

# **ANNEXURE 'B' – URBAN DESIGN GUIDELINES**

## **MCKINLAY RIDGE – HEWETT**

**INITIALS** \_\_\_\_\_

**DATE** \_\_\_\_/\_\_\_\_/\_\_\_\_

# **MCKINLAY ESTATE – HEWETT URBAN DESIGN GUIDELINES**

## **INTRODUCTION**

In order to ensure the attainment of a minimum standard and to encourage home design excellence at McKinlay Ridge, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

## **BUILDING PLAN APPROVAL**

Two full sets of plans and specifications must be submitted to the Encumbrance Administrator, **Brock Urban Projects, GPO Box 2955, Adelaide 5001** for approval. Brock Urban Projects must first approve building plans before submission of plans and specifications to Light Regional Council for approval.

## **DEVELOPMENT**

No development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above.

## **SITE COVERAGE**

Only one dwelling is permitted on each allotment with a maximum height of two storeys.

The minimum area of the dwelling house (excluding carports, garages, sheds and verandahs) shall be as follows:

<b>Dwelling Area</b>	<b>Allotment Size</b>
122 square metres	750 square metres or more
110 square metres	Greater than 450 square metres but less than 750 square metres
100 square metres	Less than 450 square metres

## **COLOURS AND MATERIALS**

No dwelling, outbuilding, fence or improvement may contain any reflective or brightly coloured material.

All dwelling external walls must be constructed of brick, stone or textured coated / rendered lightweight construction materials.

## **DRIVEWAYS AND PARKING**

Driveways at the front boundary of the property should be a maximum of 3 metres wide for a single driveway and 6 metres wide for a double driveway. Such driveways should be constructed in pavers or coloured concrete. To ensure safety, the maximum slope of a driveway is to be 1 in 5 with a flat platform of at least 3 metres in front of the garage or carport, and where possible driveways must follow the natural slope of the land.

Approval to construct a crossover or modify an invert must be obtained from Light Regional Council and must be constructed in accordance with Council's specifications.

## **ROOFS**

All roofs to have a minimum roof pitch of 22.5 degrees.

Clay or concrete tiles or colourbond metal roofing is acceptable.

## **DWELLING HEIGHT**

In order to ensure that the scale of dwellings is consistent with the character of the entire development the heights of dwellings are restricted. The total height of a single storey dwelling to the highest point of the roof, not including chimneys, is 7 metres. For a two-storey dwelling the maximum height must not exceed 9 metres, excluding chimneys.

Chimneys and flues should not exceed the maximum height of the roofline by 1 metre.

## **OUTBUILDINGS**

Outbuildings greater than 54 square metres must be constructed in the same materials as the main building.

## AIR CONDITIONING/SOLAR HOT WATER UNITS

Air conditioning units may not protrude significantly above the ridgeline of the dwelling and must be of similar colour to the roof. Solar hot water units must be integrated with and match the roof profile of the dwelling and not be visible from the primary street frontage.

## FENCING

All boundary fences adjoining allotments must not be less than 1800 mm high and comprise either timber, masonry, brick or river gum colourbond.

No fencing is permitted forward of the building line unless the land is serviced by or abuts a walkway.

## EXCAVATION AND FILLING

1. **The construction of retaining walls on allotments is discouraged.** It is recommended that measures be incorporated into the design of homes, such as split-level dwellings, to make use of McKinlay Ridge's natural slopes. Such measures also avoid the use of expensive earthworks, which scar the natural landscape and remove the topsoil, which is required for a healthy garden. **Retaining walls are only permitted if a slope of 1 in 4 cannot be accommodated to site a dwelling on an allotment.**

If a retaining wall is required:

- a) **it must be constructed prior to the construction of the dwelling.** In such a case you must notify the adjoining land owners at least 30 days before you commence works, with a copy of that notification forwarded to:

The Encumbrance Administrator  
McKinlay Ridge  
C/- Brock Urban Projects  
GPO Box 2955  
ADELAIDE 5000

- b) it should be constructed from stone, concrete or brick materials. Timber materials are not permitted.
  - c) **it must not exceed 1 metre in height.** Dispensation may be given in circumstances where a retaining wall greater than 1 metre in height is required to facilitate construction of a dwelling. In such cases, multiple small 'terraces' that can be softened with landscaping are to be used in preference to a single large embankment.
2. Excavation within 500mm of a boundary is not permitted.

## **PRIVACY**

The approach to privacy outlined in these guidelines is aimed at providing acceptable solutions for both the owners of two storey homes who wish to take advantage of views from upper storey windows and the owners of adjacent properties who feel they are entitled to certain levels of privacy.

All upper storey windows overlooking an adjoining property must be of fixed obscure glass to a minimum height of 1.5 metres from the floor level.

All balconies are to be located and treated to the approval of the Encumbrance Administrator.

Upper storey windows on front elevations will be exempt from the requirement to provide window treatments if it can be shown that views into the private open space of adjoining allotments is not possible.

## **USE OF PROPERTY**

The carrying out of any repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited unless screened from public view.

## **SIGNS**

No advertising or business signage is to be placed on the property or in the front window or on the walls of the dwelling, excepting real estate signage associated with the sale of an established home.

## **WASHING LINES**

Wherever possible all washing lines should be screened from the street.

## **OTHER**

The completed residence must not be used for display purposes without the written approval of the Vendor or its agent.

## **BUILDING SETBACKS**

The minimum setback from the boundary of the primary street frontage is 5 metres with 5.5 metres minimum driveway length to a garage or carport and a minimum setback of 2.5 metres for the secondary street frontage eg. corner allotments.

Allotments 277-286 and 325-331 on Kingfisher Parade and allotments 332-338, 214-217, 133-135, 381-394, 53-60 and 405-415 on Osprey Parade are required to have a 7 metre primary street frontage setback.

It is further recommended that all site plans be forwarded to the Light Regional Council for preliminary assessment before proceeding with formal application.