



Somerfield

holmview



ESTATES GUIDELINES

CHARACTER

The Development will involve the following:

- Appropriately embellished entry statement at each restricted point of access
- One or more restricted points of access
- Internal roads on common property

Further, to maintain an overall design character for the Development, the following design elements are to be incorporated into the residential design:

- Expressed supports for roof structure (EG veranda posts)
- Expressed screens such as vertical or horizontal slats, louvers, battens
- Large areas of shaded glazing
- A high level of detailing throughout, articulating the different spaces throughout the residence eg private and public areas
- Expressed vertical elements in the elevation
- Unified landscape

ORIENTATION

Using good design techniques any lots facing in any direction can be designed to maximise orientation potential. Good design criteria to be utilised in the siting of a dwelling are:

- Avoiding / shading western sun using fenestration such as light screens overheads screening
- Avoiding / protection against storms from the South West
- Allowing the sun into the house during winter, such as low from the northerly sky
- Allowing cooling North East to South East breezes to penetrate the home
- Consider wide thoroughfares or corridors as part of open living rooms

PRIVACY

Privacy impacts on neighbouring lots must be considered. Potential privacy problems in the design of each home should be guarded against eg side facing courtyards can be prone to overlooking from neighbouring lots.

Two story homes must address the following to avoid a privacy impact on neighbouring lots:

- Upper level windows must be screened externally or use obscure glass or have a sill at least 1.8m above floor level
- Fencing and landscaping is a critical part of achieving privacy, especially around outdoor dining spaces and pools
- Any decks or verandas overlooking neighbouring lots must have a balustrade incorporating privacy measures such as solid panels or upward facing louvers. Alternatively tall natural vegetation may screen some decks from neighbouring lots

STREET APPEAL AND PROPORTION

Successful residential planning will have the streetscape considered for proportion and appeal. Residential design should address the following:

- Horizontal and vertical relationships
- Roof relationships including comparable heights
- Landscaping to integrate with the main entrance
- Proportion of window articulation
- Fencing from the front of the residence to all streets

ENERGY EFFICIENCY

As discussed earlier, the correct orientation, use of overhangs, high ceilings and open plan living can assist in cooling a home and reducing energy costs.

Other design strategies that may assist are:

- The use of insulation (at least R2.5 rating) to ceiling spaces
- Positioning a pool to cool prevailing breezes



BUILDING FORM AND MATERIALS

The Somerfield built forms vision provides for a mixture of different residential building types with all different design elements.

BUILDING COLOURS AND MATERIAL

The Somerfield Vision is to provide a mix of modern with traditional architectural styles which provide a sensitive and carefully balanced combination of warm natural materials such as stone and timber, with the creative use of materials such as glass, aluminium and steel. Colours must be natural, non-reflective, earthy hues that reflect the colours and textures of the Somerfield landscape (eg cool greys, olive greens, cool blues, light browns, ochre).

Other colour accents or feature materials may be approved by the DAP based on their individual merit and ability to achieve diversity and interest in the built form. They are preferred only on detailed building elements or feature elements.

The use of face brick as a primary external finish will not be allowed. At least two visibly different materials in an 80/20 composition must be used to construct the external walls.

OUTDOOR STRUCTURES

Outdoor structures such as sheds or outbuildings (gazebos, garbage bin enclosures etc.), which are less than 9 square metres in area, are generally permitted where sensitively located and constructed in material compatible with the main dwelling.

No prefabricated garden sheds of any material will be permitted.

Outdoor structures are not permitted to be built to any boundary alignment or within any setbacks.

They cannot be built in front of the main house.

Sheds and outbuildings must be shown on site plans and submitted to DAP for approval. These structures must be designed as an integrated element of the overall house design.





BUILDING GUIDELINES

BUILDING HEIGHT

The maximum height of any part of any house must not exceed 8.5m above natural ground as measured directly below that point. Height constraints are also based on the amenity of all adjacent lot owners.

COLOURS

Colours used must blend the house in with its surroundings. Good colour selection advice should be sought from designers. The colour elevation or perspective from the street should be considered.

CLOTHES DRYING COURTS AND LINES

Clothes drying courts and lines must be located and screened so that they are not visible from the street. Screening must be in place at the time of occupation of the lot.

DRIVEWAYS

Front driveways must be a maximum of 4.5m wide at the boundary and a maximum of 6m within the property. They are to be constructed from any paving material that provides a permanent hard surface and complements the streetscape. The driveway must be constructed prior to occupancy.

The driveway must be constructed prior to taking up occupancy and include a 100mm PVC conduit installed underneath for irrigation access.

GLASS

The use of reflective glass will not be approved.

FENCING

Fencing around your home can impact on Somerfield's overall aesthetic appeal. No un-treated ripped pine will be allowed.

FRONT FENCING

In order to ensure predominance of landscaping in front of the dwelling and to create attractive streetscapes, front fencing is generally not permitted forward of the house, and will be limited to the extent shown on fencing Diagram 13.

Front fencing 1.2 metre high can be located not less than 1m behind the relevant front corner of the dwelling. Where the length of front fence does not exceed 2 metre from the side boundary, a front fence return up to 1.8metre is permitted.

While the fencing of street front spaces is generally not a preferred treatment, it is recognised that in some instances residents may wish to secure this space.

In this case, each proposal will be assessed by the DAP on its individual merits. Factors such as relationships with neighbouring properties and the impact on the streetscape will be considered.

The DAP will only consider a solution where the form, construction materials, detail landscaping and finish are consistent with that of the dwelling and are complimentary with the streetscape character and any neighbouring front fences.

SIDE FENCING

Whilst visually appealing options such as rendered masonry are considered preferable, good neighbour fencing is acceptable, however must be constructed from treated and

finished timber palings erected 1.8 metres in height which must finish 1 metre behind the front corner of the house. All colourbond metal fencing will not be permitted.



GARAGES

The design of your home must allow for double lock-up garaging constructed at least 1.2 metre behind the main building line (Refer Diagram 4). Where a front veranda integrates with street elevation or the garage design complements the style and roof pitching of the main dwelling, exceptions may be made to the distance behind the main building.

The design must incorporate adequate provision for a minimum of two guest car parking. All caravans, trailers, golf buggies, boats, work vehicles, trucks or vans must not be parked or visible from the street, or any public areas.

Swing-in driveways and garages are strongly encouraged providing the garage's street facade incorporates a window or other suitable feature to the street.

OVERHANGS, VERANDAS AND DECKS

Wide overhangs are encouraged and a minimum width of 450mm is generally required to the perimeter of the dwelling. Overhangs are to be incorporated for three reasons:

- To provide shade for openings
- To avoid heat transfer from the walls to the inside rooms
- So that windows and doors may be left open for ventilation during rain

Verandas are not to have a roof pitch of less than 10 degrees. Verandas and decks (as distinct from balconies) should generally have a minimum width of 2.4m to ensure useability.

PERGOLAS/PORCHES

Use of pergolas or timber shade screening is preferred. For, privacy reasons, a two metre setback from any boundary should be established. Pergolas with a pitch of less than 10 degrees must not be covered by any material other than timber battens. Pergola posts must retain the characteristics of timber and integrate with the dwelling.

ROOFS

Varied and interesting roof forms are encouraged at Somerfield. Roof forms will be evaluated by the DAP based on the compatibility with the architectural brief and the visual impact on the streetscape, and other public domain areas. In general the minimum roof pitch shall be 25 degrees. However minor roof form elements of a lower pitch (including flat and curved roofs where complementary to the dwelling zone which provide interest and variety from the public domain) will be assessed on their merits. Ridge lines in excess of 15 metres will not be permitted.

POOLS

All residential pools need to follow local government requirements. The only Somerfield stipulations are that there is a high level of landscaping to ensure privacy, any exposed pool edge must not exceed 1 metre and pool filters or associated equipment cannot be visible from external vantage points.

WALL LENGTHS

All building elevations are required to be considered as establishing the character of a dwelling through features and building elements. To avoid the impression of a long featureless wall. No wall on any face of a dwelling may be more than:

- twelve metres long without a perpendicular step of 500mm for lots with a frontage less than fifteen meters wide; and
- eight metres long without a perpendicular step of 500mm for lots with a frontage greater than fifteen meters wide



SETBACKS

FRONT SETBACKS

- On allotments less than 500m² a minimum 4m setback is permitted.
- On allotments greater than 500m² a minimum 4m setback is permitted.

REAR SETBACKS

- A minimum 2m rear setback is required.

GARAGE SETBACKS

- A minimum of 5.5m setback from the front boundary.
- In addition all garages are to be setback a minimum of 0.5m behind the main building line.
- Garages in alignment with the building line may be approved if the dwelling incorporates a veranda or portico which projects forward from the main face of the dwelling.

SIDE SETBACKS

- On allotments with 15m frontage or more there must be a minimum of 1.5m side setback from at least one side for the first storey (or 4.5m high) and at least 2m for the second storey (or 8.5m high).
- On small lots (lots with frontages 15m or less), side setbacks are required as per the table below:

ROAD FRONTAGE (METRES)	SIDES BOUNDARY CLEARANCES (METRES)	
	4.5 OR LESS	4.5 OR 7.5
14.501-15.0	1.425	1.9
14.001-14.5	1.35	1.8
13.501-14.0	1.275	1.7
13.001-13.5	1.2	1.6
12.501-13.0	1.125	1.5
12.001-12.5	1.05	1.5
11.501-12.0	1	1.5
11.001-11.5	1	1.5
10.501-11.0	1	1.5
10.50 or less	1	1.5





ANCILLARY STRUCTURES

AIR CONDITIONING UNITS

Air conditioning units must not be visible from the street, golf course or open space. Air conditioners are to be located below the eaves line and screened from public view. Roof-mounted or unscreened wall and window mounted air conditioning units facing the street, parks or golf course are not permitted. Where the DAP deems necessary for acoustic privacy of neighbours, air conditioners must have sound attenuation measures.

EXTERNAL PLUMBING

External plumbing must not be visible from the street, golf course, open space or a neighbouring residence. On double storey houses, except for downpipes, plumbing must be internal.

LETTER BOXES

Letterboxes must use materials and colours consistent with the house and details must be submitted to the DAP for approval. Temporary or makeshift letterboxes are not to be used. This is consistent in maintaining a high standard of streetscape within the estate.

SIGNAGE

Any external signage will require approval from the DAP. When selling a property, real estate signage is also limited to one sign.

RAINWATER TANKS

Rainwater tanks are strongly encouraged. Water tanks must either be located underground or under decks or other building form, as well as screened where necessary, so that any structure or associated infrastructure (e.g. pump, manhole panels etc) is not visible from the street, neighbouring residence or open space.

LIGHTING

Lighting to the front of properties must be appropriately located, compatible with the design of the dwelling and compatible with the existing type and location of external lighting and the general theme of the neighbourhood. Generally, external lighting must comply with the following guidelines:

- security lighting, such as flood lights mounted under eaves, must be directed downwards and shielded in such a manner as to avoid direct glare visible by adjoining property owners, or those using neighbouring properties or roads; and
- lighting to the rear or side of the properties must not include floodlighting or lighting of the adjoining open space areas where neighbours are adversely affected, or glare is visible from the open space areas.

OTHER STRUCTURES

Clotheslines, children's play equipment, dog kennels, hot water systems, gas systems and the like shall be located behind screening or away from view from any public area open space.

Incinerators are not permitted to be used or constructed. Outdoor barbecues must not be located where disturbance to neighbors will occur.

To maintain an attractive overall streetscape, trucks, commercial vehicles, caravans, boats, trailers, or recreational vehicles are not permitted to be parked on lots unless they are completely housed within a garage or carport or otherwise satisfactorily screened from public view. Rubbish disposal containers and electrical meter boxes must be screened from the view of any public area.

LANDSCAPING

LANDSCAPE PLANTING DESIGN

Planting within Somerfield will play an important role in establishing a setting with a distinctive sense of place and natural bush tone. The plant species selection must take into consideration the specific climatic and soil conditions of the site. In addition, planting locations are to be determined with solar access and prevailing wind direction in mind. Aspect, views and vistas will also act to guide the specific flavour of planting to be featured as well as reduce the visual presence of the housing. Plant selection must be based upon the specimens defining characteristics and its comparative suitability with the traditional bush themes established for the landscape of Somerfield.

Lot planting is to be carefully planned making use of the broad pallet of nominated species. A schedule of species has been provided to allow for home owners to create an attractive and individual landscape treatment for their lot in addition to fulfilling the functional aspects of screening and shelter.

ABSORBENT LANDSCAPING

Absorbent landscaping refers to permeable surface finishes such as grasses or planted garden beds, which provide maximum environmental benefit. In areas not covered by a residential structure, absorbent landscaping must be used to cover at least 25 percent of the allotment land.

NATIVE PLANTING

Planting of native, indigenous plant species helps to reduce water consumption, maintain existing landscape character themes as well as visually integrating developments with natural surrounds.

Landscape planting designs must consider the following:

- relationship with neighbouring lots in terms of privacy;
- specific climatic conditions of the site, particularly solar access and prevailing winds;
- aspect of the lot in terms of views and vistas;
- selected species that are of an appropriate character and are in context with the surrounding landscape;
- surface and drainage configuration of the site;
- need for useable outdoor spaces;
- general amenity of the site; and
- planting checklist for recommended plant and shrub species for use in the landscaping of all residential lots.

Should you wish to incorporate plants not on the schedule, DAP approval will be required.

MULCHING

Mulching is highly effective in reducing evaporation and landscape water consumption. Any mulch must be organic materials (excluding paper, straw or cardboard) that is sympathetic with Somerfield's landscape character.

LANDSCAPING OF STREET FRONTAGES

Low growing shrubs and ground covers must be used for all street front gardens. Feature trees and shrubs can also soften building façades and frame street views of the residence. Massing or grouping of significant numbers of these shrubs and ground covers will dramatically heighten the effect individual landscapes will have on the overall 'streetscape'. This design option has been used to great effect in the Somerfield Entry Statement. Remember the adage 'Less is More'.





LANDSCAPING OVER SERVICES

Access to underground services must not be impeded. Any landscaping works over services must remain relatively open with soft landscaping finishes.

TREE RETENTION

Existing vegetation is one of the most unique features to the Somerfield community. As such we encourage retention of significant vegetation and design solutions that adopt a minimal impact approach to this most valuable asset.

Within lots and public areas, the removal of any existing mature trees with a trunk diameter of 100mm or greater, or trees planted by the developer, is not permitted without the approval of the DAP. Existing trees within and immediately adjacent to lots must be located on the relevant plans submitted to the DAP for house design approval.

LANDSCAPE FEATURE ELEMENTS

Landscape elements and materials will be of a high quality and standard identifiable with Somerfield. Materials used within the landscape are to be consistent with the natural bush setting, having earthy and warm tones, long lasting and quality materials, traditional, robust detailing and construction. Materials such as natural stones, timbers and iron are to be used in a manner that gives an established, permanent and quality appearance.

Structures and features are encouraged within the lots as they can act as an extension to dwellings and assist in celebrating the qualities of the site. They can create a focal point of interest, add variety, frame views and outlooks, and create private spaces within lots. Interface planting has been selected to integrate and frame views of the surroundings to and from the lakes and parkland.

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Use of pergolas or timber shade screening is preferred. For, privacy reasons, a two metre setback from any boundary should be established. Pergolas with a pitch of less than 10 degrees must not be covered by any material other than timber battens. Pergola posts must retain the characteristics of timber and integrate with the dwelling.

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