



Springlake

Mount Barker

The best of the Adelaide Hills

Design Guidelines

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Contents

Investment Security Page 1

Your Home

Building Time Page 2

Land Use Page 2

Elevated Home Design Page 2

Placing Your Home Page 3

Streetfront Appearance Page 3

Outdoor Areas Page 3

Materials and Colours Page 4

Verandahs and Entrances Page 5

Roof Pitch and Ceiling Height Page 6

Energy Efficiency Page 6

Garages and Carports Page 7

Privacy Page 7

National Broadband Network Page 8

Gas Connection Page 8

Sewer Page 8

Around Your Home

Fencing Page 9

Retaining Walls Page 11

Driveways Page 12

Landscaping Page 13

Bushfire Awareness Page 14

Ancillary Services Page 14

Sheds and Other Structures Page 14

Encumbrance Approval Page 15

Investment Security

Springlake is committed to comprehensive Encumbrances to provide residents with peace of mind and investment security.

This Encumbrance consists of the following legally binding documents:

- Memorandum of Encumbrance (registered on your certificate of title)
- Encumbrance Design Guidelines
- Any 'Special Requirements' which relate to your block
- Building Envelope Plan

Where any conflict occurs the conditions of the Special Requirements take precedence. The interpretation of these documents is at Springlake's discretion.

Approval from Springlake is additional to and not in lieu of any State or Local Government requirements.

Springlake encourages diverse and innovative design. An application which seeks approval of something which is not strictly within the Guidelines may be considered on its merits.



Your Home

Building Time

Construction of your home will need to commence within 24 months of settlement of the land or as otherwise specified in the Memorandum of Encumbrance, with completion being achieved without any undue delay.

The resale of your vacant land or re-subdivision of your block is not permitted without Springlake approval.

Land Use

The Springlake development will provide an exclusive residential area with convenient access to existing and proposed community facilities.

The Guidelines outlined in this document relate specifically to detached dwellings. The incorporation of home business activities or offices into the dwelling design consistent with the requirements of the District Council of Mount Barker is encouraged.

Elevated Home Design

Springlake has gently undulating topography that offers the opportunity for homes to take advantage of the sites unique elevated character. Elevated homes offer many advantages including capturing potential long term views, access to natural light and breezes, and the opportunity to build a home with a unique character.

Choosing a house design that works with the natural slope can deliver a more attractive home while minimising the need for excessive cut and fill and large, costly retaining walls. When building a two storey or split level home the placement of living areas with links to a balcony/deck to best capture views is encouraged.

Typical construction methods for building on slope include slab on ground, split level, brick build up and elevated construction. Your builder / architect can help you understand the best design solution for your block.

There are a large range of builders in Adelaide who have experience building on sloping sites. A number of these builders are designing display homes to be built at Springlake and we suggest you talk to them when choosing your home.



Use your blocks natural topography to create great outdoor spaces and capture views

Your Home

Placing Your Home on Your Land

The positioning of your house on your block of land should be consistent with the Building Envelope Plan. Generally, parapet walls on the “build to boundary” side will not be permitted.

Mount Barker Council generally apply a site coverage of 50% for dwellings, however homes exceeding this will be assessed on their merits.

Streetfront Appearance

Variations of housing styles are encouraged with an emphasis on street front design quality. Both contemporary and traditional building styles are encouraged through the consistent use of front verandahs/porches, increased roof pitches and ceiling heights, feature front fences/gates, a reduction in the visual impact of garages and carports, and varying street façades.

In order to provide a strong streetfront elevation, home designs are to avoid “sail down eaves” on the streetfront façade, so that elevations expose feature full height windows, or masonry or feature infill above windows to the eave line.

Homes constructed on corner blocks, lakefront, parkfront and dual streetfront blocks must be designed to address both frontages through the use of wrap around verandahs, feature windows, facade detailing etc that match the front elevation.

To achieve this, the dwelling would need to provide a facade treatment along the secondary frontage (street or park) to a minimum of 5.0 m of secondary elevation, that incorporates elements such as wraparound verandahs, feature windows, façade detailing etc to match the primary street front elevation, and incorporate appropriate landscaping.

Any solid privacy fencing to be constructed on the secondary street front boundary would need to return to the building facade to ensure this feature elevation is visible.

Two storey housing is required on selected blocks (refer to the Building Envelope Plan).

Outdoor Areas

You should consider designing your home with good accessibility between your indoor and outdoor living areas (yard space, courtyards, verandahs and patios, balconies and decks).

Mount Barker Council has different requirements for minimum private outdoor open space depending on your block size. Blocks less than 300sqm require a minimum of 24sqm of private open space, blocks between 300sqm to 500sqm require a minimum of 60sqm and blocks over 500sqm require 80sqm. Your builder/ architect can assist you with this.



Working with slope on your block



Homes on corner blocks need to address both street frontages

Your Home

Materials and Colours

A selection of materials and colours which add variety and complement the quality of the development is encouraged.

The roof material should complement the style of your home. Corrugated “Colorbond”, terracotta or slate tiles and concrete tiles are accepted.

Commercial/industrial profiles will generally not be approved unless architecturally integrated with the home. Homes two storey or higher should have concealed plumbing.

Carports, verandahs and front porches should have minimum 90mm x 90mm painted timber or metal posts, or suitable masonry or brick constructed columns.

Note: galvanised iron, zinc or aluminium coated steel, corrugated fibre cement sheeting, un-rendered cement sheeting and bare, painted or pre-coloured concrete blocks or plain cement sheet panels will generally not be permitted for external building works.



Use of different colours and quality materials can give your home a unique style and character

Your Home

Verandahs and Entrances

All dwellings should incorporate a verandah or porch/entry portico etc to the front of the dwelling. The minimum depth of any balcony, verandah or entry porch/portico should be 1.5m.



Porches/porticos should have a minimum area of 4.0m², verandahs a minimum area of 6.0m² and ideally should be separate from the main roof line. Verandahs can generally be built to within 1.5m of a street front property boundary.

Entry porches and porticos can generally be built abutting a street front property boundary and preferably integrated into the street front fencing design using similar materials and style.



Verandahs and porches not only improve the appearance of your home, they can also protect your windows from harsh summer sun



Your Home

Roof Pitch and Ceiling Height

Main roofs are to have a minimum pitch of 25 degrees unless otherwise stated in the ‘Special Requirements’. Higher roof pitches are encouraged. Flat roofs or reduced roof pitches will be considered on their merits.

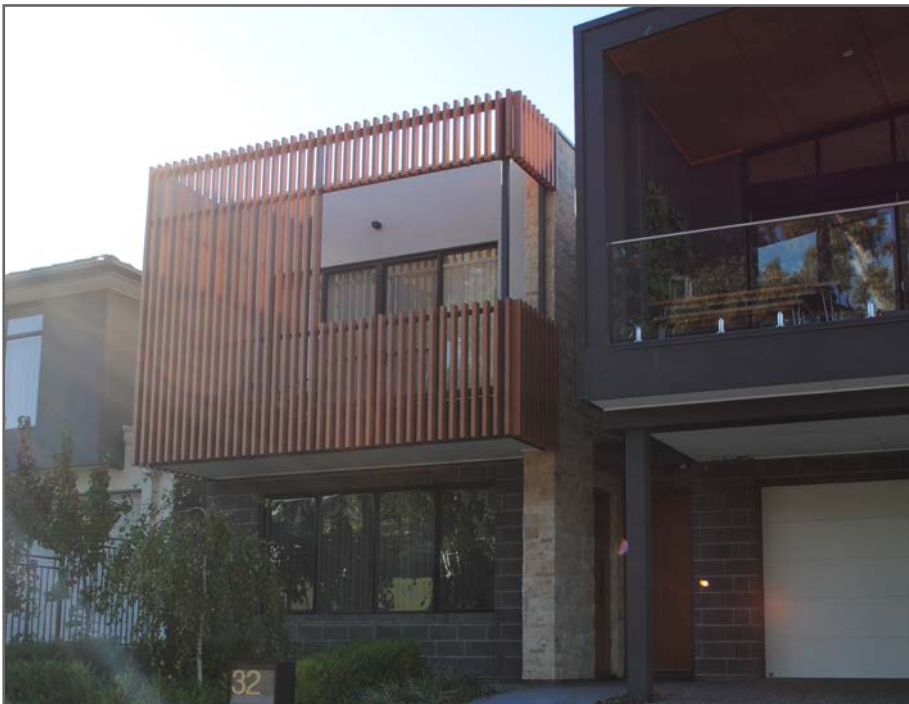
A minimum internal floor to ceiling height of 2.7m applies to the ground floor of all dwellings. Higher ceiling heights are encouraged. This allows for the provision of ceiling fans in the home while also enhancing internal living areas.

Energy Efficiency

Good house design can make the most of the sun in winter and minimise its impact in summer. The winter sun is lower in the sky which gives the opportunity for sunshine to enter through north facing windows, providing a natural source of warmth. In summer, the sun can be particularly harsh in the morning and afternoon, adding unwanted heat to your home through east and west-facing windows. Also consider how natural ventilation can improve air quality within your home.

When speaking to your builder or architect talk about designs that can help minimise heat load in the house in summer and capture warmth in winter. For more information visit the sa.gov.au website.

Getting the siting of your house and the orientation of living areas right at the planning stage can potentially save you money in heating and cooling in the long run.



A variety of roof styles is encouraged



Your Home

Garages and Carports

Covered car accommodation in the form of a garage or carport must be provided prior to the occupation of the dwelling. Garages or carports should be at least 1.0m behind the main building line.

Garages or carports can be built parallel to the main building line only if the front façade incorporates a substantial verandah/porch integrated with the main dwelling, or the home is a two storey dwelling and incorporates a two storey roofed entry portico/balcony forward of the building line.

The design and detailing of your garage must complement the style of the main dwelling.

Privacy

Assessment determining the need or extent of any privacy/overlooking controls required will be undertaken by the District Council of Mount Barker (subject to Council requirements), not by Springlake.

The topography, location and siting of your home may require some amount of screening to rear and side windows and balconies, or other measures.

If you are building a 2 storey home, ensure that there will be no unreasonable overlooking into your neighbours' outdoor living / entertainment areas from upstairs windows and balconies.

To help ensure good surveillance of public areas, Springlake encourages overlooking from housing with large windows or balconies backing onto lakefronts, parks or streets. Overlooking to these public areas helps increase security and safety.



Your Home

National Broadband Network

The Springlake development will be connected to the National Broadband Network, available for all dwellings to connect via Fibre To The Premise (FTTP) connection.

To prepare your property for connection, please refer to the NBN website for further information www.nbnco.com.au. You should provide this document to your architect or builder whilst preparing your plans.

Contact your preferred Internet Service Provider to arrange connection or you can find a list of all [service providers](#) available on the NBN network.

Gas Connection

Springlake is providing reticulated LPG throughout the development. A gas connection will be provided to the front of each allotment. It is mandatory that each house connects to the LPG system.

Minimum gas connection requirement:

- Gas heating
- Gas hot water service

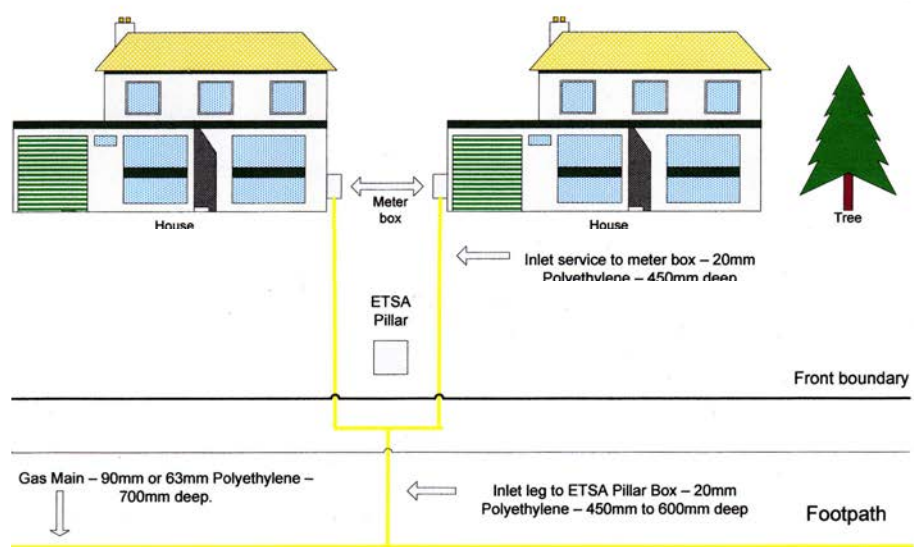
Note: if you will be connecting a solar hot water system, a gas boosted system will be required.

This will be installed by contractor GasTec Pty Ltd - owned and managed by Environmental Land Services.

The contact at Environmental Land Services is Dean Keatley:
dean.keatley@elservices.com.au or
0428 829 586

Sewer

At Springlake, all homes are connected to a mains sewer system managed by the District Council of Mount Barker. Your builder will need to contact them regarding connecting to the wastewater system prior to construction of your home commencing.



Typical gas layout

Around Your Home

Fencing

Fencing erected by Springlake development must not be altered, removed or modified in any way, without prior written approval. Boundary fencing between adjoining blocks should be approximately 1.8m high and be constructed from painted timber paling or “Colorbond” metal. Alternatives such as face brick, rendered masonry etc may be considered subject to agreement with your neighbour.

“Colorbond” style fencing should be Woodland Grey in colour, or similar, using a custom orb profile or similar. Boundary fencing of this nature is to finish parallel with the main building line.

You need to speak to your neighbour regarding shared boundary fencing responsibilities. Please refer to “[Fences and the Law](#)” prepared by Legal Services Commission of South Australia.

We strongly encourage you to make contact with owners of all neighbouring allotments where your property shares a common boundary during the early stages of considering your fencing / retaining requirements. Please contact Springlake in the instance where your property shares a common boundary of an unsold allotment or future development land.



Feature fencing forward of building line



Preferred fencing profile

Around Your Home

Fencing cont'd

Boundary fencing forward of the building line should integrate with streetfront fencing in terms of height, colour and materials. The use of “Colorbond” style boundary fencing forward of the main building line is not permitted.

For corner lots, street front fencing to secondary frontages must be a decorative fence and return to the building facade where decorative corner address elements are used on the home. “Colorbond” fencing described above is acceptable in these situations. You should construct your secondary Street front fence within 6 months of occupation of your home.

Blocks backing onto any lakefront/ reserve should have side boundary fencing forward of the lakefront/reserve building line that integrates with the lakefront/ reserve fencing. Solid fencing will generally not be permitted.



Colorbond fencing not to come forward of the main building line



Feature street front fencing



Fencing to reserves provides a consistent style

Around Your Home

Retaining Walls

Most homes on elevated sites will require some form of retaining wall, either resulting from the position of the home in relation to the street or to help deliver a usable area of backyard space. Retaining walls should be shown on the building plans provided for Encumbrance approval along with the details of proposed materials and heights.

You need to speak to your neighbour regarding any retaining walls that may form part of your shared boundaries / fencing. Please refer to “[Fences and the Law](#)” prepared by Legal Services Commission of South Australia.

The maximum height of a vertical retaining wall visible from a street or park should be 1.5m. For vertical retaining walls within private backyards or along the sides of houses not visible from a street or park the wall can be increased to accommodate additional slope where necessary.

Construction of a series of lower terraced retaining walls is a preferred solution to constructing large walls.

Retaining walls should be constructed of materials that complement the natural environment such as stone or feature rock, feature exposed or rendered brick, interlocking feature panels such as treated concrete sleepers or feature timber. Plain concrete with an untreated finish is not acceptable for walls directly visible from the street or public areas. Alternative feature materials that complement the style of your home may be acceptable subject to approval.



Use of lower terraced retaining walls is better than larger expensive walls



Work with the natural topography and incorporate feature landscaping



Around Your Home

Driveways

Your driveway is required to be completed prior to occupation of the dwelling. Plain concrete driveways will not be approved. Existing footpaths must not be damaged or removed. Where formal paved or exposed aggregate footpaths are provided by Springlake in front of your property, owners are required to maintain the footpath in its existing state.

Where possible, garages should be constructed on the side of your allotment that best helps minimise the driveway grade. Where necessary some homes may need to have the garage slab stepped up or down from the main dwelling to further reduce the driveway grade.

The maximum grade of driveways should typically not exceed 1 in 5 (vertically rising or falling 1 metre over a length of 5 metres). Make sure your driveway is designed so that your car does not bottom out. Your builder / designer should check the requirements of the District Council of Mount Barker.

Existing trees have been retained in the street to help enhance the unique hills character of Springlake. Make sure your driveway alignment takes these into account and other fixed structures such as street lights, stormwater pits etc.



Driveway crossovers should not interrupt the footpath



Locate garages to help minimise driveway grade



Driveway alignment should avoid existing trees

Around Your Home

Landscaping

All garden areas including front verges and secondary street front verges within public view, should be landscaped to an acceptable standard within 6 months of occupation of the dwelling.

One option for a minimum level of acceptable landscaping is irrigated turf, however you are encouraged to use a combination of hard and soft landscaping treatments. The use of synthetic grass for front gardens is not permitted. Fully paved front yards are discouraged unless you incorporate feature planter beds etc to break up the hard surfaces.

Access to the street verge is available under the footpath to run your irrigation pipe to this area. This is typically found near your water meter or stormwater outlet to the kerb and is highlighted by a narrow strip in the footpath.

Verge areas should be maintained to a suitable standard at all times. You are encouraged to introduce enhancement planting around existing mature trees and street trees. Landscaping to verges should be constructed in accordance with the District Council of Mount Barker standards. You can access more information [here](#).

When designing your garden consider capitalising on the elevated features and views available from your allotment.

The design of your front garden and verge is important in improving the appearance of your home from the street.

Well designed and landscaped front yards will help Springlake develop quickly into an attractive neighbourhood for the benefit of all.

The use of smaller terraced retaining walls can help enhance your home from the street rather than have it dominated by large retaining walls.

The use of terraced retaining walls can create separate levels of garden beds and usable outdoor spaces. Raised decks can also be constructed around the home to provide a flat entertaining area and capture views and breezes.



Verge areas should be maintained to a suitable standard



Where a footpath exists, an irrigation conduit is provided for you to link your home watering system to your front verge

Around Your Home

Bushfire Awareness

Living in the Adelaide hills offers a fantastic lifestyle to be enjoyed all year round. The summer months can bring about an increase in bushfire risks.

Please refer to the Country Fire Service website for more information while planning your new home and garden: [“Preparing Your Home”](#).

The zoning requirements affecting the Springlake development require a dedicated 2000 litre rainwater tank for added protection. Your builder / architect can advise you further on this.

For further information on bushfire prevention, refer to the Council’s website: [Bushfire Prevention 2016/2017](#)

Ancillary Structures

All ancillary structures including TV antennae, solar hot water heaters, air conditioning units, satellite dishes and rainwater tanks should be located or screened so as to cause minimal visual impact from any street or public space.

Sheds and Other Structures

Galvanised iron, aluminium or zincalume finishes will not be permitted. Any shed forward of the streetfront or parkfront building line of your home requires approval.

All external structures forward of the street front/parkfront building line (e.g. shade sails, pergolas, etc) should integrate with the main dwelling in terms of colours and materials.

Additional Information

The District Council of Mount Barker have developed an advisory document [“Designing and Constructing Your Home”](#) which provides further useful tips and ideas.



Ancillary structures should be located to reduce the visual impact from the street



Encumbrance Approval

Lodging your Plans for Encumbrance Approval

We encourage you to lodge concept plans for comment prior to final plans for approval. There is no fee required to get your house plans approved under the Springlake Encumbrance. Once we have approved your plans you can lodge them with the District Council of Mount Barker for approval.

Your builder / architect will be familiar with this process and what information is required. Below is a checklist to assist with a timely approval:

- A site plan showing full dimensions, setbacks to all boundaries, proposed Finished Floor Levels, Bench Levels, extent of cut/fill and any proposed retaining walls. In addition the location of the driveway crossover highlighting any fixed services etc in the Street, plus any information regarding existing Significant/Regulated Trees and the extent of the Tree Protection Zone (TPZ).
- Complete floor plans, elevations, and relevant cross sections.
- Information on floor area, site area, private open space, site coverage etc.
- Any fencing/retaining wall details if available, particularly if feature fencing is being used forward of the streetfront building line.
- Notations on plan showing minimum gas connection as per Encumbrance Guidelines.

You can lodge your plans electronically via admin@springlake.com.au, post or drop them into our Sales and Information Centre located at 2 Red Gum Crescent, Mount Barker.

Questions?

Please contact the team at Springlake on 1800 777 464 if you or your builder have any questions.

Please sign to indicate you have read the above document and understand the requirements outlined.

Name:

Signature:

Name:

Signature:

Date:

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