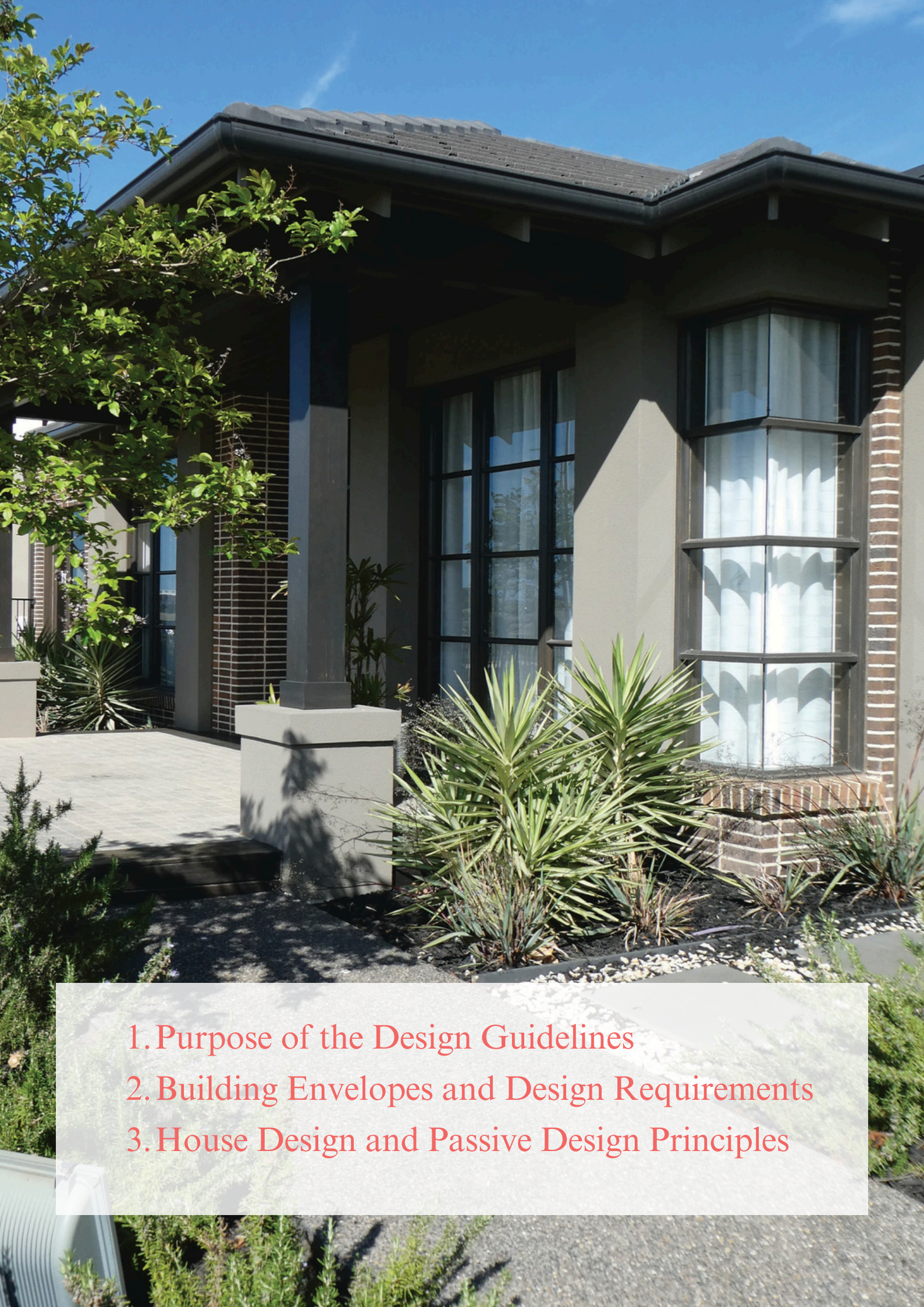


St ANDREWS

BUILDING DESIGN GUIDELINES





1. Purpose of the Design Guidelines
2. Building Envelopes and Design Requirements
3. House Design and Passive Design Principles

1. PURPOSE OF THE DESIGN GUIDELINES

Welcome to St Andrews, where everything has been carefully considered, from the variety and aspect of the allotments to the streetscapes and open spaces that encourage residents to venture outside and be active. You'll feel a real sense of community from the moment you enter St Andrews.

The principal aim of these Design Guidelines (“**Guidelines**”) is to create a coherent vision for the St Andrews community.

Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to ensure all homes are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape. Each individual house design should contribute to the surrounding environment and to the community in a positive way.

We hope you will see the value in the St Andrews Guidelines and we look forward to working with you through the process of making St Andrews your home.

Encumbrance approval is required to be obtained prior to commencement of any works on site and prior to obtaining Planning Approval. The Design Guidelines are to be read and considered in conjunction with the Council requirements and the Planning and Design Code. An Encumbrance Approvals Manager will oversee the implementation of the Guidelines.

The Encumbrance Approvals Manager (EAM) may approve a proposal that does not strictly comply with the Guidelines if they are of the opinion the house design demonstrates design merit and will enhance the urban design quality of the development. However, it is the owner's responsibility to ensure Council will also approve the non-conforming aspects of the proposal.

The Guidelines are subject to change by the developer at any time without notice. All decisions regarding these Guidelines are at the discretion of the EAM.

Swimming pools and timber decks less than 800mm high above natural ground level do not require encumbrance approval.

2. BUILDING ENVELOPES AND DESIGN

Building Envelopes have been prepared for the lots in each stage at St Andrews and form part of your Encumbrance. The construction of homes or associated buildings, including garages, must be contained within the Building Envelope specified for that allotment.

The building envelope shows minimum setbacks for your allotment and represents the maximum extent of the development, unless specifically noted that setbacks are not to vary from those shown on the Building Envelope (for example, for dual fronted allotments, terraces, etc.). There is to be no variation from the designated setbacks for terrace allotments. The Building Envelope also shows where walls can be built on boundary. Refer to the Planning and Design Code for the requirements on the length and height of walls built on the boundary.

Unless otherwise designated on the specified Building Envelope, refer to the Planning and Design Code for the requirements on building height, site coverage and private open space.



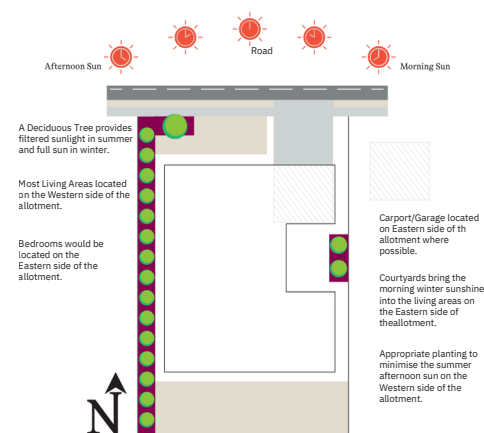
3. HOUSE ORIENTATION AND PASSIVE DESIGN

Understanding your lot's orientation and sensible passive design principles can enhance your internal and external living environment, whilst potentially reducing your energy bills.

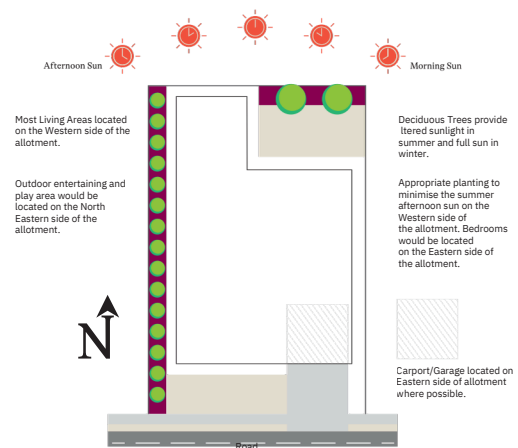
Consider the following in the siting and design of your home:

- Maximise the northern aspect of living areas and private open spaces, courtyards and patios;
- At least one living area and your private open space to have northern aspect where possible;
- Encourage use of eaves, pergolas, sunhoods and screens to manage heat loads on north, east and west facing windows;
- Outdoor private space should be immediately accessible from the main living area;
- Place bedrooms to the east, main living areas to the north and services and outbuildings to the south or west;
- Use appropriate vegetation to assist with minimising summer sun exposure.

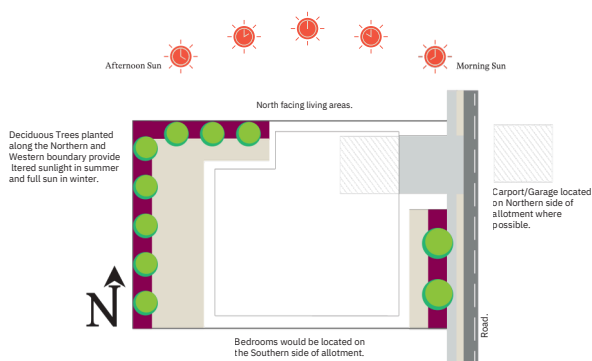
North Facing Facade



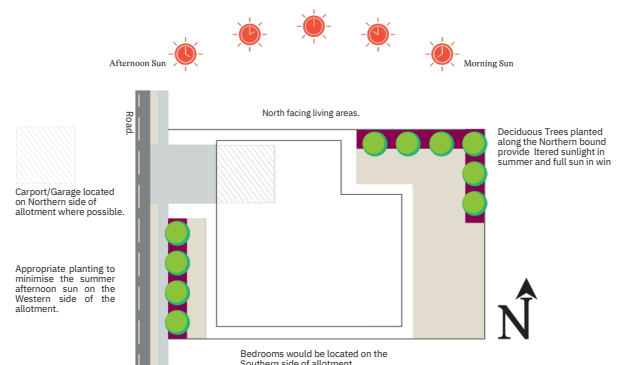
South Facing Facade



East Facing Facade



West Facing Facade



COMPLYING WITH THE DESIGN GUIDELINES

	YES	NO	NA
HOUSE SITING			
Setbacks must comply with the Building Envelope Plan. The front setback can be encroached by up to 1m if all other requirements of the Guidelines are met.			
Garages must be setback a minimum of 5.5m to allow for a vehicle to park on the driveway in front without overhanging onto the street.			
Allowable encroachments into specified setbacks: <ul style="list-style-type: none"> • Porches and verandahs • Alfresco (subject to Planning Code requirements) • Eaves, fascia, gutters • Masonry chimneys • Decorative screens • Water tanks, heating and cooling equipment and other services (not visible from public realm) • Shade sails (not visible from public realm) • Unroofed stairways and ramps • Pergolas 			
FRONT FACADES			
Ground level must have a minimum floor to ceiling height of 2.7m.			
Garage door must not exceed 50% of the front elevation width for a single storey.			
The garage must be setback an additional 0.5m from the main front building line.			
Front elevation is to include a portico or verandah at the entry, with a minimum depth of 1m.			
The front door is to have one of the following: <ul style="list-style-type: none"> • A top light; • A side light; or • Be at least 2.4m high with glass inserts. 			
Front façade to include at least one habitable room (being a bedroom or other living space) facing the street.			
All windows facing the street must be feature windows. Standard, horizontal windows and obscured or reflective glazing is not supported.			
Bathroom or toilet windows cannot front onto the street.			
A minimum of two different materials and two different colours are provided to the primary frontage. Materials and colours are to be contemporary and neutral, with bright colours only being used as accents or minor feature elements.			
An additional design element to the front facade in addition to the requirements listed above is highly recommended.			
Examples include a feature wall clad in a third material, a gable or raised porch roof, a bay window, quoins or rendered band around the feature window(s) and plinth.			

	YES	NO	NA
DOUBLE STOREY HOMES			
Double storey homes do not require a setback between the front wall and the garage where a verandah/balcony with a minimum depth of 1.5m is provided for at least 40% of the home width.			
Articulation to the front of the upper level of a two-storey house is required.			
CORNER LOTS			
Homes sited on street corners or adjacent to laneways or public open space are more visible from the public realm and play a key role in the overall quality of the streetscape. For corner homes, the front façade treatment must extend around to the secondary frontage elevation for a minimum of one third of the length of the side boundary.			
For two storey corner homes, the front façade treatment must extend for the entire length of the upper level facing the secondary street.			
The secondary frontage must include at least one window which is of the same style as the primary frontage feature windows. Bathroom and opaque windows fronting the secondary street should be avoided where possible.			
If a meter box is proposed on the secondary frontage elevation, it must be recessed and painted to match the surrounding wall.			
Services (clothesline, solar battery, hot water system, etc.) must not be visible from the street or public open space.			
ROOF			
Hip or gable roofs must have a minimum pitch of 25 degrees for lots up to 12.5m wide, and a minimum pitch of 22.5 degrees for lots wider than 12.5m.			
Hip roofs must incorporate articulation to ensure variation in the massing of the roof form.			
Skillion roofs are encouraged to have a pitch of between 7 and 15 degrees. Pitches less than 3 degrees must feature a parapet concealing the pitch.			
Eaves must be a minimum width of 450mm (exc. gutters) to all aspects of the home, except for any portion that is built on the boundary.			
White or plain galvanized roofs are not permitted.			
GARAGES			
Garages must have a panel lift door. The profile and colour details must be specified on the set of plans submitted.			
Lots that are less than 12.5m wide can have a carport instead of a garage, if the following is achieved: <ul style="list-style-type: none"> • The front wall is fully enclosed; • A panel lift door is provided; and • The side wall on boundary returns for at least 1m. 			

	YES	NO	NA
Garage has panel lift door(s)			
Caravans and commercial vehicles must not be parked in locations visible from the street.			
ACCESS AND DRIVEWAYS			
A single driveway must be 3m wide at the front boundary.			
A double driveway must be 5m wide at the front boundary.			
Where a garage is not built to the side boundary, a soft landscaping strip with low to medium height plants is required to fill the offset distance at the front of the home. Driveway concrete must not extend all the way to the side boundary.			
Driveways and hardstand areas visible from the street can be constructed of one of the following: <ul style="list-style-type: none"> • Coloured concrete; • Saw-cut charcoal coloured concrete; • Pavers; or • Exposed aggregate concrete. Plain concrete driveways are not permitted.			
The owner is responsible for constructing their driveway crossover in the road verge. The crossover material must be Hanson Imagecrete Exposed – Eden, or similar, to match estate footpaths.			
SERVICES AND OUTBUILDINGS			
Clotheslines, garbage bins, rainwater tanks, and other ancillary services must be stored in a location not visible from public areas (roads and reserves). Bins must not be stored in a location that is visible from the street.			
Any A / C units are to be sited at ground level unless they are evaporative, then the roof unit is to be located below the ridge line and not visible from the public realm.			
One of the following must be provided within 12 months of builder handover: <ul style="list-style-type: none"> • A solar boosted hot water system, with the water tank located at ground level unless the allotment is a terrace. OR <ul style="list-style-type: none"> • A roof mounted 2.5kW PV system for allotments up to and including 10m wide, or a 5kW PV system for allotments wider than 10m. 			
PV systems should be flush mounted and not visible from the public realm, where possible.			
Details for proposed security roller shutters and screen doors are to be noted on the submission plans. Security roller shutters must be a concealed type, contemporary in design, and complimentary to the house in materials and colours.			

	YES	NO	NA
ANDREWS ROAD LINEAR RESERVE HOMES			
<p>If a house is facing Andrews Rd linear reserve:</p> <ul style="list-style-type: none"> The home should be designed as a dual-fronted home to present an attractive façade to the access street and linear reserve. The reserve fronting elevation must achieve the front façade design requirements. The design must include a roofed alfresco facing the reserve which is at least 25sqm in size and open on 3 sides. Services and outbuildings are to be appropriately screened using decorative materials. 			
FENCING - Please refer to the Fencing Guide in this document for further details.			
<p>If a front fence is proposed, it must:</p> <ul style="list-style-type: none"> Be decorative and open in style; Be between 0.9m and 1.2m in height; Have at least one pillar or substantial post provided to each front corner; and Side boundary return fencing must be of similar style and height, and taper up at the front building line to connect with the standard side fencing. 			
<p>Side and rear boundary fences:</p> <ul style="list-style-type: none"> To be constructed out of 1.8m high Good Neighbour® Colorbond® in ‘Woodland Grey’ and must finish at least 1m behind the garage line. 			
<p>Side fencing return and side access gates facing the street:</p> <ul style="list-style-type: none"> To be constructed out of a feature material to complement the house design (such as, but not limited to, aluminum powder coated slats, timber, a feature screen, etc). Plain ColorBond side gates are not accepted. 			
<p>Corner allotment fence:</p> <ul style="list-style-type: none"> Side boundary fencing permitted for 2/3 length of side boundary; To be constructed of feature materials like aluminium powder coated slats, timber, feature, screen etc. Colorbond® is not permitted facing the street. If side fencing forward of the garage is proposed, it must follow the front fencing requirements noted above. 			
<p>Reserve fronting fence (including Andrews Rd linear reserve):</p> <ul style="list-style-type: none"> To be a 1.8m high solid feature fence for up to 40% of the boundary length. Solid Colorbond® is not permitted; Remaining boundary length up to the front garage line must be 1.8m high black vertical tubular open railing; or To be constructed out of 1.2m high neetascreen profile good neighbour fence with 0.60m high slatted panel. Finished fence to be 1.8m in height in Woodland Grey. Any gates and/or stairs are to be sited within the lot boundary and to be constructed by the owner. 			
<p>If any retaining is proposed facing the street, it must be decorative in nature. Plain concrete sleepers will not be permitted.</p>			
<p>Letter box must be noted on the site plan, provided prior to occupancy, and either:</p> <ul style="list-style-type: none"> Incorporated into the front fence; or A pillar/ low wall style. 			

	YES	NO	NA
HOMES BACKING ONTO THE NORTHERN EXPRESSWAY			
The developer will construct an acoustic barrier fence between the St Andrews development site and the Northern Expressway. This fence will be constructed at the rear of lots backing onto the Northern Expressway, prior to land settlement. The fence cannot be removed and will be maintained by the owner.			
All expressway backing lots are highly encouraged to have a maximum 22.5 degree roof pitch, regardless of lot width.			
FRONT LANDSCAPING			
At least 40% of your front yard must be landscaped with grass and/or garden beds.			
A minimum of one tree must be planted from a 75-litre pot or larger.			
The strip between the driveway and side boundary must be landscaped with low to medium height plants.			
Artificial turf is not permitted in the front garden area.			
A landscape plan must be submitted with the Encumbrance Application. Refer to the St Andrews Residential Landscape Design Guidelines for options that can be nominated as the selected design. Alternatively, a site-specific custom design can be submitted.			
FIBRE OPTIC CONNECTION			
At St Andrews, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services. This service, provided by Opticomm, has specific requirements regarding connections. These are available from the St Andrews Sales Office or on the St Andrews website. For more information visit www.opticomm.net.au .			

ENCUMBRANCE SUBMISSION CHECKLIST

Lot #		Street #	
Owner(s) Name:		Owner(s) Mailing Address:	
Owner(s) Contact Number:		Owner(s) Email:	
Builder/Company Name:		Builder's Mailing Address:	
Builder's Contact Person		Contact Person's Phone/Email:	
Correspondence sent to builder <input type="checkbox"/>		Correspondence sent to owner <input type="checkbox"/>	

All applications are to be submitted via the Builder's Portal on A3.
Initial comments/response will be received within 10 business days via the Portal.

ENQUIRIES:

All encumbrance enquiries or assistance please email encumbrancesa@villawoodproperties.com

ATTACHMENTS CHECKLIST

Lot #	
Dimensioned site plan: <ul style="list-style-type: none"> • Site contours shown • Dimensioned setbacks are shown • Proposed retaining shown if applicable • Rainwater tank location shown • Stormwater connection shown (stormwater disposal point is provided by the developer) • Rear and side boundary fence shown • Front fence shown if applicable • Corner fence shown if applicable • Finished floor levels shown (house and garage) • External features including driveways, paths, and outbuildings are shown 	<input type="checkbox"/>
Dimensioned floor plans for each level at a scale 1:100	<input type="checkbox"/>
Dimensioned elevations with materials shown	<input type="checkbox"/>
Landscape plan of the front yard showing front fence elevations if applicable	<input type="checkbox"/>
Schedule of external finishes, colours and materials	<input type="checkbox"/>
Erosion and Sediment Control Plan	<input type="checkbox"/>



Sales & Information Centre
Open 7 days 11 - 5pm
8 Andrews Road
Andrews Farm SA 5114

08 7201 3988
livesandrews.com.au
RLA 306035



St ANDREWS

villawood
properties

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St ANDREWS FENCING GUIDE

IF A FRONT FENCE IS PROPOSED:

It must have at least one pillar or substantial post to each front corner



It must be decorative & open in style

It must be between 0.9 and 1.2m in height



Side boundary return fencing must be of **similar style & height** and taper up towards the building line to connect with the standard side fencing.

SIDE & REAR BOUNDARY FENCING BETWEEN PRIVATE RESIDENTIAL ALLOTMENTS:

Must be constructed out of 1.8m high Good Neighbour® Colorbond® in 'Woodland Grey'



Must finish **1m before** the front garage line.

Plain ColorBond fencing is **not permitted** forward of the garage.

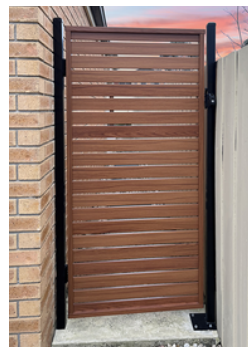
SIDE FENCING RETURNS AND SIDE ACCESS GATES FACING THE STREET:

Must be constructed out of a feature material to complement the house design.

Examples include:



Aluminium powder coated slats



Timber slats



Plain ColorBond gates facing the street are **not permitted**

FENCING GUIDE - CORNER ALLOTMENTS

IF YOUR SIDE FENCING FACES A STREET:



Side fencing that faces the street must be constructed out of a feature material...

...and is permitted for up to $\frac{2}{3}$ length of the total lot depth.

For example, on a lot that is 30m deep:

Plain ColorBond is **not permitted** facing the street.

Examples of feature fencing include:



Suitable materials include: Timber, brick, render, composite, aluminium, premium steel profiles.

IF YOUR SIDE FENCING FACES A RESERVE:

Up to 40% of the boundary length can be a solid **feature** fence - this means it is made from a decorative/feature material and is **not** see-through.

The remaining boundary length (finishing 1m behind the garage line) can either be:

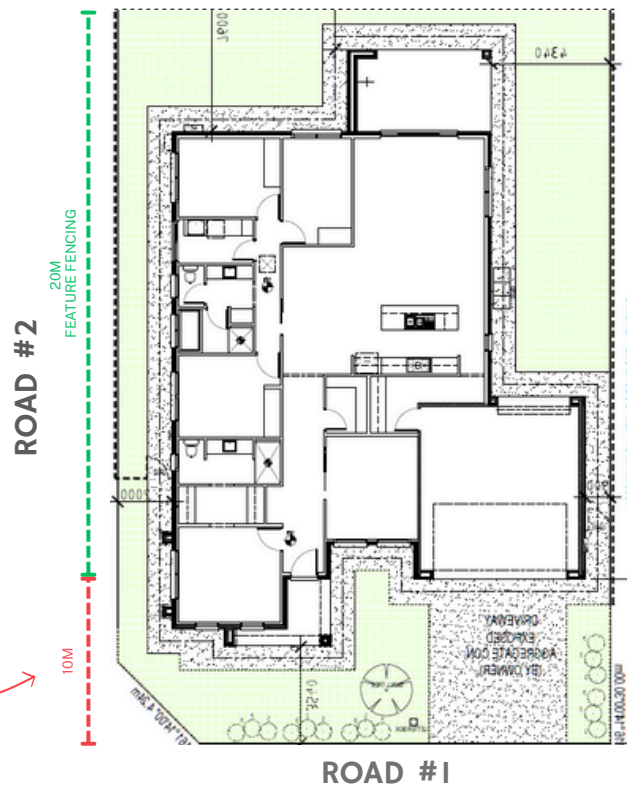
1.8m high black vertical tubular open railing
For example:

OR

1.2m high good neighbour fencing with 0.6m slatted panel above. Total fence height = 1.8m.



Example images are provided for guidance. Other styles will be permitted, provided they are in line with the design guideline requirements.



ST ANDREWS RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

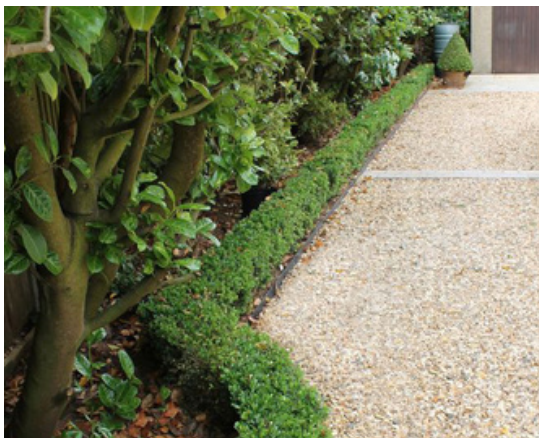
VILLAWOOD

INSPIRATION IMAGES

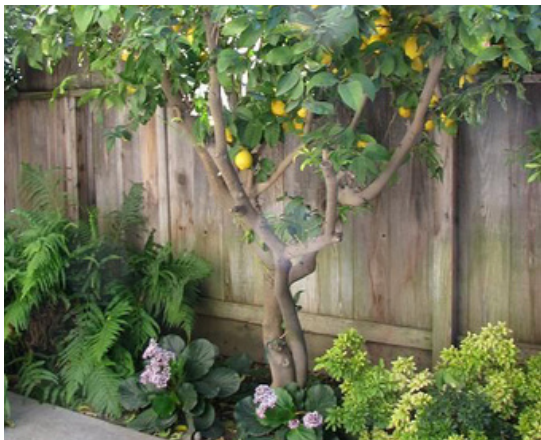
'AUSTRALIAN'



'CONTEMPORARY'

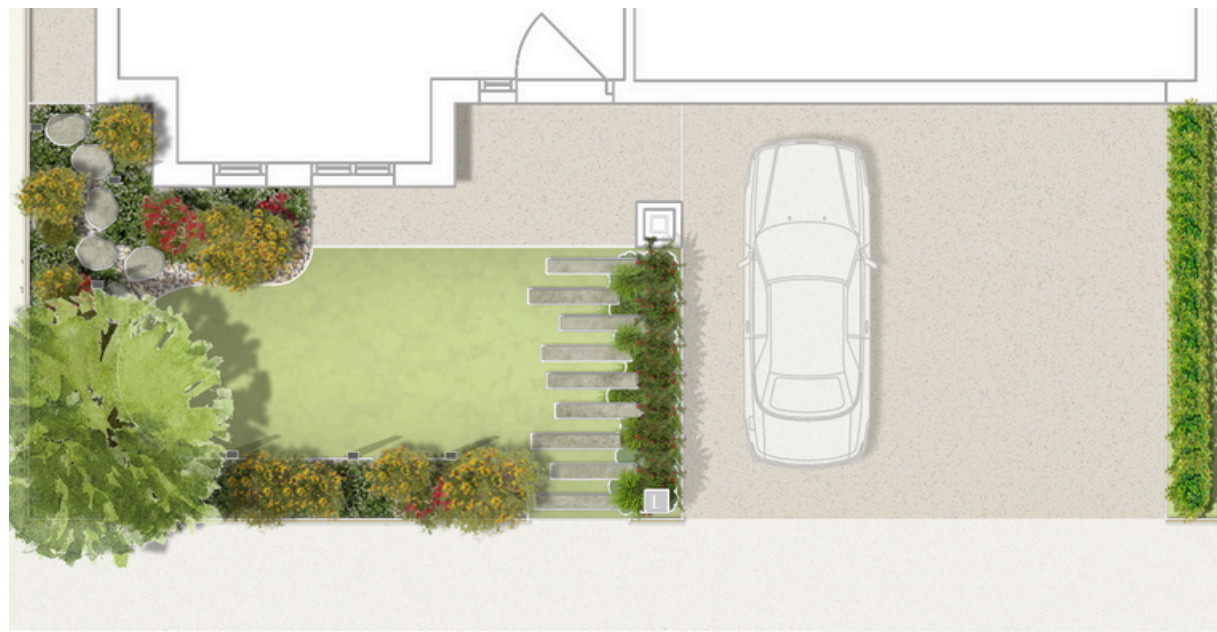


'PRODUCTIVE'



LANDSCAPE PLAN

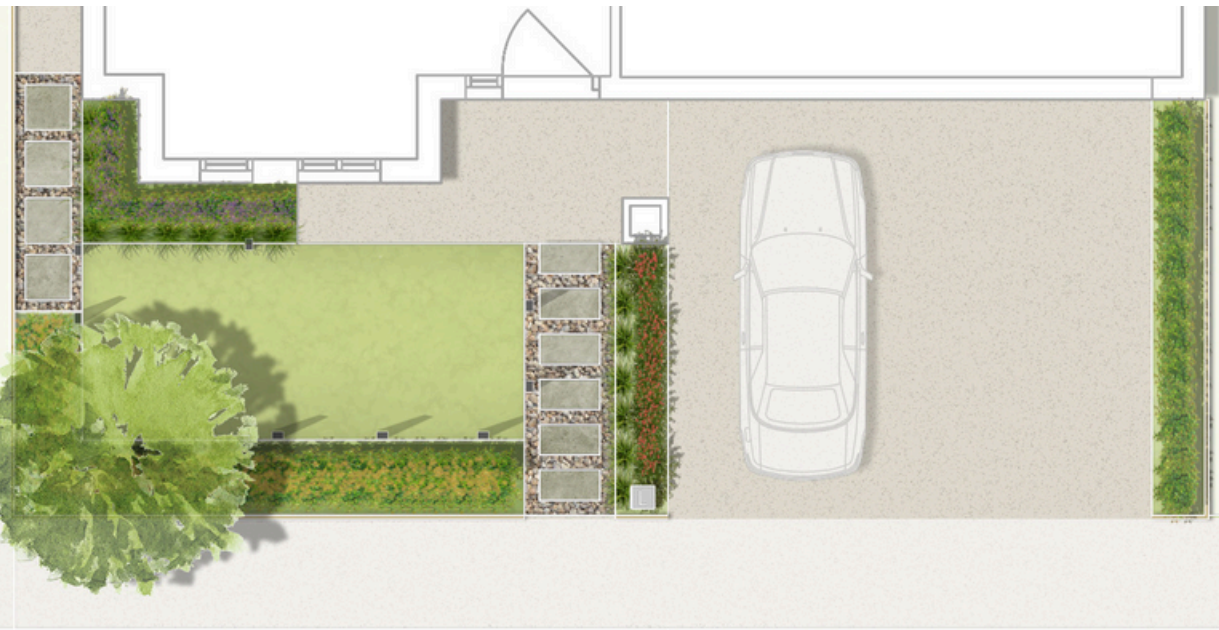
AUSTRALIAN 'WATER SENSITIVE'



-  Driveway / Porch
-  Flagstone Steppers
-  Concrete Steppers
-  Loose Gravel / River Pebbles
-  Irrigated Grass
-  Trees
-  Shrubs - Hedge
-  Shrubs - Small
-  Groundcover
-  Strappy

LANDSCAPE PLAN

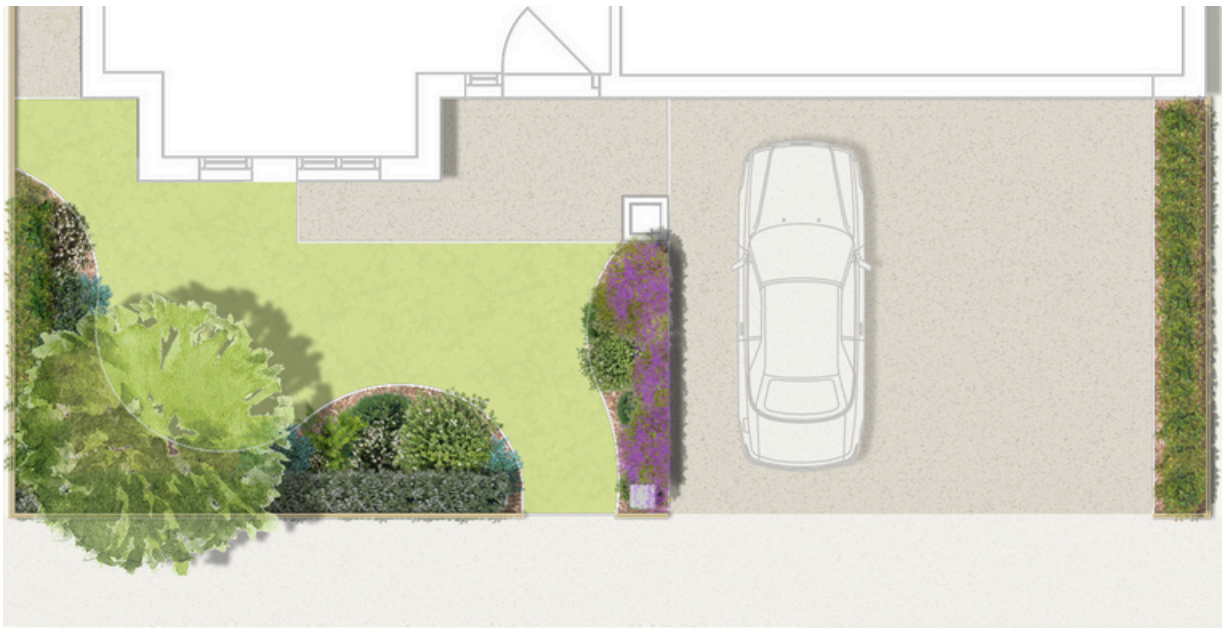
CONTEMPORARY



- Driveway / Porch
- Concrete Steppers
- Loose Gravel / River Pebbles
- Irrigated Grass
- Trees
- Shrubs - Hedge
- Shrubs - Small
- Strappy

LANDSCAPE PLAN

PRODUCTIVE



-  Driveway / Porch
-  Flagstone Steppers
-  Irrigated Grass
-  Trees
-  Shrubs - Hedge
-  Herbs - Large
-  Herbs

PLANTING PALETTE

AUSTRALIAN 'WATER SENSITIVE'

TREES



Banksia integrifolia



Eucalyptus leucoxydon 'Euky Dwarf'



Acacia pycnantha

SHRUBS - HEDGING



Dodonaea humilis



Adenanthos sericeus



Westringia species

SHRUBS - SMALL



Crowea 'Festival'



Callistemon 'Little John'



Goodenia albiflora



Olearia tomentosa 'Luanna'



Hardenbergia species

SHRUBS - STRAPPY



Dianella revoluta



Dianella 'Little Jess'



Dianella tasmanica 'Emerald Arch'



Lomandra species



Poa eskadale 'Kingsdale'

GROUNDCOVERS



Disphyma crassifolium



Carprobrotus rossii, "Native Pigface"



Atriplex semibaccata



Kennedia prostrata



Myoporum parvifolium



Enchylaena tomentosa

PLANTING PALETTE

CONTEMPORARY

TREES



Lagerstroemia 'Natchez'



Malus tschonoskii



Magonia grandifolia 'Little Gem'



Pyrus 'Capital'

SHRUBS - HEDGING



Murraya paniculata



Rhapiolepis 'Snow Maiden'



Syzygium 'Resilience'



Viburnum species

SHRUBS - SMALL



Agave - fox tail



Choisya ternata

SHRUBS - STRAPPY



Dietes-bicolor African Iris



Giant mondo grass



Kniphofia species



Liriope Evergreen Giant

GROUNDCOVERS



Dichondra argentea 'Silver Falls'



Dichondra Repens



Senecio serpens



Stachy byzantina 'lamb's ear'



Trachleospermum flatmat

PLANTING PALETTE

PRODUCTIVE

TREES



Citrus limon 'Meyer Lemon'



Malus domestica 'Jonathon'



Olea europaea 'Garden Harvest'



Citrus reticulata 'Imperial Mandarin'



Citrus aurantifolia 'Tahitian Lime'



Olea europaea 'Kalamata'



Citrofortunella microcarpa 'Calamondin Kumquat'



Malus domestica 'Granny Smith'

HERBS



Mentha australis



Origanum vulgare



Thymus vulgaris



Origanum majorana



Salvia rosmarinus



Salvia officinalis



Melissa officinalis

SHRUBS



Abelia x _grandifolia Nana



Syzygium_'Resilience'



Viburnum species



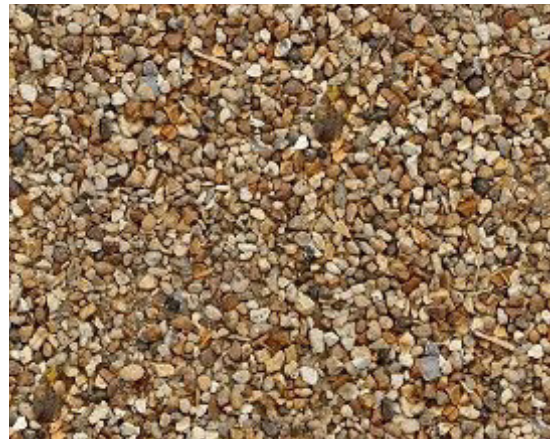
Choisya ternata

MATERIAL PALETTE AND ELEMENT



Driveways + paths - Pavers

Driveway + paths - Exposed aggregate



Paths + sections of garden areas - Aggregates/gravel, natural stone + steppers



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