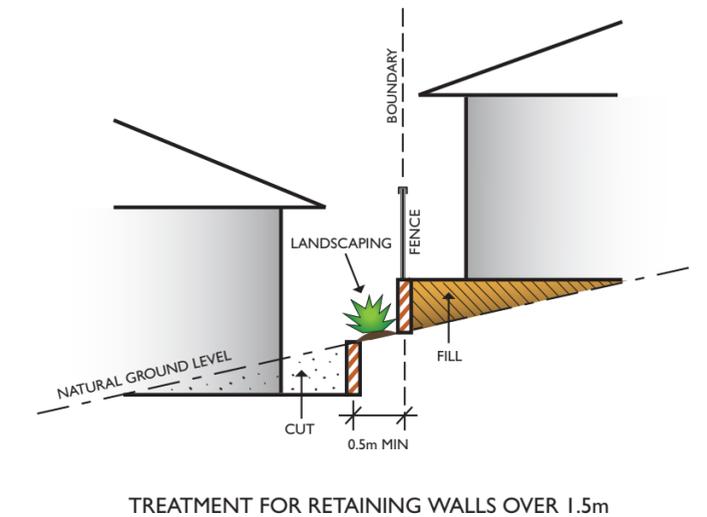


Figure 5.



Materials

Requirements:

Retaining walls forward of the main building line must be constructed using quality materials including rendered masonry, patterned precast concrete, locally sourced rock, or proprietary interlocking pavers and should be designed with colours and materials to visually integrate with the main dwelling on site.

Timber sleepers must not be utilised for retaining soil. Plain concrete sleeper retaining walls may be used in cut behind the main building line in areas not visible from public view (ie streets & parks).

Recommendation:

Split level home designs are encouraged on sites with steeper slopes. Split level home designs that work with the slope minimise the cost and impact of retaining walls and create more appealing homes both externally and internally.

2.6 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 Aston Hills should improve their sustainability through the following recommended siting and design techniques.

Recommendations:

- 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
- Utilise 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 minimising the impact of the late afternoon western sun's low angle
- 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

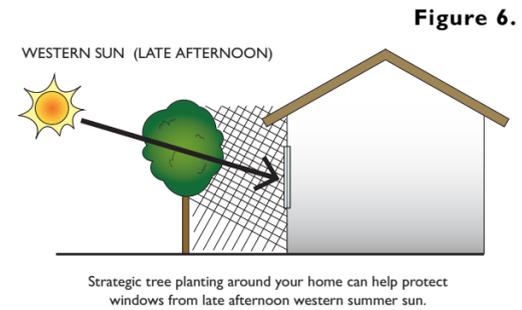


Figure 6.

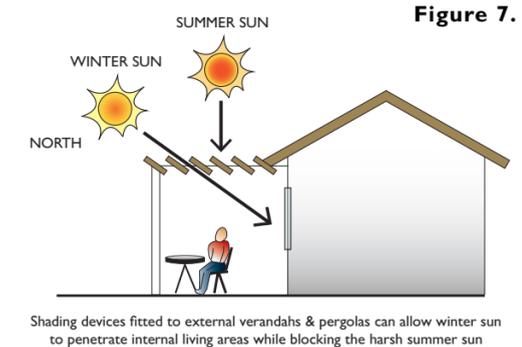


Figure 7.

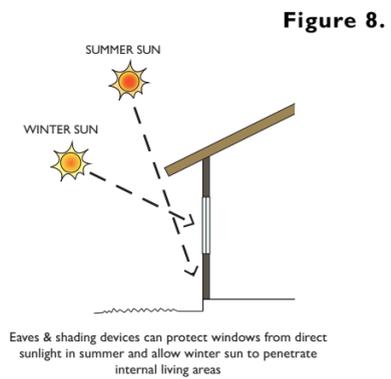


Figure 8.

CROSS - VENTILATION



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

2.7 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 site lines
- Mature trees and shrubs can help screen private outdoor living areas

Figure 10.

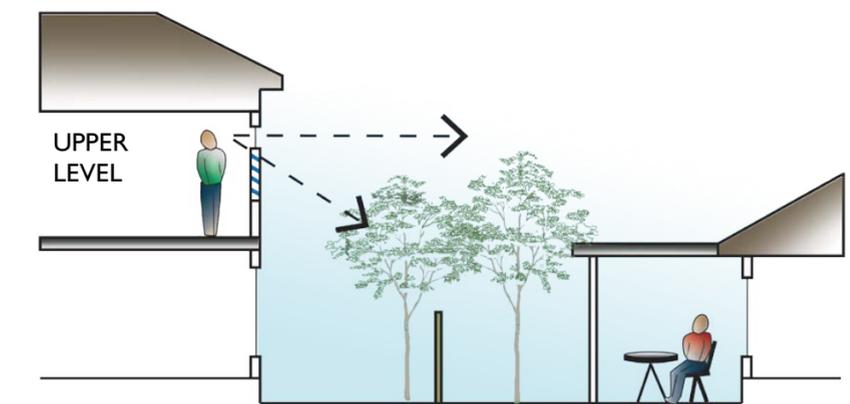
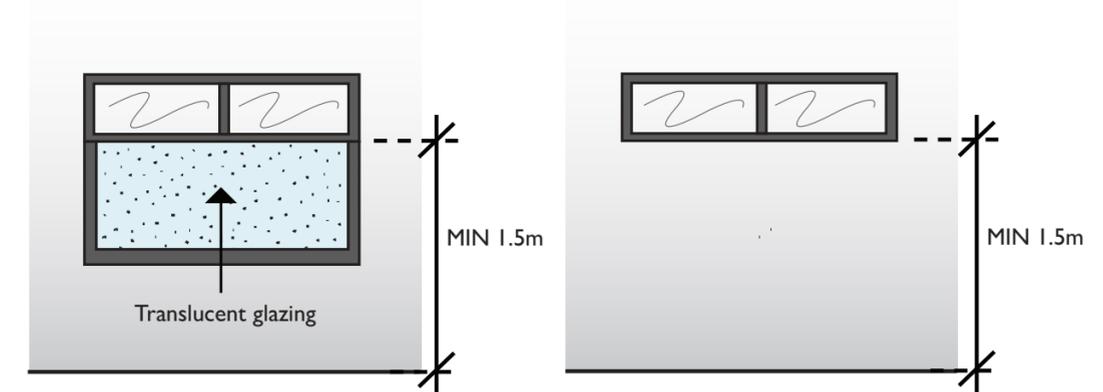


Figure 11.

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 a 30° angle from the plane of the wall containing the overlooking window.

3. BUILDING APPEARANCE



The architectural style and detail of your home has an important influence on the Aston Hills 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 Aston Hills 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 a high quality incorporating diversity and innovation. The façade of each house must have an engaging and attractive appearance when viewed from the street or a 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 façades with uninterrupted walling on both the primary and secondary frontages, as well as any elevations visible to the public (e.g. from streets and parks)
- A dwelling shall not be elevated on posts or columns unless the proposal has substantial architectural merit as determined by the Encumbrance Manager.

Dwelling facades on the primary frontage (and the publically 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
- Feature walls / infill incorporating timber, painted weatherboard, cement sheet (e.g. Scyon), 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
- Fan light or side light or both to the front door
- Portico or verandah (or other architectural feature that enhances the entrance)
- 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

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





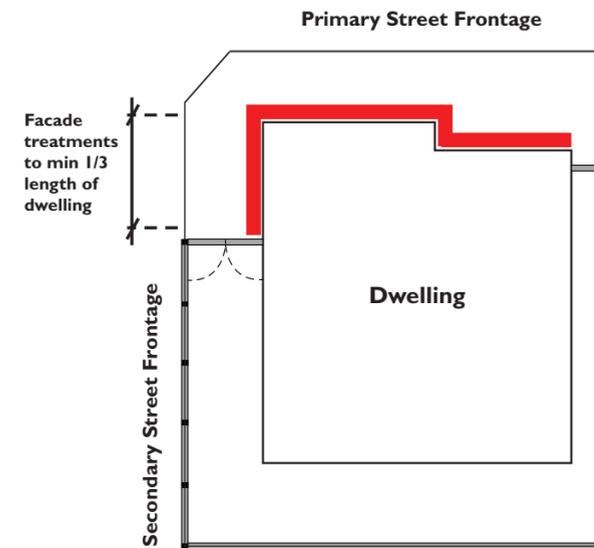
3.2 Corner Allotments

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 complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features)
- The secondary frontage visible to the public shall extend at least $\frac{1}{3}$ of the length of the secondary frontage of the dwelling

Figure 12.

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



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.

3.3 Roof Design

Requirements:

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

Please Note: 450mm eaves not required on second storey component.

- 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
- Roof materials shall be selected from coloured corrugated iron sheets, tiles, slate or cement shingles. They may not be white in colour, plain galvanised, or other highly reflective materials

3.4 Colours & Materials

Recommendations:

We strongly encourage the use of a 'natural' colour and material palette.

The adoption of these range of colours and materials in Aston Hills will help create a cohesive and contemporary feel to the development compatible with our unique Hills environment.

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



3.5 Garages, Access & Parking

Garages & Carports

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
- Have a maximum width of 6m or 50% of the site frontage width (whichever is the lesser)

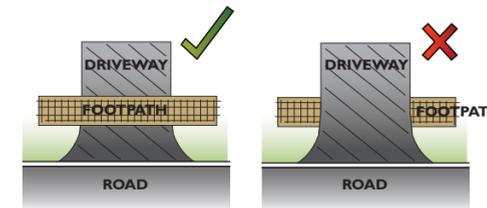
Please note: Two storey dwellings with double garages on 10m allotments will be supported subject to:

- Second storey setbacks being adhered to
- Bulk heads, architectural doors and other architectural features are used 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

Figure 15.



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

Vehicle Access & Parking

Requirements:

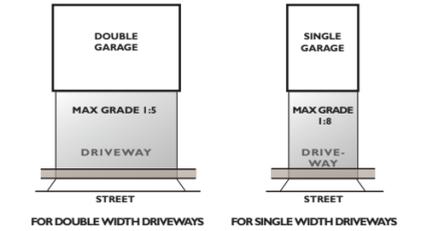
- Two on-site resident parking spaces per dwelling shall be provided, one of which is to be undercover
- Your driveway locations are indicated on the 'Building Envelope Plan'. Variations are considered by merit and all costs of relocating services or council street trees are to be borne by applicant
- Only one crossover is allowed per street frontage
- Driveways should have a maximum width of 4m for single garages and 5m for double garages as measured at the front property boundary. A wider driveway to access rear side gate will be assessed on merit
- Driveways and crossovers must be constructed of either textured / exposed aggregate concrete or coloured concrete.
- Driveways and crossovers must not be constructed of plain concrete or pavers.

Driveway Grades

Requirements:

- Double width driveways should not exceed a maximum grade of 1 in 5.0m
- Single width driveways should not exceed a maximum grade of 1 in 8.0m

Figure 16.



Recreation and Commercial Vehicles

If you plan to have 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.

Requirements for Double Garages for Homes on allotments under 12m wide

Double garages will only be permitted on nominated lots under 12m (excluding rear access lots) when significant articulation is shown.

The following elements will need to be present;

- Two single span panel lift doors with a minimum 300mm pier between them;
- A raised 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;
- Parapets are not permitted;

Please note two storey dwellings with double garages will be assessed on merit, if a high level of façade articulation is achieved.

Figure 17.



4. RAINWATER TANKS & CONSERVATION

Rainwater Tank requirements should be addressed in accordance with The District Council of Mount Barker'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, verandahs, workshops, aviaries, gazebos and similar buildings are to comply with the following criteria:

- Be set-back a minimum of 600mm from side and rear boundaries
- Sheds larger than 6.0 x 5.0m 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 at the rear of allotments and located so as to minimise their visibility from the primary street frontage

Please Note: Sheds or outbuildings less than 3.0 x 4.0m do not require assessment and approval of the Aston Hills Encumbrance Manager.

5.2 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 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.

Figure 15.

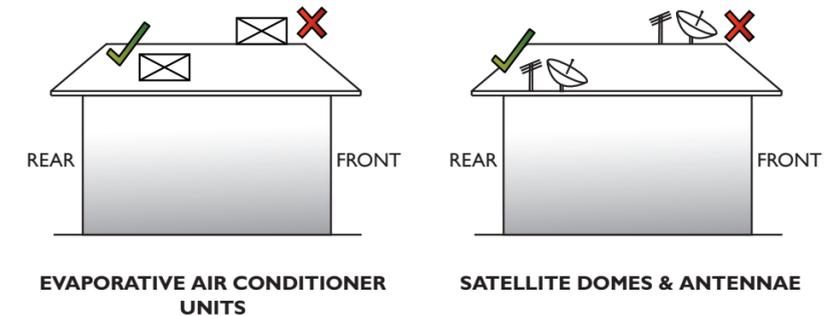
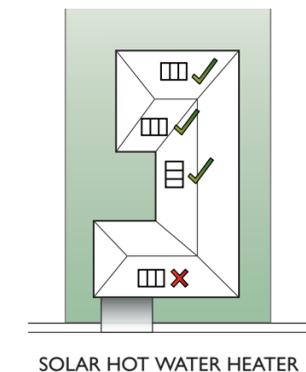


Figure 16.





THE DETAILS
ARE NOT THE DETAILS.
THEY MAKE THE
DESIGN



CHARLES EAMES

6. FENCING

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

6.1 Side & 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 1.0m 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
- Brush fencing is not permitted

* The exception to this requirement is for Lots 3163, 3164, 3165, 3171, 3172, 3173, 174, 175, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183 where fencing must be Colorbond (R) (or equivalent) in colour “Riversand(R)” (or equivalent) and profile “Superdek(R)” (or equivalent). Fencing must also comply with all other requirements in this section.

Figure 17.

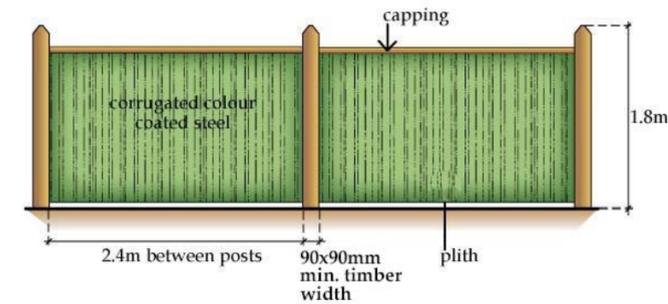


6.2 Fencing on Corner Allotments & Abutting Public Open Spaces

Requirements:

- For side and rear boundary fences with a frontage to a public roadway or open space 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 “Woodland Grey®” or “Riversand®” (or equivalents) sheeting [refer to 6.1], we strongly suggest matching it to roofing colour

Figure 18.



6.3 Front Boundary Fencing

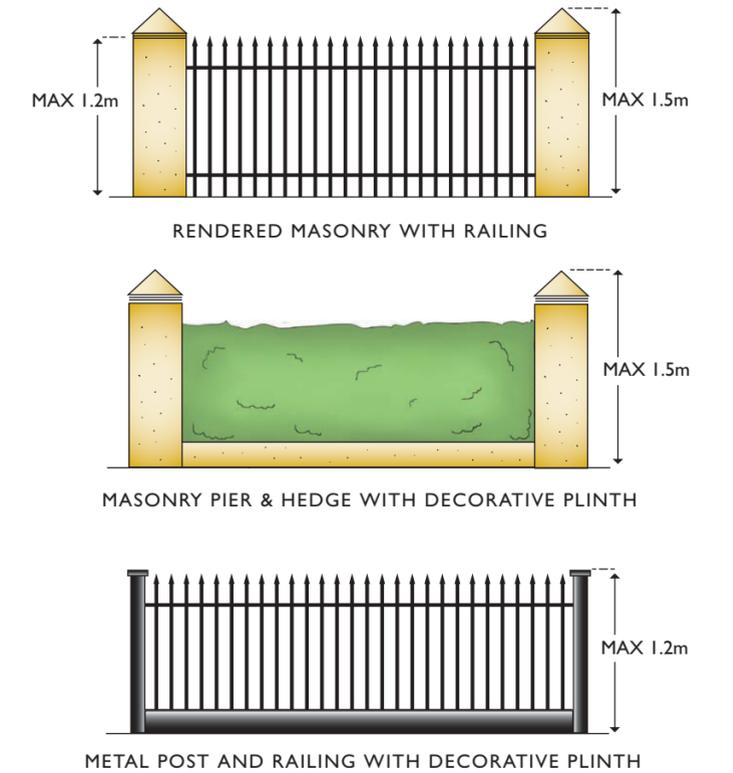
Requirements:

- Fencing must be of an open style nature to enable views into front gardens
- The maximum fence height permitted is 1.2m and the minimum height permitted is 0.9m (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.

Examples of acceptable fences are shown below:

Figure 19.





7. LANDSCAPING

Lush landscapes and beautiful gardens are a part of what makes living in the Adelaide Hills so unique. That's why at Aston Hills landscaping of gardens visible to the public, as well as any verges and 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.

Requirements:

Landscaping of front gardens should:

- Screen or soften the appearance of storage, service and parking areas
- Minimise impermeable paved surfaces
- At least 40% of your front garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn
- 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
- The area between the kerb and your property boundary is council land. Council does not have the resources to maintain residential verges - the responsibility for ongoing maintenance of your verge rests with you.

Allotments fronting a reserve or open space are to be maintained to a high standard, ensuring they remain neat and well-kept at all times. These areas are to remain free from any rubbish, storage items, recreational equipment, clotheslines, or any other items that may be considered unsightly by the Encumbrance Manager.

A street tree will be provided in the verge for each allotment. The location of street trees will be indicated in your Building Envelope Plan. Please keep this in mind when designing your verge treatments - any relocation of street trees will be the homeowner's responsibility.

For your verge establishment, please refer to The District Council of Mount Barker's website for permitted verge treatments:

www.mountbarker.sa.gov.au



8. CONNECTING TO GAS & FIBRE OPTIC

8.1 National Broadband Network (NBN)

Aston Hills 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.

8.2 LPG Gas

Aston Hills will have LPG gas reticulated throughout the development providing an LPG gas connection to the front of each allotment. It is mandatory that each house connects to the LPG system.

Outlined below are the provisions required for LPG gas in each home.

Requirements:

- LPG Gas hot water service
- Gas bayonet fitting to outside BBQ area

Recommendations:

- Gas cooktop
- Gas heating



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. Information regarding on-site separation and recycling of construction waste is available upon request.

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 process.

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 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 Urban Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Aston Hills. 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.



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