Urban Design Guidelines Vol—01

SENSES

At SENSES, building your home is more than just construction – it's about creating a place where you truly belong. These guidelines are designed to inspire creativity while protecting your investment and ensuring a cohesive streetscape.

It will help you navigate design possibilities while maintaining quality and consistency. By following these standards, you contribute to a community that is both visually appealing and welcoming.

We acknowledge the Traditional Custodians of the land on which SENSES stands and pay our respects to Elders past, present, and emerging.

Context and Vision

Set amongst the natural beauty of Mount Barker in the Adelaide Hills, SENSES is a boutique neighbourhood designed for modern living with a deep connection to nature. Thoughtfully crafted with sustainability at its core, it offers a harmonious blend of green spaces and quality homes.

More than just a place to live, SENSES is a community where wellbeing, inclusion and a passion for life come together. With parks, walking trails, and life's conveniences just moments away, it's a space designed to inspire and enrich your life.

Discover a neighbourhood where you can truly awaken your senses.

Key Design Principles

Sustainability & Environmental Stewardship

Diverse Housing Options

Active & Healthy Living

Balanced Lifestyle & Well-being

Inclusive Design

Local Identity & Character

Approval Process

REVIEW GUIDELINES

Read and familiarise yourself with the Urban Design Guidelines.

PRELIMINARY DESIGN

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

ENCUMBRANCE APPROVAL

Submit your plans to the Encumbrance Manager for encumbrance approval.

DEVELOPMENT APPROVAL

Once plans have our stamp of approval, they will need to be submitted to the relevant authority for development approval.

CONSTRUCTION

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

STREETSCAPE

All elements visible from the streetscape must be completed within 6 months of occupancy.

When you purchase an allotment, an encumbrance is attached to the Certificate of Title.

This requires that prior to a development application being submitted to the relevant authority and any development occurring on site, approval must be sought and obtained in writing from the Encumbrance Team.

If applicants are unsure of whether or not their proposed dwelling meets the requirements of the design guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The Encumbrance Team may contact you or your builder/architect to discuss and resolve any issues. Once Encumbrance Approval has been granted, you will be provided with a set of stamped plans and an approval letter.

Approval from the relevant authority must then be sought and obtained for the house design. Please note that Encumbrance Approval is required prior to submitting a formal development application.

The design guidelines have been developed to reflect the Planning and Design Code requirements (Version 2024.18 dated 1 October 2024), however, do not constitute approval under the Planning and Design Code and as such should be considered in addition to the Code.

Please submit your encumbrance applications to: Encumbrance Manager at design@sensesliving.com.au

Submission Requirements

The following documentation and plans will be required for Encumbrance Approval:

- House Plans and Elevations
- Site Levels – cut/fill benching plan, including the location & details of additional retaining walls – if proposed
- Site Plan – showing setbacks to boundaries, driveway location, rainwater tank
- Colours and Materials – including façade elements and fencing and retaining - anything visible from the street
- Only one dwelling is permitted on your allotment

Variations and Exemptions

- Applicants may request variation(s) or exemption(s) in dwelling design from the Urban Design Guidelines. These will be assessed on a case by case basis and may be approved at the discretion of the Encumbrance Manager.

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

These guidelines are subject to change and may require amendments from time to time. SENSES reserves the right to do so without notice.

Design Toolkit

1. Building Siting & Setbacks

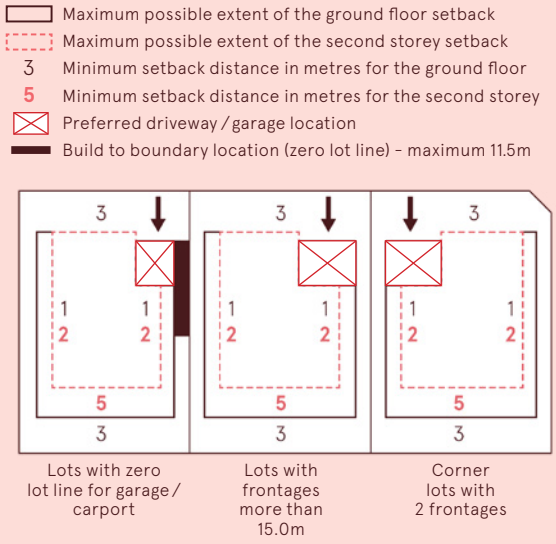
The following guidelines and requirements will help guide you with the siting of your new home. To assist with this, a building envelope plan has been prepared for your allotment.

Guidelines

- Dwellings should be sited to optimise access to natural light and ventilation.
- Setbacks from streets and neighbouring properties are to enhance privacy while maintaining a cohesive streetscape and enable views of shared green links or open spaces.
- Allow projections such as verandahs and porches to encroach into setback areas to encourage outdoor living spaces that enhance engagement with the streetscape.

Requirements

- Primary street setback must be 3 metres, with projections (e.g., verandahs) permitted to encroach up to 1.5 metres.
- Walls located on the boundary for a maximum of 3.0m in height and 11.5m in length.
- Side boundary setbacks should be 1.0m for walls up to 3.0m wall height, and 2.0m for second-storey elements up to 6.0m wall height.
- Rear boundary setbacks should be 3.0m for single-level dwellings and 5.0m for second-storey dwellings.



Notes:

Garages must be 5.5m from the front boundary.

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 Encumbrance Manager for specific details.

Figure 1: Building Envelope Plan Example

Refer to Building Envelope Plan for any additional requirements relating to your specific allotment.

2. Site Coverage

When designing your home you should consider both the inside and the outside as one, and the importance of these areas being connected. How these spaces are accessed from inside and outside your home is an important aspect of creating appropriate space and convenience for their intended use.

Guidelines

- Ensure sufficient space is allocated for greenery, landscaping and private open spaces.
- Balance built form and outdoor areas to promote sustainable water management, biodiversity, and usable yard spaces for residents.
- Site coverage should not exceed what is necessary to provide for the dwelling, while retaining large spaces for gardens or future amenity installations like rainwater tanks, drying areas and bin storage spaces.
- Site coverage, including dwellings and ancillary structures such as outbuilding, must allow for the inclusion of the minimum area of private open space required. Refer to Section 3 - Private Open Spaces.

Requirements

- A minimum of 20% (if lots sizes between 200-450m² or 25% for lots greater than 450m² of the site should be reserved for soft landscaping, contributing to a green environment and mitigating heat island effects.

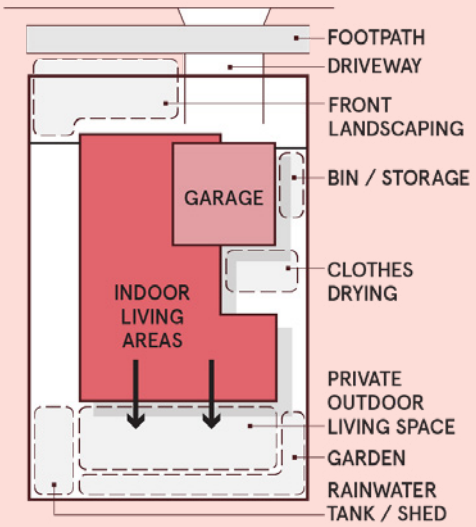


Figure 2: Planning Outdoor Spaces

3. Private Open Space

Private open space enhances your lifestyle. Having a well-connected home that flows seamlessly between indoors and outdoors offers many benefits including:

- Creating a greater sense of space
- Making entertaining easier and more enjoyable
- Providing a natural connection to fresh air and sunlight
- Enhancing overall comfort and quality of life.

Guidelines

- Private open space should be directly connected to living areas to encourage outdoor living.
- Ensure adequate soft landscaping to reduce heat load and provide green spaces and enhance biodiversity.
- Design outdoor spaces to accommodate multiple uses such as entertainment, play, relaxation, and gardening.

Requirements

- For allotments between 301-500m², provide 60m² of private open space with a minimum dimension of 4m, with 10m² for balconies or patios.
- For allotments over 500m², provide 80m² of private open space, with 10m² for balconies or patios.

4. Building & Ceiling Height

Often, how we live our daily lives is centred on how we feel in the moment. Higher ceilings can increase the feeling of spaciousness and increase more natural light, which can enliven the senses. This can help to create a more inviting and liveable internal space.

Guidelines

- Building heights should respect the surrounding context and avoid overshadowing neighbouring properties.
- Homes should incorporate high ceilings to enhance internal spaciousness and improve passive ventilation.

Requirements

- Maximum building height is 3 levels or 12m, with a maximum wall height of 10m (additional setbacks may apply in accordance with the Code).
- Ceiling heights must be a minimum of 2.7m on ground floors to promote spacious and well-ventilated interiors.

> "Low ceilings and tiny rooms cramp the soul and the mind"
>
> **Fyodor Dostoevsky**
> Famed novelist

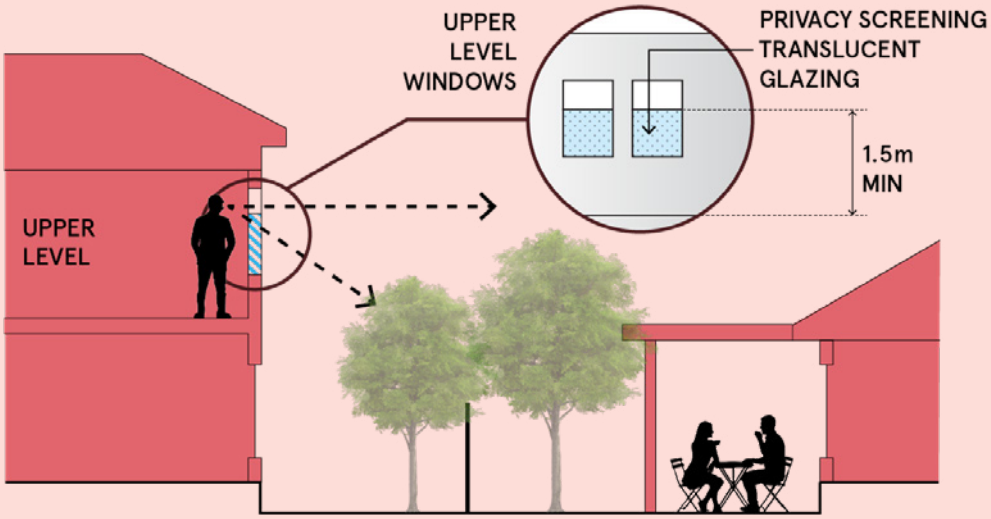


Figure 3: Upper Storey Windows

5. Privacy

When designing your home you should give careful consideration to both yours and your neighbours privacy whilst at the same time being able to capture important views to open space or the surrounding and distant landscape.

Guidelines

- Direct overlooking into habitable rooms and private open space should be minimised with the careful consideration of window locations, balconies, terraces and decks.
- If you are building after your neighbour, consider the placement of your habitable rooms and open space areas to reduce the impact of any potential overlooking.

Requirements

- Permanently fixed opaque glass to a height of 1.5m.
- Window sill heights at no less than 1.5m above the finished floor level.
- External fixed screens, including wing walls, solid or opaque panels, or other methods of providing adequate screening. These should be considered early in the design stage to help enhance your homes appearance.
- Landscaping can help to provide additional privacy.

6. Façade Design

The façade of your home is an important aspect in the overall appearance of SENSES and its local environment.

Choosing features and materials including colours that blend with SENSES' many natural features will help to contribute to a harmonious and enviable streetscape.

Guidelines

- Ensure active street frontages by incorporating windows, verandahs and entries that engage with the street and provide passive surveillance.
- The use of high-quality materials and varied textures will enhance street appeal and avoid monotonous streetscapes.
- Encourage energy-efficient designs with shading, eaves, and passive solar access.
- Corner allotments should be designed to address both the front and side streets and any frontage visible from a park.

Requirements

The façade facing the street should incorporate at least 3 design materials. Corner allotments should ensure that at least 2 of the design materials face the secondary street. At least one of the following design elements should be incorporated:

— a balcony

— a verandah or a portico

— a gable roof.

- Corner sites should ensure that secondary street materials complement the front façade and continue 4 metres around the corner. Side fencing should be setback 4 metres behind the front wall on corner sites.
- Dwellings should have at least one window facing the primary street with a minimum area of 2m².

7. Colours & Materials

Along with the design features of your façade, the materials and colours you choose to compliment these features will help to bring your homes' appearance to life. Consider the surrounding environment when choosing your colours and materials.

Guidelines

- Materials should be high-quality and durable, suitable for the Adelaide Hills climate.
- Encourage natural tones and finishes that complement the landscape, avoiding stark or reflective surfaces.
- Promote environmentally sustainable materials like recycled timber or locally sourced stone (roofs should be of a lighter shade).

Requirements

- At least 3 different materials or finishes must be incorporated into the front elevation (excluding the roof), with a maximum of 80% in any one material.
- The materials should be from the following range of materials:
  - > Brick
  - > Stone
  - > Rendered
  - > Timber
  - > Or other materials considered on merit.
- A minimum of 2 materials or finishes may be considered on architectural merit.
- Reflective materials are not permitted on roofs or façades (including white or galvanised roofs).

8. Roof Design

The roof of your home plays an integral part in its design. When designing your home the roof should be a major consideration, as it will add to the overall appearance of your home. Roof shapes and styles vary and can significantly add to the appeal of a dwelling, and as such may be considered on their merits if not a typical roof style.

Guidelines

- Roof forms should reflect the local Adelaide Hills aesthetic, with gable and skillion roofs being preferred.
- Roofs should be designed to accommodate sustainable initiatives including solar panels and stormwater collection.
- Incorporate eaves and shading devices to minimise heat gain in summer and allow sunlight in winter.

Requirements

- Roof pitches must be a minimum of 22.5 degrees to align with the local aesthetic.
- For allotments 11m or less, roof pitches must be a minimum of 25 degrees.
- Dwellings must have appropriate shading via eaves of a minimum width of 400mm.

9. Garage, Access & Parking

Garages and carports have a significant influence on your homes appearance. Garages and carports should be considered carefully at the design stage to reduce the impact they can have on the front façade and the streetscape.

Guidelines

- Garages and carports should be setback behind the front building line or in some instances inline.
- Maximise off-street parking options to reduce the impact on public streetscapes and promote safety.
- Driveways should incorporate sustainable materials and designs to reduce runoff and enhance permeability to help preserve the environment.

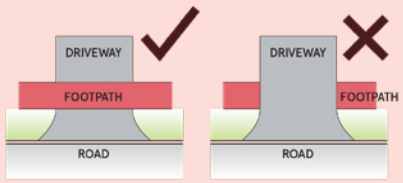
Requirements

- Garages must be set back at least 5.5m from the primary street.
- Garages and carports to be setback 500mm behind the front building line.
- Garages and carports can be inline with the front building line with the incorporation of a portico or verandah or if the dwelling is two storey.
- Garage width should not exceed 50% of the site's frontage, where the site frontage is greater than 11.5m.
- Driveway location should be consistent with the building envelope plan.

- Double garages on allotments 11.5m or less, must include feature(s) that reduce the impact the garage may have on the streetscape.
- A minimum of two parking spaces per dwelling, with one covered space under the main roof for homes with two or more bedrooms.
- For dwellings with a single garage or carport, the driveway should be no wider than 3.5m at the front boundary. Double driveways no greater than 5.5m.
- Allotments 11.5m wide or less must limit the crossover width to a maximum of 3.5m at the front boundary.
- Driveways and crossovers (the area between the kerb and your front boundary) must not be constructed of plain grey concrete.

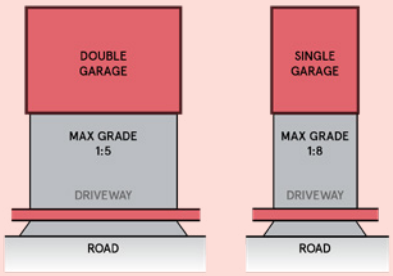
Commercial and Recreational vehicles

If your needs require storage of a commercial vehicle; including truck, trailer and van or a recreational vehicle such as a caravan, boat or similar vehicle, these will not be permitted to be forward of the front building line. It is important to consider this in the early stages of the design of your home.



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

Figure 4: Footpaths



Double width driveways should not exceed a maximum grade of 1 in 5m

Single width driveways should not exceed a maximum grade of 1 in 8m

Figure 5: Driveway Grades

10. Ancillary Structures

Ancillary structures are a necessary part of creating a liveable and sustainable home. They can impose an unsightly view at times and their placement should be considered carefully.

This is best done in the planning stages of your home where possible, so you can appropriately locate them, so as to minimise the impact the may have on the streetscape or your neighbours.

Guidelines

- Ancillary structures such as sheds, pergolas, and garages should be integrated with the main building in terms of design and materials.
- Minimise the visual impact of ancillary structures from public spaces.
- Air conditioning units, satellite dishes and aerials, rainwater tanks and frame mounts for solar panels should be located so they are not visible from a street or park frontage.
- Letterboxes should match where possible, the style of the home. If a front fence is provided, it should be integrated into the fence.

Requirements

- Ancillary buildings must be located behind the building line and should not exceed 3m in wall height and a maximum height of 5m (including roof).
- The maximum floor area for ancillary structures is 60m² and should not impact soft landscaping and private open space provision.
- The maximum length along a side boundary of 11.5m in total, inclusive of the boundary wall of the dwelling.
- Colour and materials at a minimum should match the fence on the boundary.
- For corner allotments, ancillary structures such as sheds and verandahs should be located at least 1m off the secondary street frontage.

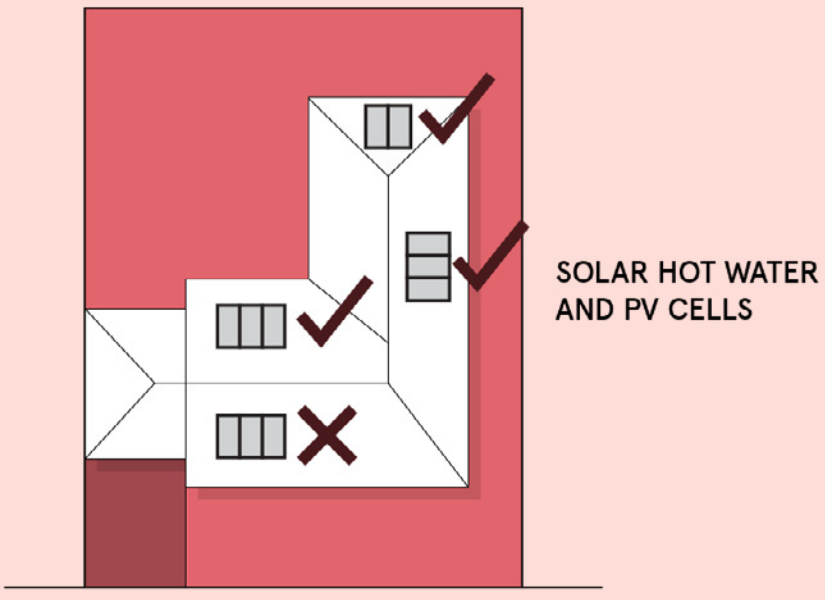


Figure 6: Ancillary Structures placement

Fencing & retaining walls

1. Front Boundary Fencing

As much as a well landscaped front garden can enhance the appeal of your home and the streetscape, front fences can contribute to both your home and the broader streetscape environment with additional character and elements that generate interest.

Front fencing is optional for all allotments, serving to delineate public from private spaces and contributing to the overall streetscape aesthetic. It creates a defined 'edge' to the public domain, enhancing both the privacy of residents and the character of the estate.

Guidelines

- Front fences should complement the dwelling and maintain transparency to avoid creating visual barriers.
- Fencing should integrate with landscaping to soften the streetscape.

Requirements

- Where front fencing is installed, including side boundary fencing forward of the building line, it must meet the following:
- A maximum height of 1.5m open style construction including pillars.
- A minimum of 1.2m unless a hedge is proposed, where this can be less then 0.9m.
- The design must emphasise vertical elements in appearance and complement the style of the home.
- Solid metal fences will not be permitted.

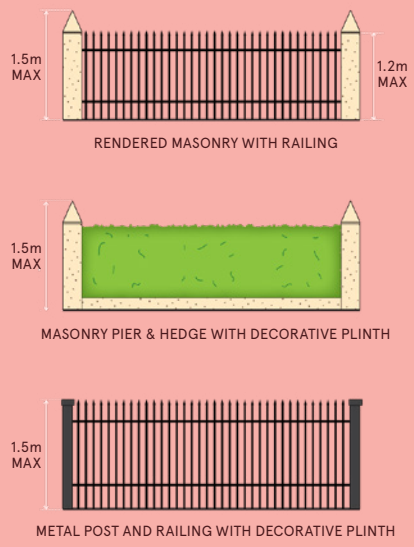


Figure 7: Examples of acceptable fences

2. Fencing Abutting Public Open Spaces & Corner Allotments

Guidelines

- Fencing should contribute to a harmonious streetscape, maintaining visual connection to the surrounding environment.
- Fencing should incorporate landscaping where possible to ensure a softer transition between private properties and public spaces.
- Fencing should incorporate an open design to maintain visibility and enhance the natural landscape, avoiding solid fences that block sightlines or detract from the open character of the streetscape.

Requirements

- Fencing on corner allotments must be located 4.0m behind the front building line. (see Figure 8).
- Front fencing on corner allotments should extend 4.0m behind the front building line to meet with the corner fencing and be of a similar design and height to the front fence.
- Fencing on corner allotments should be corrugated colour steel fencing with larger exposed posts, 100mm x 100mm as a minimum (see Figure 9).
- The maximum height of corner fencing should not exceed 1.8m.
- Fencing as a minimum must be coloured in 'Grey Ridge' Colorbond® or similar.
- Where the developer will provide fencing to public open space, it will be indicated on the building envelope plan.

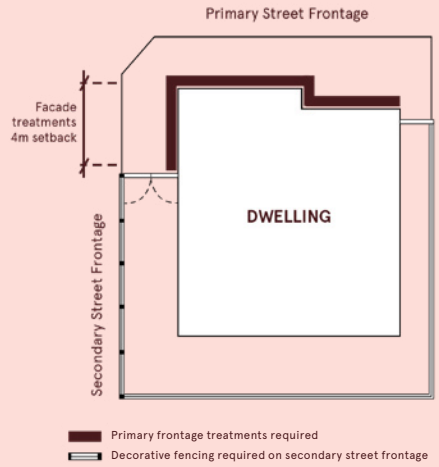


Figure 8: Front Fencing for corner allotments

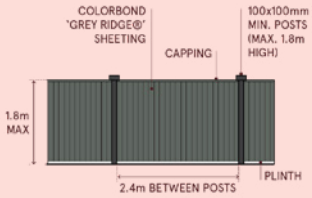


Figure 9: Corner fencing as a minimum must have 100 x 100mm exposed posts.

3. Side & Rear Boundary Fencing

Guidelines

- Ensure side and rear fencing provides adequate privacy between properties while maintaining an attractive appearance from both sides.
- Use materials that complement the overall aesthetic of the estate and are durable in the local climate.

Requirements

- Side and rear boundary fences must be a maximum height of 1.8m.
- Side fencing to stop 1m behind front building line. Any fencing forward of this line must be in accordance with Fencing and Retaining Walls - Section 1.
- Fencing should be constructed from Good Neighbour colour-coated steel panels or similar durable materials. It must support structural wind zones and be finished in the estate colour Colorbond® (or equivalent) "Grey Ridge®" (or equivalent) and profile "Superdek®".
- Brush fencing is not permitted.

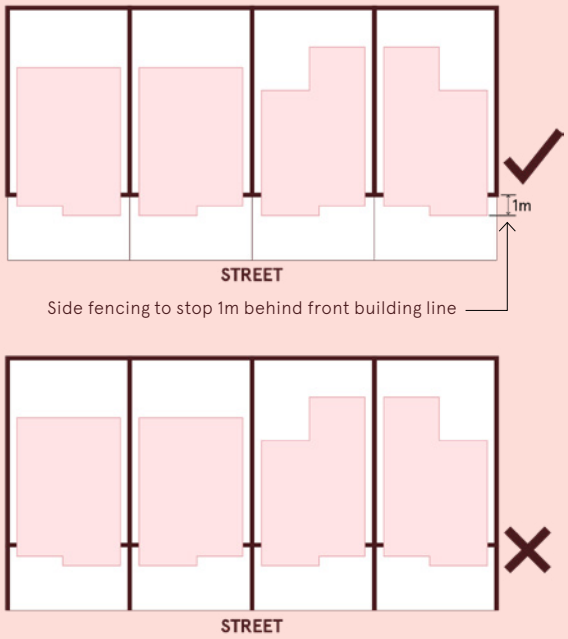


Figure 10: Side/boundary Fencing

4. Retaining Walls & building with slope

Some allotments in SENSES will be benched for your convenience, this will help both SENSES and you as the allotment owner deliver on our combined promise; to deliver a home and streetscape that surprises and delights.

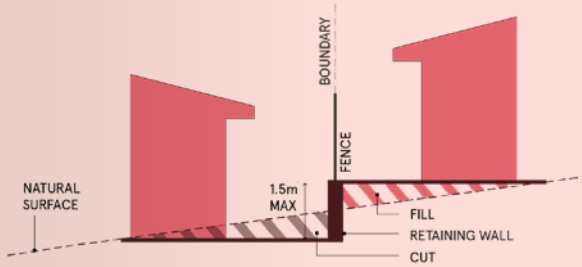
In some instances allotments have not been benched and retained. This has been purposely done to provide you with an opportunity to expand your dwellings design potential by utilising the advantages allotments with slope can provide.

Dwellings for these allotments can be suitably designed to incorporate spilt level options or alternatively with retaining or a combination of the both to provide your desired building platform.

When providing your retaining the following applies:

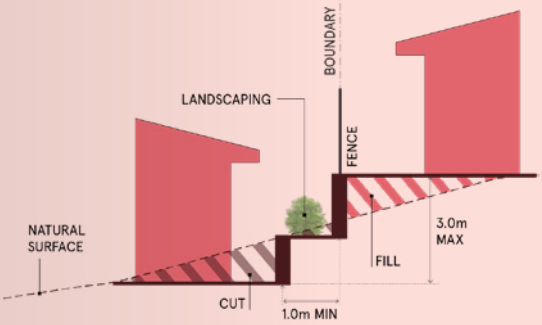
Guidelines

- Retaining walls should be designed to integrate with the natural landscape and complement the home's materials and colours.
- Use tiered retaining walls where possible to reduce the visual impact and allow for landscaping opportunities.
- Should you require retaining walls to be constructed forward of the building line, they are to be constructed of quality materials including rendered masonry, patterned precast concrete, locally sourced rock, or proprietary interlocking blocks and should be designed with colours and materials to visually integrate with the main dwelling.
- 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 (i.e. streets & parks).
- It may be necessary to contact your neighbour when proposing retaining walls. Doing this may save you costs and yard space.



Shared Retaining Wall on Boundary

Figure 11: Retaining Walls

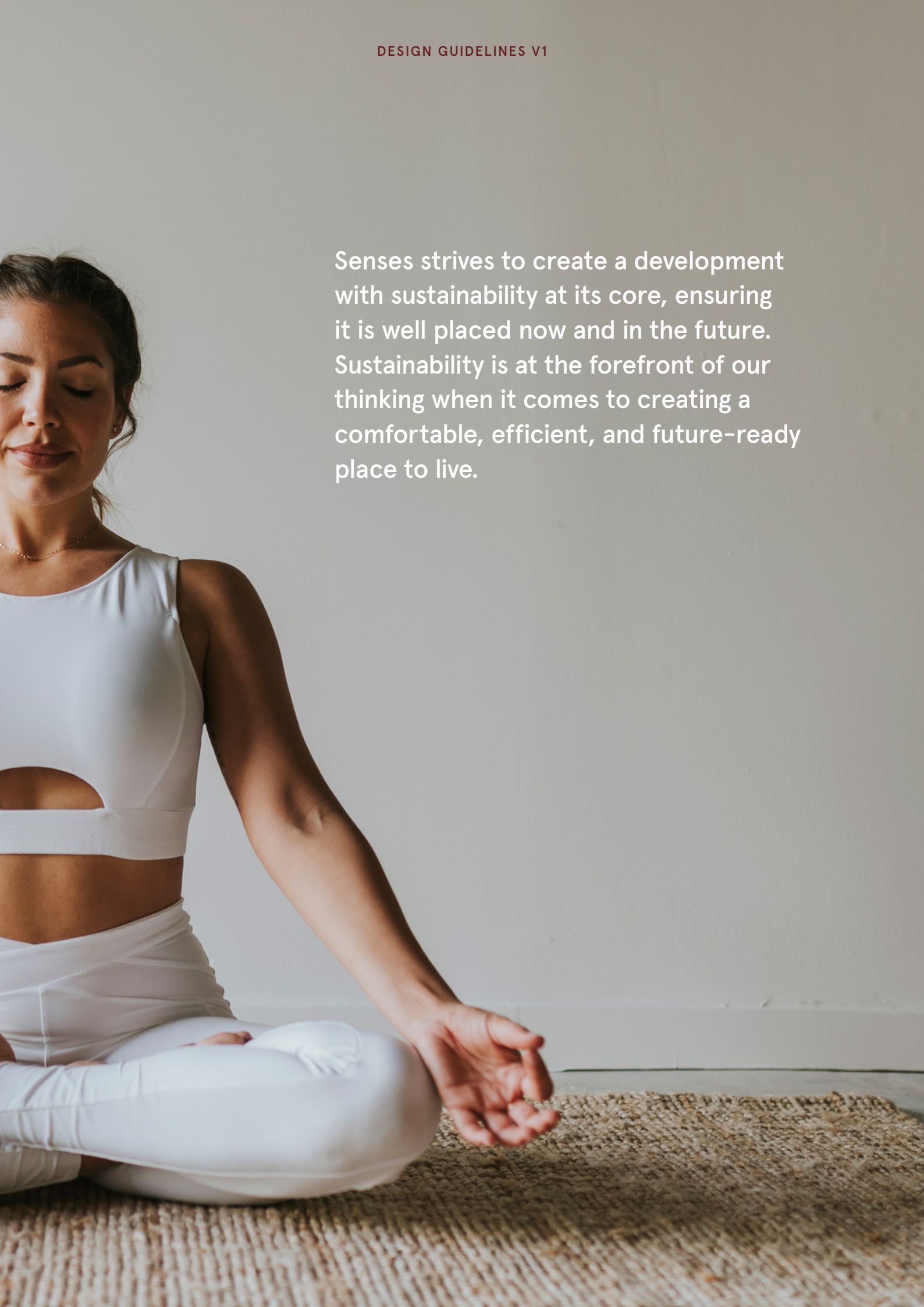


Treatment for Retaining Walls over 1.5m

Requirements

- If walls are greater than 1.5m, a tiered arrangement should be employed with a minimum distance of 1.0m between the two walls for landscaping
- Retaining walls must incorporate adequate drainage measures.
- Retaining walls must be constructed from high-quality materials such as stone, masonry, or textured concrete.
- Retaining walls visible from the street or reserves should match at a minimum the estate style and colour; charcoal patterned or textured.

Sustainability



Senses strives to create a development with sustainability at its core, ensuring it is well placed now and in the future. Sustainability is at the forefront of our thinking when it comes to creating a comfortable, efficient, and future-ready place to live.

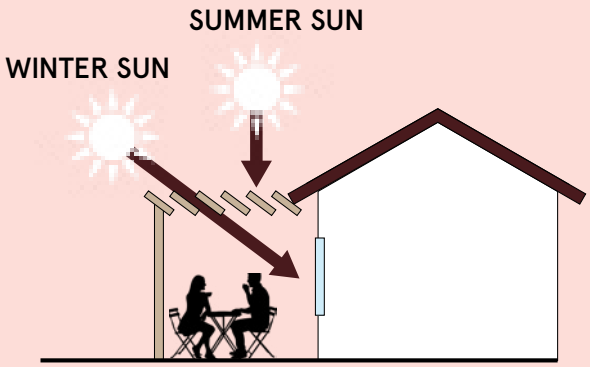
1. Energy Efficiency

Guidelines

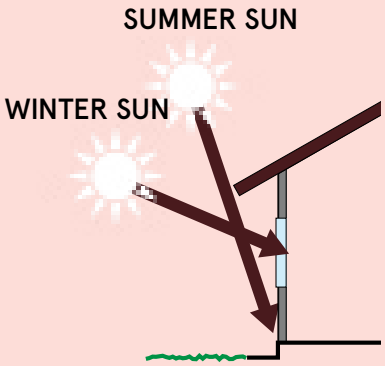
- Homes should be designed to maximise energy efficiency through passive solar design, orientation, and natural ventilation.
- For summer comfort, consider the placement of your windows to promote cross ventilation. Capturing summer breezes can help draw cool air in at the lower level and discharge warm air at the higher level, increasing comfort levels in summertime. Natural ventilation can simply provide 'fresh air' for the senses.
- Living rooms and private open space should have a northern orientation to maximise solar access.
- Zoning and draft proofing is a simple and cost effective way of maintaining temperatures in living spaces. Sealing off hallways and other areas can help to minimise temperature loss and improve comfort levels.
- Encourage the use of energy-efficient appliances and systems, including LED lighting and high-efficiency heating and cooling systems.
- Use insulation in walls, floors (if applicable), and ceilings to reduce energy consumption and maintain comfortable indoor temperatures.
- Consider a smart meter so you can monitor and understand your energy usage and adapt your lifestyle to increase savings.
- Consider the use of ceiling fans to reduce the continued use of air conditioning units.
- Double-glazed windows are encouraged for all street-facing rooms and living areas.
- Encourage insulation to all external walls and ceilings to keep your home cooler in summer and warmer in winter without the need for mechanical air conditioning. Additional insulation to internal walls can improve this further and help to reduce noise transference.
- All new residential dwellings should install 1 of the following water heating systems:
  - Solar (gas or electric boosted) water heater
  - Minimum 5-star rated gas water heater
  - Heat pump water heater.

Requirements

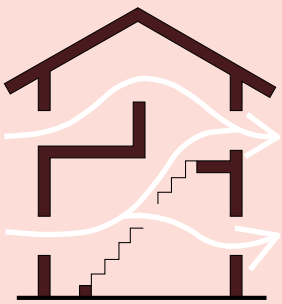
- Dwellings should achieve a minimum 6-star energy rating under the Nationwide House Energy Rating Scheme (NatHERS).



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



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

Figure 12: Energy efficiency

2. Rainwater Tank & Solar Panels

Guidelines

- Rainwater tanks should be installed for all dwellings to reduce reliance on mains water and promote water reuse for garden irrigation and non-potable household uses.
- Encourage the installation of solar photovoltaic (PV) systems and solar water heaters to reduce dependence on grid electricity and reduce household costs. Individual cost savings may vary.
- Consider incorporating battery storage systems to enhance energy independence and sustainability.

Requirements

- All homes must have rainwater tanks plumbed to toilets or gardens as per the requirements of the Planning and Design Code and will need to be located at the side or rear of your home and screened from view.
- Avoid the unsightly location of PV panels. Consider these as an integral part of your design. This way they can be integrated into your design to reduce their visible impact.

3. Landscaping

Creating a lush green environment not only comes with its own appeal, it also helps to provide numerous other effects that contribute to a more sustainable outcome.

Trees and other plants can provide shade for cooling during the warmer months and warmth during the cooler months by allowing the sunlight to penetrate into the home. They also provide homes for fauna and help to increase the biodiversity of the area.

Integrating these elements with minimal hard landscaping can promote a more sustainable outcome at a macro and micro level.

Guidelines

- The use of deciduous trees to help shade from the sun in summer and allow the sun to penetrate in winter.
- To reduce the amount of run off from your property, consider using permeable pavers for driveways and pathways.
- Consider starting a vegetable and fruit garden, it may save you a trip to the shops and eating from your own garden is hugely rewarding.
- Consider drippers and sub surface watering systems to reduce the impact of water loss through sprays and evaporation.
- Integrate existing mature trees into the landscape design where possible.
- Use native and drought-resistant plant species to enhance biodiversity and reduce water consumption.
- Encourage the use of green walls and vertical gardens to maximise greenery in narrow areas.
- An irrigation conduit will be provided connecting your front garden to your front verge under the footpath where required.

Requirements

- At least 1 tree must be planted in each front yard, with mature species to reach a minimum height of 5m (refer to Adelaide Garden Guide | PlanSA and Verges | Mount Barker District Council).
- 30% of the area between the primary street boundary and the building line must be soft landscaped elements.
- Artificial turf will not be permitted in the front yard.

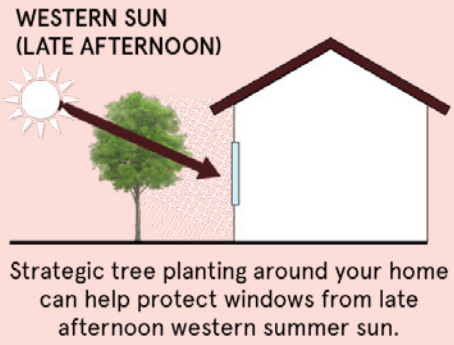


Figure 13: Landscaping

Infrastructure & Services

1. NBN

Guidelines

- The estate will be connected to the National Broadband Network to ensure access to high-speed internet services.
- NBNCo operates as a wholesale network infrastructure provider and does not sell products or services directly to homeowners.
- Homeowners must acquire NBN services through a retail service provider (such as a telecommunications provider).
- Ensure home wiring accommodates NBN connections by consulting with your builder during construction.

Requirements

- All homes within the estate must be connected to the National Broadband Network (NBN) infrastructure.
- Wiring must comply with NBNCo standards to support efficient and high-speed broadband access.
- Visit nbnco.com.au for more detailed information on the infrastructure and service acquisition process.

2. Services

Guidelines

- Promote the use of gas for cooking, hot water, and heating to provide residents with energy-efficient options.
- Encourage renewable energy solutions, such as solar or battery systems, where feasible, to reduce long-term reliance on non-renewable sources.
- Design service connections (electricity, gas, water) to be discreetly located and easily accessible.

Requirements

- Utility meters must be located out of sight from the street and landscaped appropriately.
- The Estate will feature LPG gas reticulated throughout the development, with an LPG gas connection provided at the front of each allotment. It is recommended that each house connect to the LPG system for:
  - LPG Gas hot water service
  - Gas bayonet fitting to an outside BBQ area
  - Gas cooktop
  - Gas heating.

Construction Guidelines

1. General Construction Requirements

Guidelines

- Construction activities should minimise the impact on the environment and neighbouring properties through proper site management.
- Utilise sustainable building materials where possible, including recycled or locally sourced products.
- Ensure construction practices follow the estate's sustainability goals by reducing waste and ensuring energy and water-efficient measures are in place.
- Any additions or alterations to constructed dwellings should continue to apply these Design Guidelines.

Requirements

- Builders must implement erosion and sediment control plans to prevent soil runoff into public spaces and water bodies.
- A site waste management plan must be in place to ensure the separation of recyclables and waste materials during construction.

2. Noise & Air Quality During Construction

Guidelines

- Minimise noise pollution by adhering to designated construction hours and using sound-dampening techniques where applicable.
- Control dust emissions through regular site watering and covering stockpiles to avoid air quality degradation.
- Ensure compliance with local regulations for noise and air quality to protect residents and surrounding wildlife.

Requirements

- Dust suppression measures must be used during earthworks and construction, especially during dry and windy conditions.
- Refer to Construction Noise Information Sheet | EPA

3. Construction Timelines

Guidelines

- Construction of dwellings, driveways, and gardens should be completed in a timely and coordinated manner to ensure a seamless development process and the establishment of a high-quality living environment within the estate.
- A well-coordinated timeline as proposed ensures minimal disruption and helps establish a cohesive, appealing community environment.

Requirements

- Dwelling - Commencement & Completion:
- Construction must commence within 12 months of the settlement date or land purchase.
- The dwelling must be fully completed, including all external finishes, within 18 months of commencement, ensuring no prolonged periods of incomplete structures on site.
- Driveways:
  - Driveways must be constructed and completed within three months of the dwelling's completion to avoid disruption to access and minimise dirt or dust from construction, using materials that adhere to the estate's design standards.
- Garden, Verge & Landscaping:
  - All front garden, verge, and landscaping must be completed within 6 months of dwelling completion to promote a cohesive and green environment.

Living in a construction zone can be disruptive, especially in the early years. To maintain a good quality of life, we ask all owners and their builders (including sub-contractors) to please follow the guidelines in this section.

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