



william lakes

Residential
Design Guidelines



Contents

Community Vision	04
Introduction to Home Design Guidelines	
Design Approval Process	05
Building Envelope	06
Smart Ideas for Your Home	

Design Requirements

Entry	08
Facade Design	09
Secondary Frontages	11
Roof Pitch & Form	12
Eaves	
Garages & Driveways	13

House Style Guide

William Lakes Colour Palette	15
Building Materials	16
Front Landscape	17
Fencing	22
Retaining Walls	25
Ancillary Elements & Structures	

Sustainability

Solar Panels	26
LED Lights	
Hot Water Systems	
Efficient Appliances	
Fibre Optic Connection	
Design Approval Checklist	28
Design Approval Application	29

Community Vision

William Lakes is designed to enhance your lifestyle. Integrating parks, water bodies and wetlands in a connected network of open space, here you'll discover a truly scenic community that has nature and wellbeing at its core.

Our Vision for William Lakes is to create attractive streetscapes, where the home and front garden contribute in a coherent and positive way to the street and the wider community, where pride of place and home is on display.

Developed to enhance the lifestyle and investment of purchasers, the Residential Design 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.



Design Guidelines

The Design Guidelines set out the minimum requirements for new homes and front gardens at William Lakes. Compliance with the Design Guidelines is a condition of your Contract of Sale and apply in addition to any other statutory requirements.

The Design Guidelines are to be read and considered in conjunction with Light Regional Council requirements and the Planning and Design Code.

Special Requirements

Some lots at William Lakes have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community.

Lots with Special Requirements are defined on Sales Plans and Building Envelope Plans. These lots require both the Design Guidelines and the Special Requirements to be met.

Villawood Properties encourages diverse and innovative design at William Lakes. Any application that is not in accordance with the Design Guidelines but exhibits positive community and design outcomes may be granted approval subject to the discretion of the Encumbrance Approvals Manager.

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 developer.

Swimming pools and timber decks sited behind the front building line and less than 800mm high above natural ground level do not require encumbrance approval.

Design Approval Process

Before obtaining any relevant building approvals, or commencing any works on site, you must receive Design Approval for your home and front landscaping plans from the Villawood Encumbrance Approvals Manager.



Assistance is available to help you through each step of the approval process. If you have any questions please call Villawood Properties on **1300 515 194** or through the following email address **approvals@villawoodproperties.com**

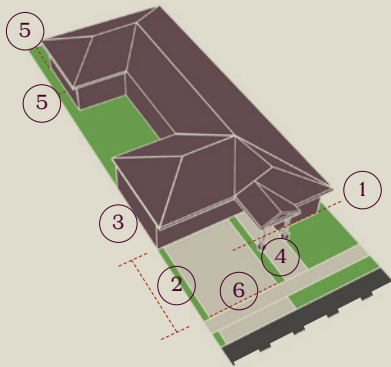
Building Envelopes

Each allotment has a specific Building Envelope Plan included in the Contract of Sale. The Building Envelope Plan outlines the maximum extent of developable area within your block including minimum setback distances from boundaries, maximum height in storeys, and location and size of garages.

Homes must extend for a minimum of 75% of the width of the lot frontage at ground level.

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

The key elements influencing the siting of your home on your lot are illustrated below.



Typical home built to its setback plan showing:

- | | |
|----------------------------|----------------------------------|
| 1 Front building line | 4 Front Entry projected forward |
| 2 Setback to garage | 5 Side and rear boundary setback |
| 3 Garage built to boundary | 6 Driveway width front boundary |

- Acceptable encroachments into the minimum setback areas include:
- Porches and verandahs may encroach into the front setback by a maximum of 1m.
 - Eaves, fascia, gutters
 - Masonry chimneys
 - Decorative screens
 - Unroofed stairways and ramps
 - Water tanks, clothes lines, shade sails, heating and cooling equipment and other services (not visible from public realm)
 - Alfresco, pergola and verandah structures may encroach into the rear setback subject to setback requirements in the Planning and Design Code.

Smart ideas for the siting and layout of your home

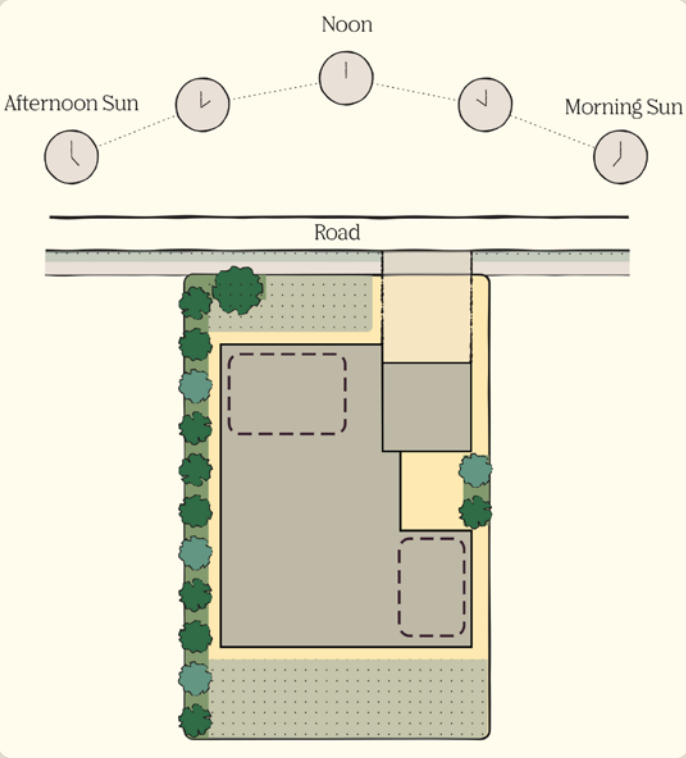
Understanding your lot’s orientation and sensible passive design principles can enhance your internal and external living environment, whilst potentially reducing your energy bills.

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

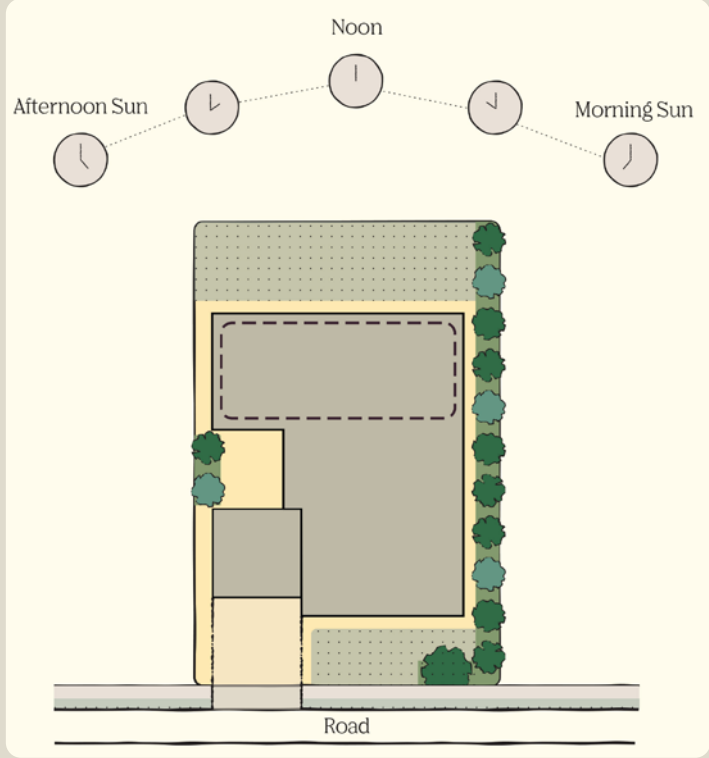
- Maximise the northern aspect of living areas and private open spaces, courtyards and patios;
- Living areas and your private open space should have northern aspect where possible;
- Encourage use of eaves, pergolas, sunhoods and screens to manage heat loads on north, east and west facing windows;
- 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.



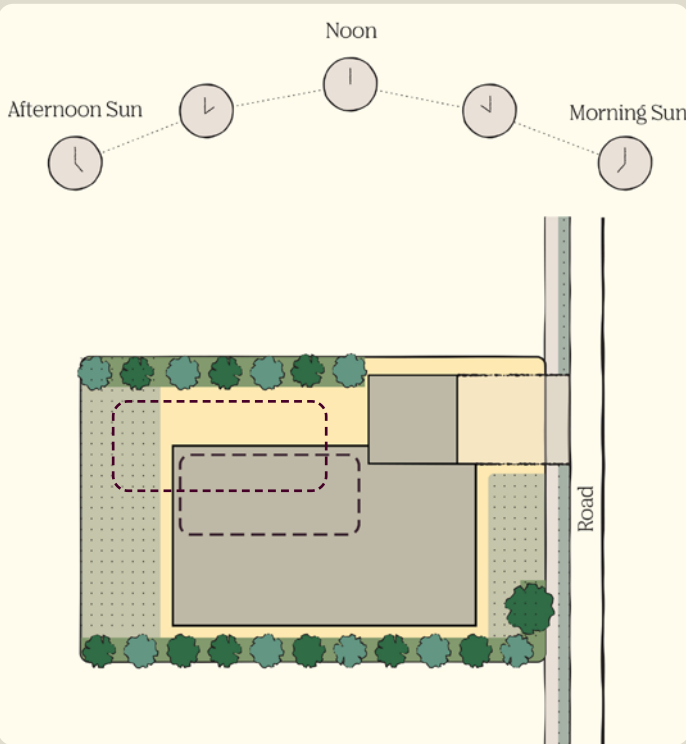
North facing facade



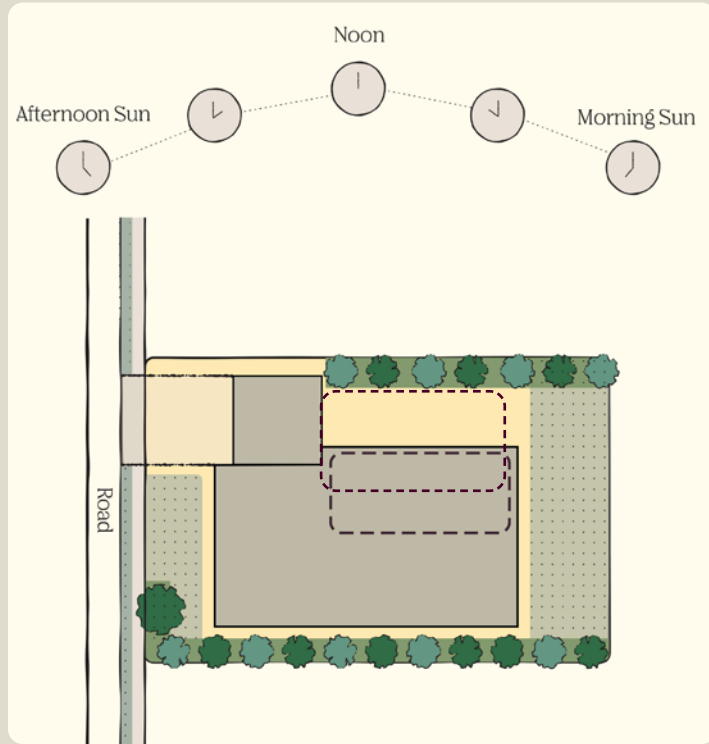
South facing facade



East facing facade



West facing facade



Design Requirements

William Lakes encourages a high standard and quality of home design, reflecting the pride of living in this new address. This section outlines the minimum requirements for your home and front yard landscape. Purchasers are encouraged to exceed the minimum requirements to ensure a high standard of presentation and streetscape.

Entry

Well designed homes are welcoming to residents and visitors. Some elements to consider include:

- Ensure your entry is visible to the street and includes a roofed area such as a porch, verandah or portico.
- Extending the roofed entry forward of the main building line is encouraged to highlight the entry and create visual interest from the streetscape.



- All homes must have a covered entry area with a minimum depth of 1.5m.
- The front door must either have a top or side light(s) or is 2.4m high with glass inserts.

How to read these guidelines

ABC Text in maroon box highlight indicates design requirements that must be met.

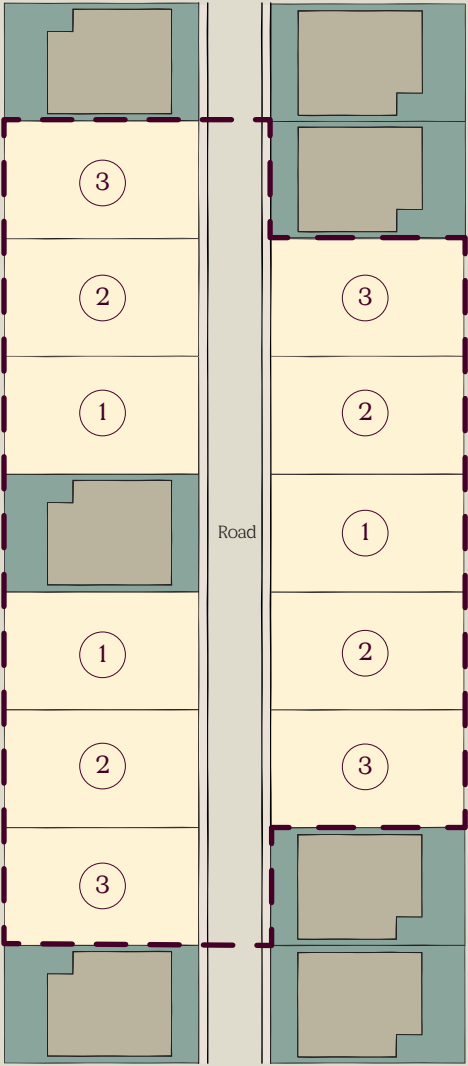
ABC Text in Light weight typeface provides recommendations and other elements to consider during the design process.

Facade Design

Great streetscapes include well designed homes that compliment each other and create visual interest.

The facade of your home should be inspired by the elements referenced in the House Style Guide (refer page 8).

To avoid repetition of similar façade types within the streetscape and aid in the protection of each purchasers’ investment at William Lakes. This is illustrated below.



- Homes must not be of similar facades within 3 lots either side or on the opposite side of the street.
- Similar façade types will only be allowed if they are significantly different in appearance. This may be achieved through variation of built form articulation,colours and/or materials.

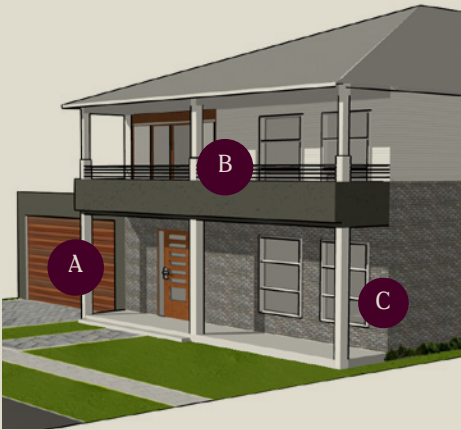
Single storey homes

- All homes must have their garage setback a minimum of 0.5m behind the front wall.
- The garage width must not exceed 50% of the front elevation width for a single storey house.
- All homes must have a minimum floor to ceiling height of 2.7m.
- The front facade must include at least one habitable room (living area or bedroom) presenting to the street.
- All windows facing the street must be feature windows. Obscured or reflective glazing will not be approved.
- Standard, horizontal sliding windows are not permitted to any elevation with a street or public open space frontage.
- Bathroom/ toilet windows cannot front onto the street.

Double storey homes

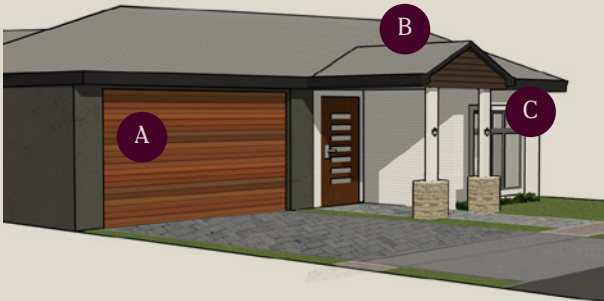
- Double storey homes do not require a setback between the front wall and the garage where a verandah/balcony with a minimum width of 1.5m is provided for at least 40% of the home width.
- Upper level windows facing the street must be feature windows. No sliding windows, obscured or reflective glazing will be approved.

- The following design elements should also be considered for upper storey levels:
- Additional setbacks apply to upper level storeys at the side and rear as per the Building Envelope Plan.
 - Upper levels should have a minimum floor to ceiling height of 2.4m.
 - Upper level windows and balconies require specific screening solutions to ensure there are no overlooking impacts to your neighbours.



Typical double storey home showing:

- A Garage and front wall not required to be stepped or setback behind garage
- B Covered verandah minimum 40% of home width
- C Feature windows to habitable room.



Typical single storey home facade showing:

- A Garage setback a minimum 0.5m behind the front wall and at least 5.5m from the front boundary.
- B Covered front entry area with roof projecting forward.
- C Feature windows to habitable room.

Secondary Frontages

Homes sited on street corners or adjacent to public open space are more visible from the public realm and play a key role in the overall quality of the streetscape.

Desirable outcomes for both visible facades can be achieved by applying wrap around facade treatments, staggered setbacks and roof forms, open front fencing, and landscaping.

- The front elevation treatment must extend around to the secondary frontage elevation for a minimum 1/3 length of the side boundary distance.
- The secondary frontage must include at least one window which is of the same style as the primary frontage feature windows. Bathroom/ opaque windows fronting the secondary street are discouraged.
- If a meter box is proposed on the corner of the secondary frontage, it must be recessed and painted to match the surrounding wall.
- For two-storey homes the upper level front elevation treatment must wrap around the entire length of the upper level facing the secondary street.

Elements to address the above treatment requirements include windows and secondary materials that compliment the front facade.



Roof Pitch & Form

The visual presence of your home in the streetscape is greatly influenced by the roof pitch and form.

Roof forms other than the standard hip and gable or skillion design will be considered where they compliment the architectural intent of the home and contribute positively to the streetscape.

Roofs are encouraged to be a low reflective material such as pre-painted corrugated steel roofing, in a lighter colour to promote energy efficiency and lessen the urban heat island effect.

To meet Council requirements, the roof may not be plain galvanised or zincalume material.

Gable Roof



Hip Roof



Skillion Roof



- Hip or gable roofs must have a minimum pitch of 25° degrees for lots up to 12.5m wide, and a minimum 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.
- The pitch of a skillion roof is to be between 7 and 15 degrees. Pitches less than 3 degrees must feature a parapet concealing the pitch.

Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape.

- Your roof must incorporate 450mm minimum width eaves (excluding gutters) to all aspects of your home.
- Eaves are not required to the portion of home that is built on the boundary.



Garages & Driveways

Garages and driveways are encouraged to have minimal street presence to reduce the amount of hardstand surface area along the street.

All driveways must finish at the front boundary. As part of the civil construction works, the developer will construct all driveway crossovers in light shaded exposed aggregate concrete to match the footpaths.

- The garage must have a panel lift door. Rollerdoors will not be supported.
- The maximum width of the driveway at the front boundary line is 3m for a single driveway and 5m for a double driveway.
- Driveways must be constructed using exposed aggregate concrete, saw-cut coloured concrete, or pavers. Plain concrete is strictly prohibited, and the use of lighter colourshades is strongly encouraged, as illustrated in the examples to the right.
- 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.
- Driveways must be offset from the side boundary to allow for a landscape strip. The width must be at least 0.5m for lots up to 16m wide and 1m for lots wider than 16m.

Additional elements to consider include:

- Carports are only permitted on lots less than 12.5m wide where the front wall is fully enclosed, a panel lift door is provided, and the wall on the side boundary returns for a minimum of 1m.
- Caravans and commercial vehicles must not be visible from the primary or secondary street frontages.

Desired Driveway Treatments

Pavers (Example 1)



Pavers (Example 2)



Exposed Aggregate (Example 1)



Exposed Aggregate (Example 2)



House Style Guide

The style of your home should reflect a modern rural aesthetic, reflecting architectural elements typically found in the Gawler and mid-north regions. Masonry, stone, timber and steel elements are encouraged to reflect the Vision for William Lakes.



Image courtesy Weeks

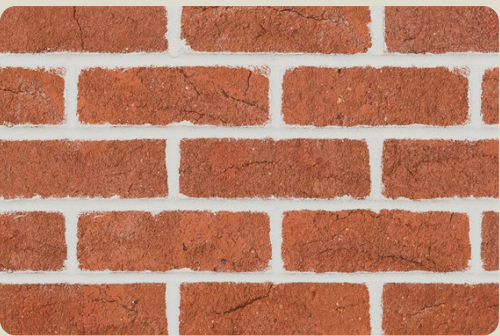


Image courtesy Simonds



Image courtesy GJ Gardner

Encouraged facade materials include:



Masonry cladding in neutral colours



Timber cladding feature elements



Stone cladding feature elements

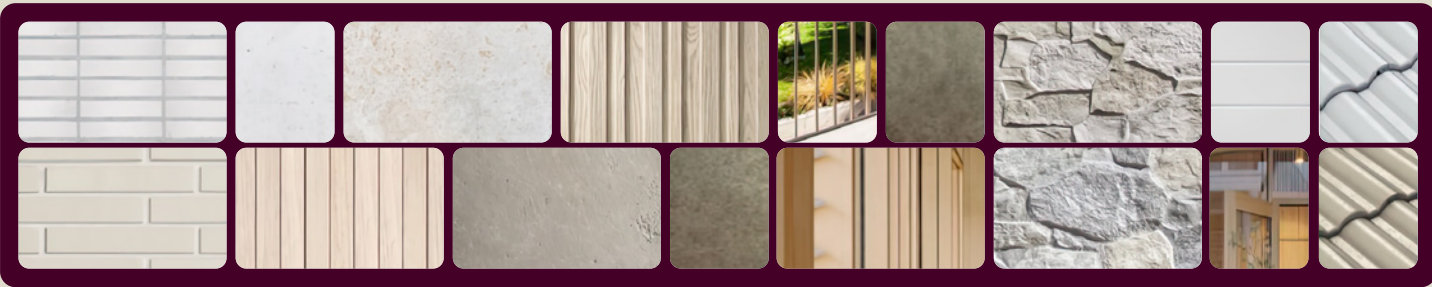


Steel cladding

William Lakes Colour Palette

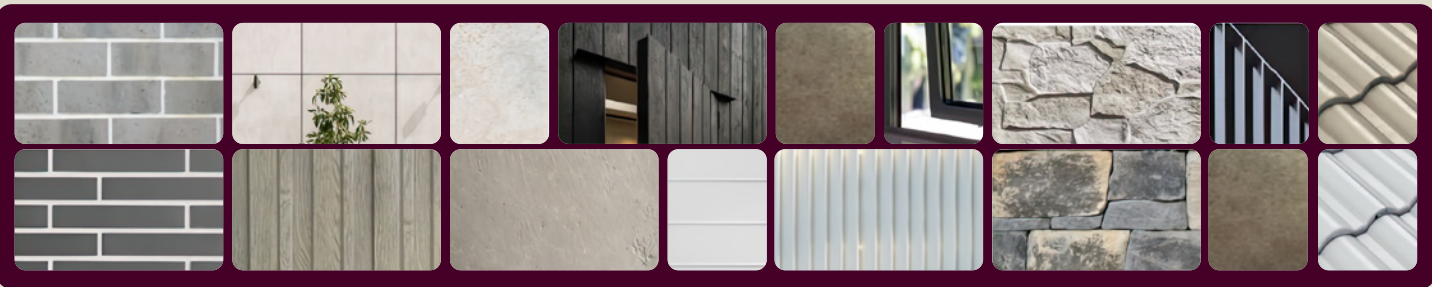
Clarity

Contemporary and fresh creating a relaxed character



Earth

Inspired by the colours of the land



Modern

Bold and strong with a modern edge



Urban

Stylish and inviting urban design



Building Materials

Building materials that compliment the architectural style of your home add greatly to its streetscape appeal.

Building material elements to consider include:

- Neutral colours and natural materials are encouraged, to achieve a softer built form and greater energy efficiency.
- The use of timber and stone feature elements in the building design is highly encouraged to match with the overall aesthetic of the neighbourhood.
- Built elements in the landscape such as fences, retaining walls and letter boxes should use materials that compliment the front facade of your home.
- Highly reflective window tints detract from the look of your home and should not be used to any publicly visible location.

- The front elevation of your home must feature at least two of the following materials:
 - brick
 - cement rendered concrete
 - stone
 - timber
 - flat profile lightweight materials
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.



Front Landscape

Quality front landscaping enhances the presentation of your home on the streetscape.
A landscape plan must accompany the Encumbrance Application. For design options, refer to the pages overleaf for Landscape Design Guidelines, or you may choose to submit a site-specific custom design.

- 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.
- Landscaping with plants is required to the strip between your driveway and side boundary (minimum 0.5m width).
- A letterbox must be provided prior to occupancy and must be either of a pillar / low wall style or incorporated into the front fence.

- Other elements to consider in your front garden landscape include:
- On corner lots, planting including trees and shrubs should be provided to both street frontages.
 - Select plant species that are suitable for your lifestyle, the local climate and your block. Advice on plant selection is available from the William Lakes sales office.
 - Artificial turf is not permitted in the front garden area.



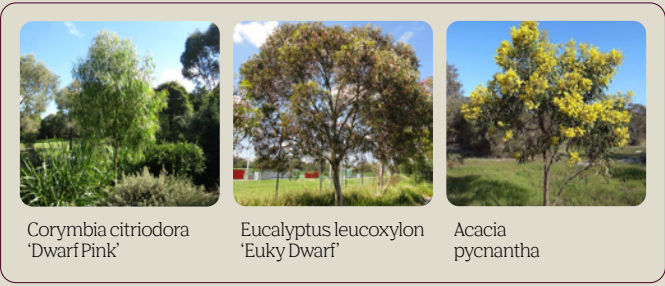
1. Australian ‘Water Sensitive’ Scheme

Landscape Plan



Planting Palette

Trees



Shrubs - Strappy



Ground Covers



Shrubs - Hedging



Shrubs - Small



2. Contemporary Scheme

Landscape Plan



Planting Palette

Trees



Shrubs - Hedging



Shrubs - Small



Ground Covers



3. Productive Scheme

Landscape Plan



Planting Palette

Trees

Citrus limon 'Meyer Lemon'	Malus domestica 'Jonathon'	Olea europaea 'Garden Harvest'	Citrus reticulata 'Imperial Mandarin'
Citrus aurantifolia 'Tahitian Lime'	Olea europaea 'Kalamata'	Laurus nobilis	Malus domestica 'Granny Smith'

Shrubs - Hedging

Acca sellowiana	Citrus japonica syn. Fortunella margarita	Rosmarinus officinalis 'Tuscan Blue'
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Herbs

Mentha australis	Salvia rosmarinus
Origanum vulgare	Salvia officinalis
Thymus vulgaris	Melissa officinalis
Echinacea angustifolia	

Desired Garden Path Treatments

Paths (Material to match driveway treatment)

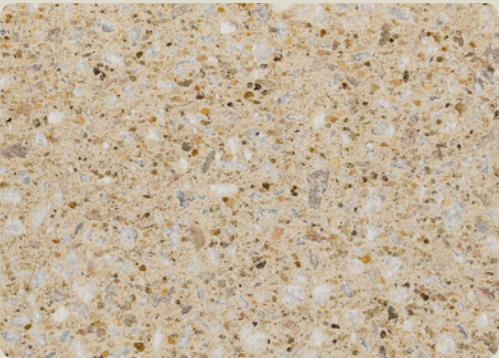
Pavers (Example 1)



Pavers (Example 2)



Exposed Aggreggate (Example 1)



Exposed Aggreggate (Example 2)



Section of garden areas

Aggregates/gravel



Natural stone



Steppers



Fencing

Fencing that is well designed has a positive impact on your home and street. Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds interest to the streetscape.

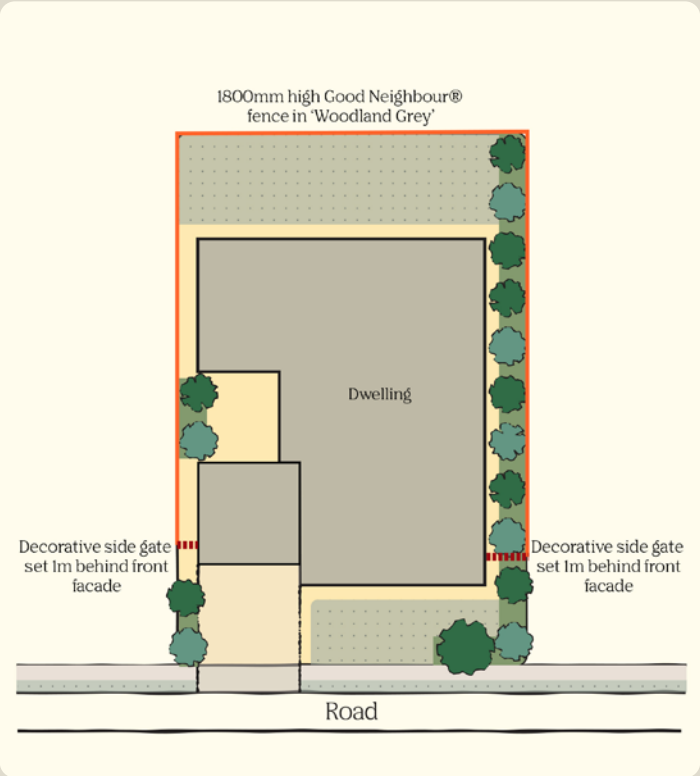
All fencing is subject to Light Regional Council requirements.



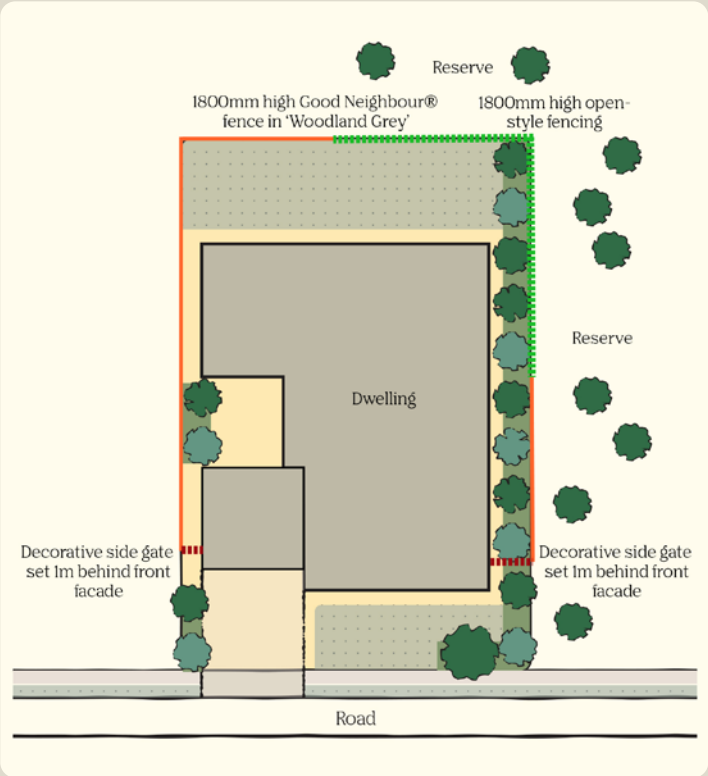
Fencing Standard

- Front fencing:
If a front fence is proposed it must be decorative, open-style, and no more than 1.2m in height. There must be at least one pillar or substantial post provided to each corner, and consistent return fencing on the side boundaries up to the front building line.
 - Side and rear fencing:
Rear, side, and return fencing is required to be 1.8m in height and constructed from Colorbond® (or equivalent) in colour “Woodland Grey” (or equivalent) and profile “Good Neighbour®” (or equivalent).
 - Corner allotment fencing:
The secondary frontage boundary line must be either open or fenced with front fencing treatment for at least 10m from the front boundary. Feature materials such as timber, masonry, or aluminum powder coated slats must be used.
 - Reserve fencing:
Fencing must include an open-style element for visual outlook. This can be in the form of vertical square profile open railing fencing at maximum 1.8m high for a minimum of 60% of the boundary width, or horizontal semi-transparent slats for the top 300mm of a 1.8m high fence.
 - Internal boundary fencing:
Side fencing must finish at least 1m behind the front building line of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must either taper or drop at the front building line of the home to the 1.2m maximum front fence height (1m for corner lots).
- It is preferred any side gate visible from the street be constructed from a feature material to complement the house design such as aluminum powder coated slats, timber, or feature screen.

Typical Lot Fencing



Reserve Lot Fencing



Corner Lot Fencing





Retaining Walls

Retaining walls that face the street must have a positive impact on the quality of the streetscape and ensure safe vehicle and pedestrian access to and from the blocks. Acceptable retaining wall materials are boulders, timber or decorative concrete sleepers and rendered or faced block walls.

- Retaining walls visible along street or public open space frontages must be constructed in a material and colour to compliment the home. Plain concrete sleepers will not be permitted.

Ancillary Elements & Structures

Ancillary elements and structures such as clothes line, antennae/satellite dishes, rainwater tanks, garbage bins, air conditioning condensers, and sheds must be located away from public view to assist with the creation of a tidy, neat streetscape.

- A designated area for ancillary elements and structures must be shown on the site plan submitted.
- Any air conditioning unit is to be on the ground, or, if evaporative - the roof unit should be below the ridge line, match the roof in colour and not be visible from the public realm.
- All proposed security roller shutters and screen doors must be noted on the plans for approval. Security shutters will only be considered if they are a concealed type and compliment the house design and external material.



Sustainability

Villawood Properties considers sustainable living to be a key design component for all homes at William Lakes.

Improving the design and environmental performance of your home is a major part of our sustainability approach.

Considering sustainability from the initial design stage will assist you in creating a home that optimises the amenity and quality of your living environment.

Our development does not include gas primarily due to sustainability considerations. We prioritise renewable energy sources that minimise environmental impact.

Solar Panels

Solar power systems derive energy from the sun to power your home, resulting in reduced ongoing electricity costs. All homes within the William Lakes development must have a solar power system, which will need to be located out of the view of public realm.

- All homes must include a roof-mounted PV system with a minimum capacity of 1.5kW.

LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

Hot Water Systems

- The hot water system for each home must be either heat pumped or solar boosted.

The type and size of the hot water system you select should be based on the size of your household and hot water needs.

Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later.

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- TVs with ratings of 7 stars or greater.

Fibre Optic Connection

At William Lakes, 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 William Lakes Sales Office or on the William Lakes website. For more information visit www.opticomm.net.au.



Design Approval Checklist

The following information and plans need to be submitted with the Design Approval application. All plans need to be in A3 format. These plans are typically prepared by your nominated builder.

Site Plan at 1:200 scale

This plan must show the home you are seeking approval for including:

- Street address and lot details.
- Site boundary dimensions.
- North point and scale.
- Existing site contour levels.
- Building outline and extent of overhangs.
- Setback distances to all boundaries.
- Proposed contours and finished floor levels.
- Driveway width, location and materials, including location of existing crossover.
- Height and construction details of any proposed fences and/or retaining walls.
- Location and capacity of and solar panels and hot water system.
- Location of any ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools.
- Designated location of bin storage, clothesline and rainwater tanks.

House Plans at 1:100 scale

These plans must include:

- Dimensioned internal floor layout.
- Garage door profile and colour.
- An indication of existing and proposed levels.
- Elevations of all sides of the home.
- Location and extent of proposed external materials and colours.
- Location of any elements placed outside the walls or above the roof such as AC condensers, meter boxes, solar panels, aerials and satellite dishes.
- Any window treatments and screening including security fixtures.
- Roof pitch, eave widths, materials and heights.

Materials and colours schedule

- Roof and front facade materials.
- Driveway and perimeter path.
- Retaining walls and fencing.

Landscape Design at 1:200 scale

- Extent of hard surface area and soft landscaped area.
- Profiles and colours of any hard surface materials (eg. driveway, paths, retaining, fencing, letterbox).
- Plant species, height, and location.
- Location of a tree from a minimum 75 litre pot.

You can submit your application to the Villawood Encumbrance Approvals Manager by email at encumbrancesa@villawoodproperties.com.

Alternatively you can submit your plans in person at the William Lakes Sales and Information Centre, located off Horrocks Highway at Lot 25 Edward Road, Gawler Belt SA 5118.

Please ensure the application submission includes:

- Dimensioned Site Plan at scale of 1:200
- Floor Plans at scale of 1:100
- Elevation Plans with external materials noted.
- Landscape Plan of the front yard
- Schedule of external finishes, colours and materials

Horrocks Highway
Gawler Belt SA 5118

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