## CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTRODUCTION</td>
<td>02</td>
</tr>
<tr>
<td>PURPOSE OF THE URBAN DESIGN GUIDELINES</td>
<td>03</td>
</tr>
<tr>
<td>THE PROCESS</td>
<td>04</td>
</tr>
<tr>
<td>SETBACKS &amp; SITE COVERAGE</td>
<td>05</td>
</tr>
<tr>
<td>DESIGN &amp; ORIENTATION</td>
<td>06</td>
</tr>
<tr>
<td>BUILDING MATERIALS</td>
<td>07</td>
</tr>
<tr>
<td>FENCING</td>
<td>09</td>
</tr>
<tr>
<td>VEHICLE ACCESS TO ALLOTMENTS &amp; POSITIONING OF CROS Overs</td>
<td>11</td>
</tr>
<tr>
<td>SOLAR WATER HEATERS &amp; AIR CONDITIONING</td>
<td>12</td>
</tr>
<tr>
<td>PRIVACY</td>
<td>13</td>
</tr>
<tr>
<td>DISPOSAL OF EXCAVATED MATERIAL</td>
<td>15</td>
</tr>
</tbody>
</table>
The Urban Design Guidelines have been prepared to encourage the creation of an attractive, high quality residential environment.

Given the range of allotment sizes and housing types that will be available at Sovereign Estate, it is considered necessary to ensure that new housing developments conform to a set of guidelines and standards.

These guidelines and standards will encourage a high quality of urban development and will protect the rights of individual residents with respect to adjacent development.
PURPOSE OF THE URBAN DESIGN GUIDELINES

To maintain the high amenity standards at Sovereign Estate and to secure its future lifestyle benefits and investment appeal, all purchasers are required to comply with the Urban Design Guidelines.

The Urban Design Guidelines aim to enhance the visual amenity and urban design quality of Sovereign Estate, while ensuring that all who build around you are committed to maintaining similarly high standards.

The Urban Design Guidelines should be considered in conjunction with the Barossa Council Development Plan, copies of which are available for inspection at the Barossa Council or online at http://barossa.sa.gov.au

All development will be subject to the provisions contained within the Barossa Council Development Plan.
When you purchase an allotment at Sovereign Estate, an encumbrance is enforced on the title to the allotment, which requires that prior to any development of the allotment, approval must be sought and obtained from the Encumbrance Manager who will administer the Urban Design Guidelines.

All developments at Sovereign Estate must conform with the Urban Design Guidelines. This includes new house construction as well as renovations to existing houses, and the development of outbuildings and fixtures.

If applicants are unsure of whether or not their proposed dwelling or other structure meets the requirements of the Urban Design Guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for advice prior to finalising drawings and specifications. This is aimed at streamlining the approval process and avoiding costly redesign work.

In particular, care should be taken to ensure that house designs are suitable for the particular orientation of the allotment.

Two sets of plans should be submitted for encumbrance approval, including:

1. Site Plans (showing setbacks to boundaries and driveway locations)
2. Floor Plans and Elevations.

Applications for approval under the provisions of the Sovereign Estate Urban Design Guidelines should be forwarded to:

Sovereign Estate
Encumbrance Manager
C/- Actium Land Developments Pty Ltd
110-114 Grange Road
Allenby Gardens, South Australia, 5009

When approval has been granted by the Encumbrance Manager, applicants will need to submit the required documentation to the Barossa Council for Development Plan Consent and Building Rules Consent. A copy of the encumbrance approval will be necessary to forward to the Barossa Council to demonstrate the application has met the requirements of the Urban Design Guidelines.
SETBACKS & SITE COVERAGE

Front Boundary Setbacks

Dwellings should be set back at least 6.5 metres from the front of the boundary and in accordance with the relevant Building Envelope Plan.

Garages and carports should be set back at least 6.5 metres from the front boundary.

Side Boundary Setbacks

Single storey dwellings should be set back a minimum of 1 metre from side boundaries.

Second storey walls should be set back a minimum of 2 m. Those showing ‘zero lot lines’ on the relevant Building Envelope Plan will be permitted to build the garage wall to one side boundary. Refer to Figures 1 and 2.

For dwellings on corner allotments, the setback to the secondary street frontage should be no less than 2.5 metres.

Garages sited to front the secondary boundary road frontage must be setback a minimum of 3.5 metres.

Rear Boundary Setbacks

Rear boundary setbacks for single storey dwellings should not be less than 5 metres, such distance to exclude open sided carports. In the case of two storey dwellings, the second storey should not be less than 8 metres from the rear boundary.

Dwelling Size

Dwellings on allotments less than 550 square metres in area must be a minimum area of 115 square metres (including garage, terraces etc.)

Dwellings on allotments 550 or more square metres in area must be a minimum area of 130 square metres (including garage, terraces etc.)
When designing and building a home (or an extension), there are many features that can be included which will make living in the home more pleasant and will also save money on your energy bills. The simplest way to do this is to take advantage of the sun’s free energy in winter and to protect your home from the sun in summer.

Winter’s sun can provide natural light and warm “day-time” rooms, creating a pleasant living environment. Importantly, this also reduces demand on household energy consumption. In the summertime, these rooms can be protected from the sun with shading devices such as eaves and pergolas.

The orientation of private open space is also important in terms of enjoyment of private gardens and the ability to develop attractive gardens.

The main part of the private open space should be capable of serving as an extension to the dwelling for relaxation, dining, entertainment, recreation and children’s play. It should also be accessible from a main living area of the dwelling.

The degree to which living areas and areas of private open space can achieve the desired orientation depends on the orientation of the allotment relative to the road layout. A significant number of allotments in Sovereign Estate have been designed to optimise the opportunity for good solar orientation.
**Walls**

External walls of dwellings shall be constructed from the following range of building materials:

- Face, bagged or rendered brick;
- Cement rendered concrete or cement rendered blockwork;
- Stone;
- Tilt-up concrete slab panels (painted, rendered or faced);
- Texture coated/rendered lightweight construction materials.

Other materials not listed above will be judged on their architectural merits. No building shall be erected that is a kit construction, transportable dwelling or structure, or a caravan or similar, for ongoing occupation, whether built on site or not.

**Garages, Sheds and Carports**

No garage or other outbuilding of material other than brick, masonry, timber or colour coated or painted steel will be approved in Sovereign Estate. In particular, zincalume, galvanised or other reflective material will not be used and any steel or metal shall be colour coated or painted.

All supports to carports should be of substantial size (minimum 90 millimetre diameter or 90 millimetres by 90 millimetres).

Garages and carports must be provided either under the main roof, or, if freestanding, the roof form and materials must match those of the associated dwelling.

Where the rear of the garage abuts a courtyard area, a door should be provided at the rear or on the side towards the rear of the garage to provide access through the courtyard.

Outbuilding should be less than 54 square metres in area and constructed from colour coated steel as a minimum. Outbuildings larger than 54 square metres in area will only be considered on their merits and will only be assessed where they are constructed of masonry or materials to match the main dwelling.
Facade Design for Corner Allotments, Allotments Facing Reserves and Allotments with Frontages of 16 Metres or Less

To promote architectural detailing and a visually interesting streetscape, corner allotments, allotments facing reserve and allotments with frontage of 16 m or less must incorporate a minimum of three of the following to the front facade of the home:

- Cement render;
- Stonework (including stone veneer panels or tiles) combined with brick or render;
- A portico or verandah;
- Timber window frames or aluminum window frames with architectural merit;
- Panel lift doors to the garage;
- Architectural details considered to contribute to the interest of the facade;

Note: The last item will be at the discretion of the Encumbrance Manager.

Roof

Roof materials should be selected from either colour coated steel, tiles, slate or cement shingles (flat). White (not including off-white) roofs are not acceptable.

Garage roofs behind parapet walls and which cannot be viewed from adjacent roads may be constructed from galvanised iron.

The roof pitch of dwellings on Allotments with a frontage of 16 metres or less should be a minimum of 25 degrees unless the architectural merits of the design justify a lower pitch. This is subject to the discretion of the Encumbrance Manager.

The roof pitch of dwellings on Allotments with a frontage greater than 16 metres should be a minimum of 22 degrees unless the architectural merits of the design justify a lower pitch. This is subject to the discretion of the Encumbrance Manager.
Fencing

The fencing used around your home and those of your neighbours will have a major impact on the overall visual amenity of Sovereign Estate. As such, the height, materials and position of all fencing should be chosen with care.

Fencing Forward of a Building Line

Side boundary fences must not protrude forward of the main building line unless incorporated with a decorative fence.

Note: Main building line is taken from front living area wall. Refer to Figures 3 and 4.

In the case of corner allotments, side fencing should not extend beyond the primary frontage of your home unless integrated with a decorative front fence.

If fencing forward of the building line is to be utilised, its height and material must adhere to the chart below. Where the side fence forward of the building line abuts private open space of an adjoining property the fence can be a solid 1.8 m high fence.

Materials & Heights — Front Fencing

Materials and heights should conform to the following:

<table>
<thead>
<tr>
<th>Height</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>900 millimetres to 1.5 metres</td>
<td>Picket (timber, metal with painted finish)</td>
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<td>1.2 metres</td>
<td>Masonry piers with timber or painted metal uprights. Piers to be minimum 350 millimetres wide, maximum 470 millimetres wide</td>
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<td>1.5 metres</td>
<td>Front and side fences to 1.5 metres in height where the masonry plinth is a minimum of 300 millimetres and a maximum of 600 millimetres in height and the masonry piers are a minimum width of 350 millimetres and do not exceed a width of 470 millimetres.</td>
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</tbody>
</table>
Side and Rear Fencing (Behind Building Line)

Side and rear boundary fences between allotments shall be constructed from pre-colour-coated iron (custom orb / corrugated profiles are not permitted except as corner fencing if combined with other decorative elements).

All side and rear fencing must be in “paperbark” colour or equivalent.

For side and rear boundary fences with a frontage to a public roadway, fencing must be of a decorative nature in accordance with the specification shown in Figure 5 below.

Side fencing to corner allotments may be of different material/colour at encumbrance manager’s discretion.

Note: The developer will contribute towards the costs above the normal costs of a colour coated steel fence (standard “good neighbour” fence) for corner allotments to comply with the design shown in Figure 5.

Figure 3

Fences forward of the building line must be “open” to enable views into front gardens. Solid fencing such as brush fencing will not be accepted as front fencing.

Figure 4

Figure 5

Timber or aluminum uprights with colour coated steel infill.
VEHICLE ACCESS TO ALLOTMENTS & POSITIONING OF CROSSES

**Crossovers**

Triple crossovers will not be permitted. The maximum width of crossovers will be 6 metres. Refer to Figure 6. All crossovers must be constructed in the location delineated on the relevant Building Envelope Plan.

**Footpaths**

Where the verge will include a footpath your driveway material should not interrupt the continuous material of the footpath — refer Figure 7.

Please note in some circumstances a footpath may not be installed prior to occupancy of your home. It is strongly suggested that you confirm location/size of footpaths with Actium Land Developments prior to driveways/landscaping and allow for future footpaths if required (not all sides of the road require footpaths). The developer reserves the right to alter driveways if they are in the way of footpath locations.

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**Figure 6**

**Figure 7**
Attachments located on the roof of dwellings above the eaves line should be generally located so as to be unobtrusive when viewed from any public street. Refer to Figure 8.

Solar water heaters must not be unduly visible from any public street or thoroughfare and should be architecturally integrated with the dwelling.

Air conditioners can cause discomfort to neighbours, therefore, their location should be chosen with care.

Evaporative air conditioners should be kept low profile, located below the ridge line and be of a neutral colour painted to match the roof. They should be located so as not to be visible from the main street frontage.

“Dropper Boxes” (the interface material between the cooling unit and roof of the dwelling) should also be painted to match the roof colour of the dwelling (plain galvanised material is not acceptable). Winter covers for evaporative air conditioners should be of a neutral colour or in shades to match the roof.

Figure 8
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 are entitled to certain levels of privacy.

The maintenance of reasonable levels of privacy may require the adoption of a range of design techniques including:

- The location, size and orientation of windows;
- The type of glazing used (i.e. clear or opaque);
- Raised sill heights;
- External screens (horizontal and vertical louvres); and,
- Evergreen screen plantings.

To determine whether a particular upper storey window or balcony requires treatment to restrict views into adjoining properties, a 15 metre wide view field is to be used. This view field is defined as:

- A 90 degree arc measured equiangular from the centre line of the window. Refer to Figure 9A; or,
- An arc defined by measuring 15 metres away from any point of the balcony.

Any upper storey windows or balconies may be untreated (i.e. clear glass with no screening) providing the 15 metre view field for that window or balcony does not extend to any point inside an adjacent allotment.
Where treatment is required, the windows must be treated by the use of one or more of the following methods:

- Fixed opaque glass to a height of 1.7 metres above the upper floor level with clear openable glass above. Refer to Figure 9B;
- Minimum sill height of 1.7 metres above the upper floor level. Refer to Figure 9C;
- Horizontal or vertical louvres to a height of 1.7 metres above the upper floor level. Refer to Figure 9D.
- The balcony will need to be designed so as to restrict views into the view field, assuming a viewing height of 1.7 metres above the floor of the balcony.
- Advanced evergreen trees or vines growing on trellises, fixed to boundary lines, may be approved where it can be shown these will provide privacy for the adjacent property owner. However, this method is not encouraged.

Upper storey windows on front elevations will be exempt from the requirements to provide window treatments.
DISPOSAL OF EXCAVATED MATERIAL

Spoil excavated during the construction of footings or landscaping or for any other reason must not be placed on adjoining allotments at any time unless written approval has been received from the owner of the adjoining allotment.

Such spoil is to be removed immediately upon completion of the dwelling or at an earlier date as agreed with the adjoining owner.

The vacant land on which the spoil is stockpiled is to be scraped clean to natural surface with all traces of spoil removed.

It is therefore advisable to check the conditions of your building contract to determine responsibility for the removal of excess spoil. It should be noted that the Barossa Council will prosecute any person caught illegally dumping spoil on Council Land.