

*Emerald Way*  
**MT. BARKER**

DESIGN GUIDELINES

Welcome to the Emerald Way community. Here we consider design a key element of a liveable community. That's why we have created guidelines to help enhance and compliment 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 Emerald Way Estate. They provide a straightforward set of objectives, principles and controls for home design that will help create a desirable 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 Emerald Way an attractive place to live, where your investment is protected and efforts appreciated.

Please note that to assist with your building plans, all allotments within the Emerald Way will be benched to provide level construction sites and keep any retaining requirements to a minimum.



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.



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# DESIGN AND APPROVAL PROCESS

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Having selected your new block of land in Emerald Way, 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 Emerald Way 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 - Emerald Way' care of - 692-696 Port Wakefield Rd Parafield Gardens SA 5107.

Alternatively plans in PDF format can be emailed to - [admin@wgdevelopments.com.au](mailto: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 Emerald Way.



View from Mount Barker Summit

### Approval Process

Read and familiarise yourself with the design guidelines.

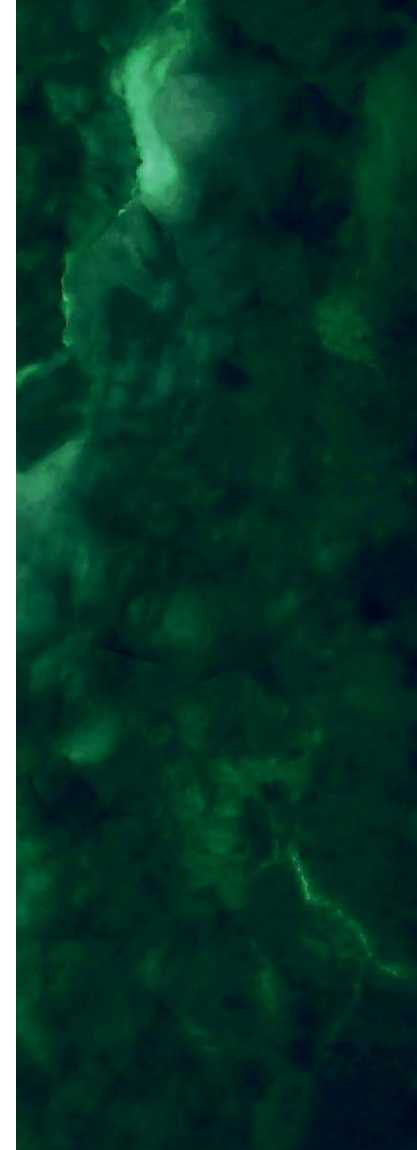
Select or design your house plan with your builder or architect in compliance with these guidelines.

Submit your plans to the Emerald Way Encumbrance Manager for encumbrance approval.

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

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

Front landscaping, including verges and fencing must be completed within 6 months of completion of construction.



# PLANNING AND 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



Mount Barker Golf Club



## Private Open Space

### Requirements

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

- **Allotments less than 350m<sup>2</sup>:** 24m<sup>2</sup> of private open space shall be provided with a minimum dimension of 3m, of which 8m<sup>2</sup> may comprise balconies, roofed patios, alfresco areas etc, with a minimum dimension of 2m.
- **Allotments between 350-500m<sup>2</sup>:** 60m<sup>2</sup> of private open space shall be provided with a minimum dimension of 4m, of which 10m<sup>2</sup> may comprise balconies, roofed patios etc, with a minimum dimension of 2m.
- **Allotments in excess of 500m<sup>2</sup>:** 80m<sup>2</sup> of private open space shall be provided with a minimum dimension of 4m, of which 10m<sup>2</sup> may comprise balconies, roofed patios etc, with a minimum dimension of 2m.

## 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 facade 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 facades 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.

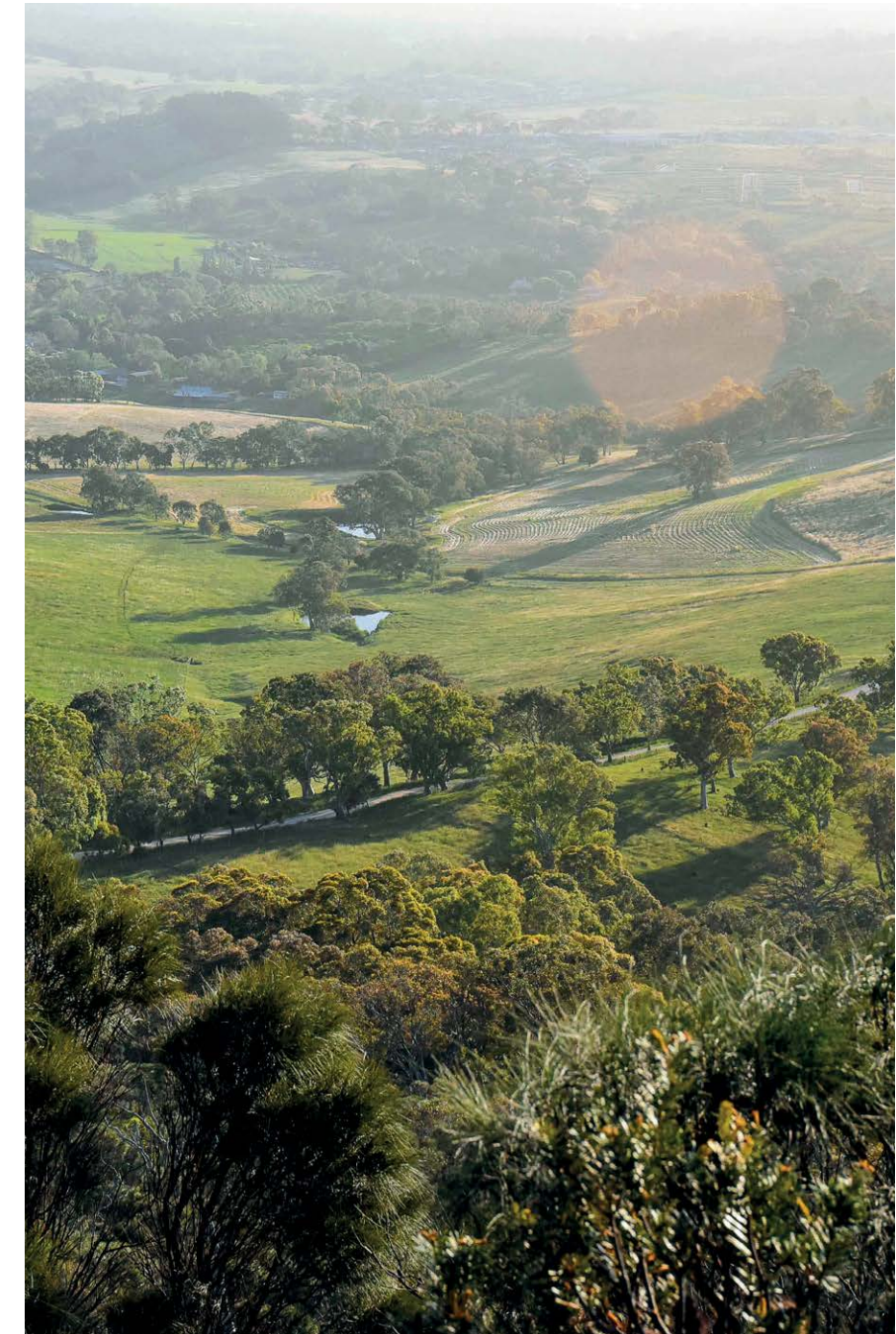
## Dwelling facades on the primary frontages and publicly visible secondary frontages shall be constructed using at least three (3) of the following elements:

- 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 facade for two storey buildings
- Variations in wall height and roof lines
- Any other architectural detailing that contributes to the visual interest of the facade.

## 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.



View from Mount Barker Summit



## 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 compliment 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).

Note: two storey dwellings with double garages on 10m allotments, and dwellings with double garages on 10.5m 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 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.







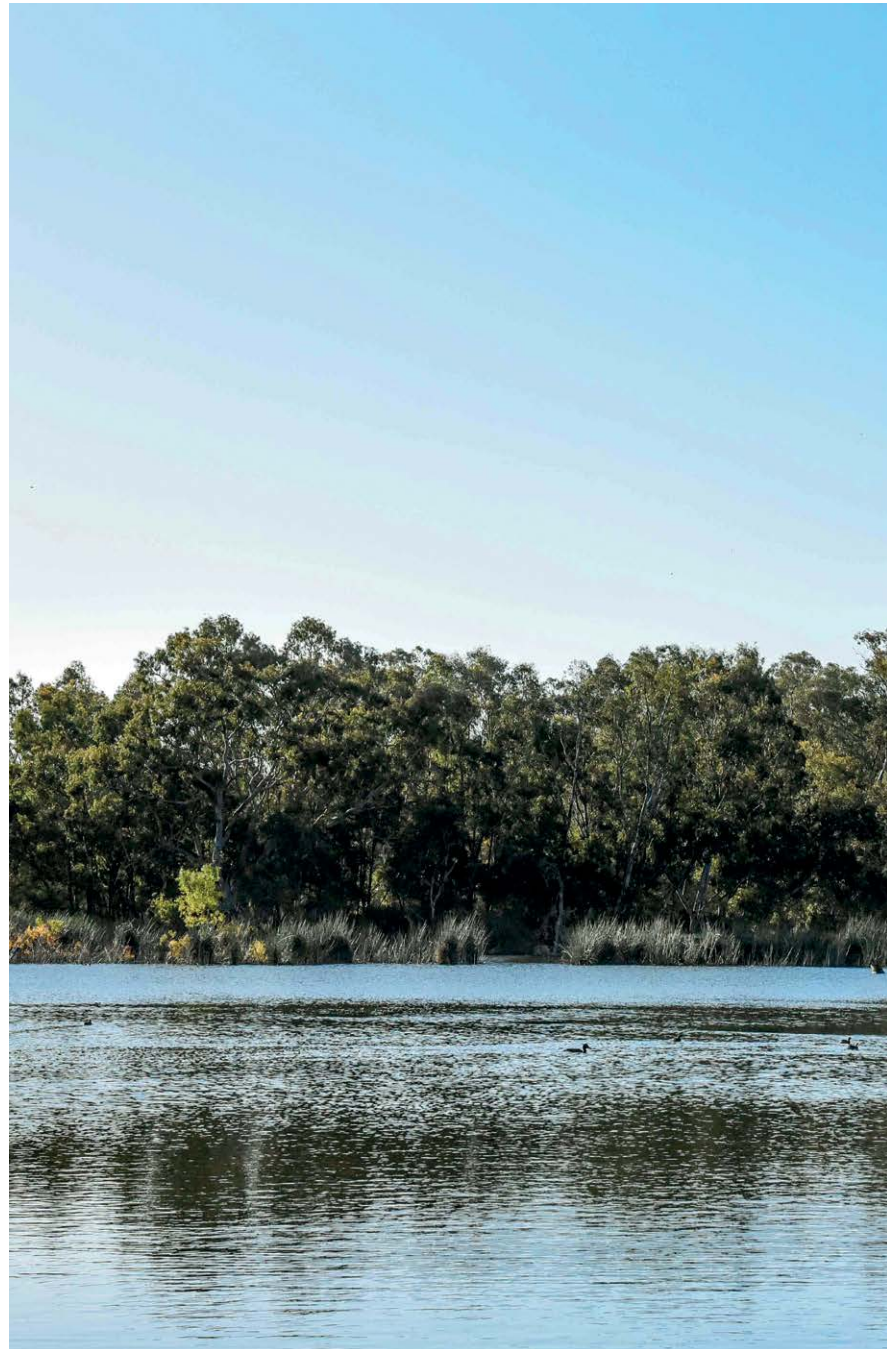
### Rainwater Tanks

Rainwater tank requirements should be addressed in accordance with 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
- 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.





Laratinga Wetlands

## 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 1.0m from side and rear boundaries
- Outbuildings are pre-coloured and have an external finish that is complimentary to the surrounding environment – zinalume, 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 Emerald Way 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 Emerald Way Development Perimeter Boundaries

### Requirements

Please refer to the attached plan designating the following fencing requirements for properties abutting Emerald Way 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)

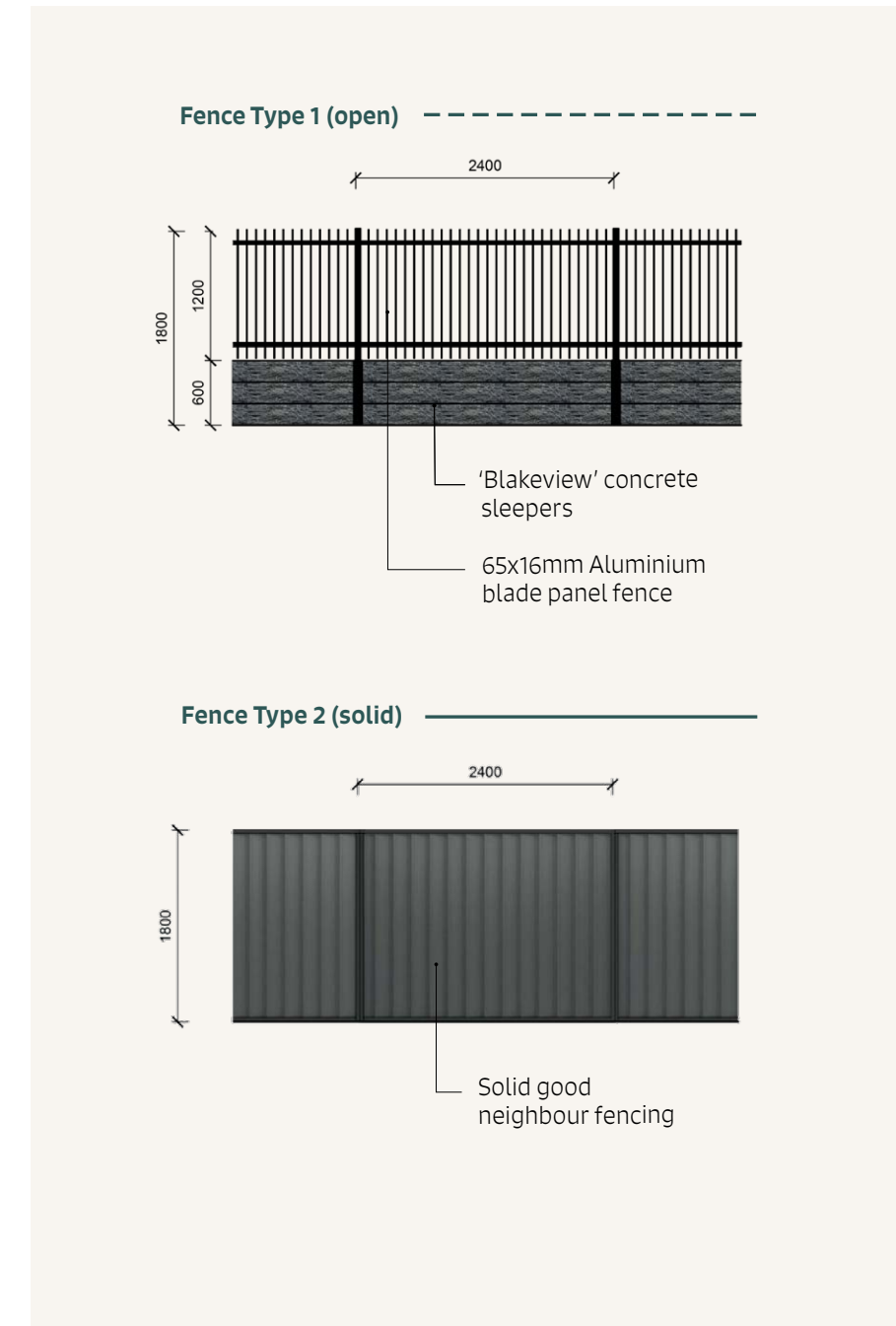


## Front Boundary Fencing

### 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 peers may extend above the fence to a maximum height of 1.5m
- Materials shall conform to the following: piers brick or masonry peers with steel, timber or aluminium slat infill – minimum 30mm separation.

Note: masonry fences over 1.0m high need council approval



### 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, GAS AND SEWER

## National Broadband Network (NBN)

Emerald Way 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.

## LPG

Emerald Way will have LPG reticulated throughout the development, providing an LPG connection to the front of each allotment. It is mandatory that each house connect to the LPG system.

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

## LPG Requirements

A minimum of two LPG appliances are to be installed in every home.

Suggested appliances/services follow:

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

3-4 weeks before your home nears completion, your builder needs to contact Environmental Land Services to arrange for your home to be connected to the LPG Gas mains. Environmental Land Services are the only authorized agent to provide connection from the mains gas supply to your home.

Contact details:

Dean Keatley

Environmental Land Services

Ph: 0428 829 586

## Sewer

All homes in Emerald Way are connected to a mains sewer system managed by ALANO UTILITIES PTY LTD. Your builder will need to contact them regarding connecting to the wastewater system prior to construction of your home commencing.



Mount Barker Golf Course





## SITE MANAGEMENT DURING CONSTRUCTION

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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.



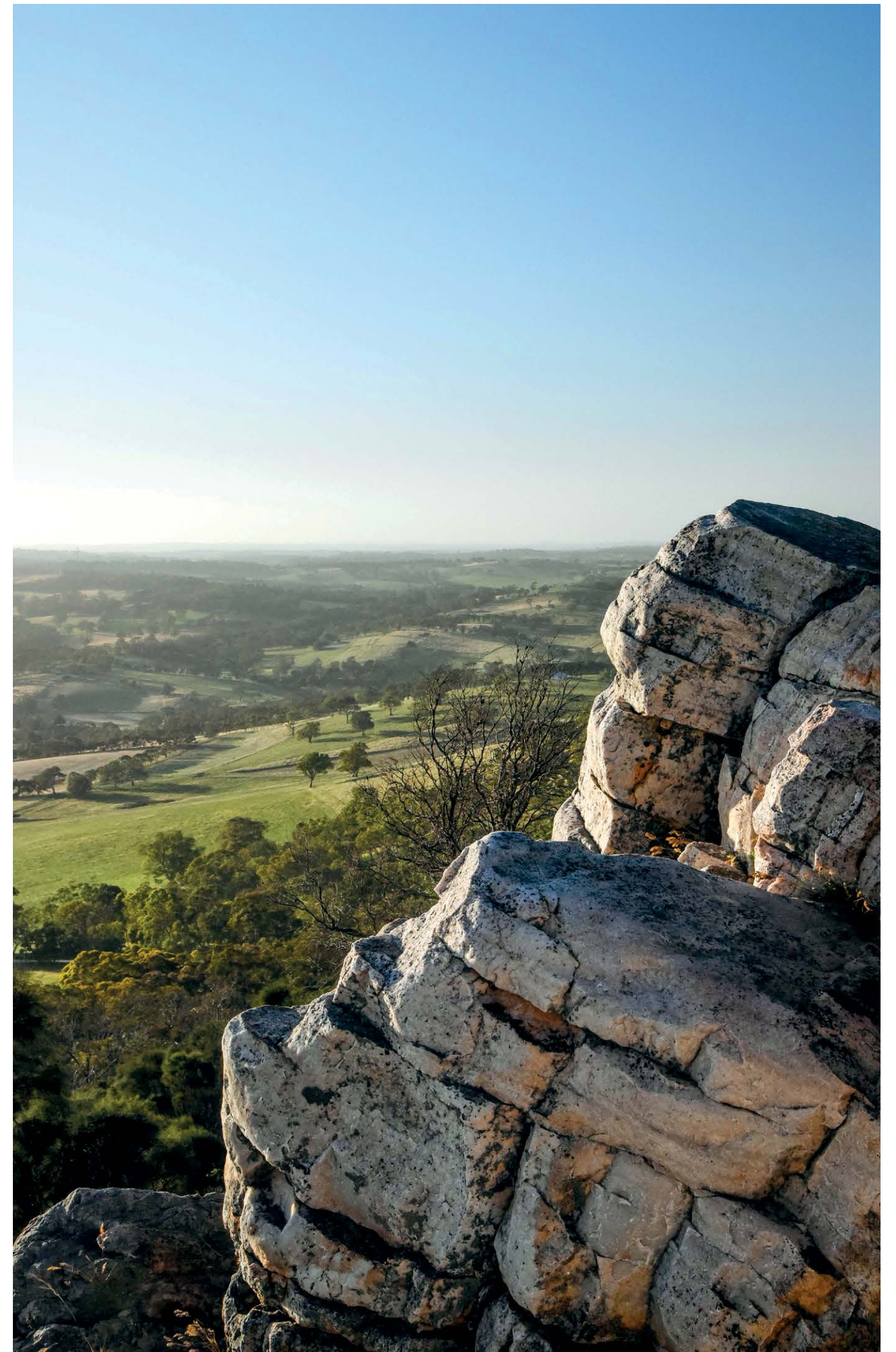


## YOUR OBLIGATIONS

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The urban design guidelines form part of the encumbrance attached to the certificate of title on all allotments purchased at Emerald Way. 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 Emerald Way  
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 Emerald Way 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 10)	<input type="radio"/> Yes	<input type="radio"/> No
Private Open Space (page 12)	<input type="radio"/> Yes	<input type="radio"/> No
Ceiling Height (page 12)	<input type="radio"/> Yes	<input type="radio"/> No
Privacy - Upper Level Windows, External Balconies, Terraces and Decks (page 13)	<input type="radio"/> Yes	<input type="radio"/> No
Façade Design and Treatments (page 14)	<input type="radio"/> Yes	<input type="radio"/> No
Corner Allotments (page 14)	<input type="radio"/> Yes	<input type="radio"/> No
Roof Design (page 16)	<input type="radio"/> Yes	<input type="radio"/> No
Garage and Carports (page 16)	<input type="radio"/> Yes	<input type="radio"/> No
Vehicle Access and Parking (page 17)	<input type="radio"/> Yes	<input type="radio"/> No
Driveway Grades (page 17)	<input type="radio"/> Yes	<input type="radio"/> No
Rainwater Tanks (page 18)	<input type="radio"/> Yes	<input type="radio"/> No
Sheds and Verandah's (page 21)	<input type="radio"/> Yes	<input type="radio"/> No
Ancillary Structures (page 21)	<input type="radio"/> Yes	<input type="radio"/> No
Retaining Walls (page 24)	<input type="radio"/> Yes	<input type="radio"/> No
Fibre Optic (page 26)	<input type="radio"/> Yes	<input type="radio"/> No
Gas (page 26)	<input type="radio"/> Yes	<input type="radio"/> No
Sewer (page 26)	<input type="radio"/> Yes	<input type="radio"/> No

Comments

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*Emerald Way*  
MT. BARKER