

SALT
O'Sullivan Beach

Design Guidelines

1. Protecting your investment

The Salt O'Sullivan Beach Urban Design Guidelines documents explain the project Encumbrance in customer friendly terms.

The Salt O'Sullivan's Beach Encumbrance is a legally binding document that is registered on each new allotment within the development.

The Salt O'Sullivan Beach Encumbrance seeks to promote quality housing and landscape standards to protect your new housing investment.

All homes will require Encumbrance approval from the Salt O'Sullivan Beach Covenant Manager.

Interpretation of the Salt O'Sullivan Beach Urban Design Guidelines is at the discretion of the Covenant Manager. The Covenant Manager may at their discretion approve an application which does not comply with these guidelines but achieves the architectural merit and overall intent.

The Salt O'Sullivan Beach Urban Design Guidelines are additional and not in lieu of other statutory requirements.

2. Seeking Approval

- Recommending of preliminary discussion with the Salt O'Sullivan Beach Covenant Manager
- The applicant or homebuilder will forward the required information to the Salt O'Sullivan Beach Covenant Manager for approval.

Plans and information required for approval

Building

- a) Scaled and dimensioned plans and elevations.
- b) Site works plan, including contours, bench levels, finished floor levels, retaining walls, fencing, driveways (incl grade as to constructed kerb levels) setbacks and relation to northern daylight.
- c) Proposed external materials and finishes.

Landscape

2. Landscape plan demonstrating minimum requirements set out in the landscape section of the Urban Design Guidelines.

3. Siting your home

Building

Building setbacks will generally be as follows : -

- 5m to the front main building line
- 4m to the front of the porch
- 5.5m to the front of the garage
- Side setbacks as the Building Envelope Plan
- Portion of dwelling or garage could be entirely on the boundary as per the Building Envelope Plan.
- Dwellings to be restricted to a single story within 45 metres of a concrete noise barrier along the eastern interface.

A Building Envelope Plan will be provided for each lot and will indicate the nominated zero lot line boundary and required setbacks.

The building line of a building set back from the primary street boundary : -

Not less than 8 m where no building exists on an adjoining site with the same primary street frontage.

Buildings are set back from secondary street boundary (not being a rear laneway) to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.

- Building walls are set back at least 900 mm from the boundary of the allotment with the secondary street frontage, or if a dwellings on the adjoining allotment is closer to the secondary street than 900 mm, the distance of that dwelling from the boundary with the secondary street (being, if relevant the lessor of the 2 distances).

Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on one side boundary and satisfy (a) or (b)

- 1) Side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lessor length and height.

3. Siting your home continued

2) 2 Side boundary walls do not :

- a) Exceed 3 m in height from the top of the footing.
- b) Exceed 11.5 m in length.
- c) When combined with other walls on the boundary of the subject development site, exceed a maximum of 45% of the length of the boundary.
- d) Encroach within 3 meters of any other existing or proposed boundary walls on the subject land.

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

Dwellings walls in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in the DTS/DPF.

Buildings are set back from side boundaries to provide :

- 1) A separation between dwellings in a way that complements the character of the locality.
- 2) Access to natural light and ventilation for neighbours.

Other than walls located on a side boundary, building walls are set back from side boundaries.

- 1) At least 900 mm where the wall is up to 3 m measured from the top of the footings.
- 2) Other than for a wall facing a southern side boundary, at least 900 mm plus 1/3 of the wall above 3 m.
- 3) At least 1.9 m plus 1/3 of the wall height above 3 m for walls facing a southern side boundary.

Buildings are set back from the rear boundaries to provide

- 1) Separation between dwellings in a way that complements the established character of the locality.
- 2) Access to natural light and ventilation for neighbours
- 3) Private open space
- 4) Space for landscaping and vegetation.

Dwellings walls are set back from the rear boundary at least : -

- 1) If the size of the site is less than 301 square meters : -
 - a 3 m in relation to the ground floor of the dwellings.
 - b) 5 m in relation to any other building level of the dwellings.

3. Siting your home continued

- 2) If the size of the site is 301 square meters or more : -
- a) 4 m in relation to the ground level of the dwellings
 - b) 6 m in relation to any other building level of the dwellings.

Site Coverage

- Site coverage up to 60%

Private Open Space (POS). The intent of the Salt O'Sullivan Beach Urban Design Guidelines is to ensure a pleasant environmental when outdoor and indoor elements of the dwelling are linked. Good dwelling siting and design can help protect your privacy as well as your neighbours, thus private open space areas must comply with the following requirements of the planning code.

If a site is equal to or more than 301 m², the minimum POS is 60sqm with a minimum of 16sqm off the living room, with a minimum dimension of 3m.

If the site is less than the 301m², the minimum POS is 24m². Please refer to council policy for further information.

Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings		Total private open space area: (a) Site area <301m ² : 24m ² located behind the building line. (b) Site are ≥ 301m ² : 60m ² located behind the building line. Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m.

When calculating your POS : -

- Unless part of a fenced area any area at ground level at the front of the dwelling is not to be included. Only the side yard to the secondary frontage.
- As part of the open space requirement usable open pace areas must be provided and be directly accessible from a living area.
- The development will not result in the dwelling not having a setback of at least 900 mm on at least 1 side boundary.

3. Siting your home continued



4. Building requirements

Building Materials

Wall material – minimum of two of the following materials : -

- Face brick.
- Rendered and painted masonry and FC sheeting.
- Appropriately treated timber or weather board.
- Pre coloured corrugated metal sheeting.
- Galvanised corrugates sheeting as highlights only.
- Other materials will be assessed on their merits.
- There is no minimum site coverage.

Roof Materials

- Tiles
- Pre coloured corrugates profile sheeting.
- No galvanised iron will be permitted.

To ensure that homes present an active and articulated presence to the street address and public open space the front façade encourages as a minimum of the following : -

- A portico that clearly defines that entry and is : -
- A minimum of 2.0 m² in size.
- Is separate from the main roof.
- Incorporates a min 250 mm x 250 mm masonry or rendered columns or min 150 mm x 150 mm timber posts or a combination masonry/rendered plinth and 100 mm x 100 mm timber posts.

- A veranda or bulkhead that is : -

- A minimum 3 m² in area.
- A minimum 900 mm wide.
- A minimum 3 m in length.

- Incorporates posts/columns of appropriate scale.

- Note the Salt O'Sullivan Beach Covenant Manager has authority to use discretion on varying this provision.

Corner Lots

- Dwelling facades on the secondary street frontage must adopt the architectural detail similar to the front façade. I.e verandas, gables, window treatment etc. for a minimum of 4 m of the secondary façade.
- Note : This is also subject to the City of Onkaparinga support.

4. Building requirements continued

Ceiling Heights

- The minimum ceiling heights for all single storey homes will be 2.55 m above the floor level.

Roof Pitch

- Minimum roof pitch to all homes – 20 degrees. Skillion roofs are to have a minimum pitch of 10 degrees.
- Innovative roof design such as curved, flat or skillions will be assessed on their merit.

Height and Scale

To limit overshadowing and infringement on the privacy of neighbours it is necessary that the heights of dwellings be guided by the following maximum heights : -

- Single Storey. 3.0 m wall height and 6.0 m to the roof ridgeline.
- Two Storey. 6.0 m wall height and 9.0 m to the roof ridgelines.

External Plumbing

- All two storey homes must conceal all plumbing such as waste pipes and vents with the wall cavities.

Car Accommodation

- Minimum of two car accommodation will be provided for all lots with one being undercover or as stated on the Building Envelope Plan.
- Garage must be setback a minimum of 500 mm behind the main building line and setback 5.5 m from the front boundary. Carports or garages may be build in line with the front of the home if there is a two storey component above.
- The car accommodation must not form more than 50% of the total front façade on single storey homes.

Privacy

- Care must be taken with overlooking from upper storey windows or balconies into neighbouring private open space, a living area and bedroom. Fixed obscure glass or adequate screening is to be provided to a minimum of 1.5 m above the finished floor level.

Rainwater Tank

Site size (m ²)	Minimum retention volume (litres)	Minimum detention volume (litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥35%: N/A
>401	4000	Site perviousness <30%: 1000 Site perviousness ≥35%: N/A

5. Around your home

Fencing to side and rear boundaries is mandatory. Front fencing is compulsory on allotments indicated on the Building Envelope Plan.

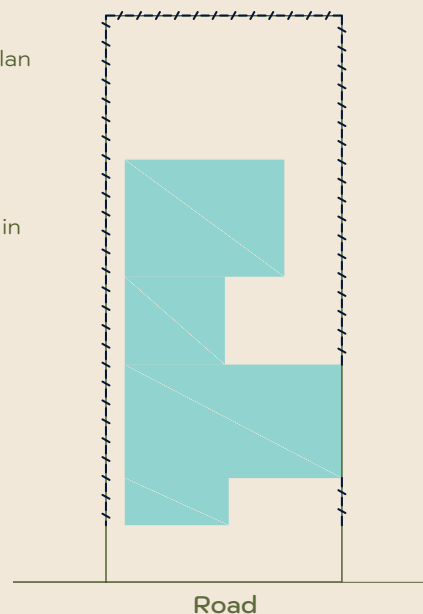
Fencing

Side and Rear

- 1.8 m high colourbond good neighbour fencing.
- Fencing to align with the main building line. Refer to Diagram 1.
- The colour must be Woodland Grey in Trimdek profile or equivalent.

Diagram 1
Typical fencing plan

1.8m high Good Neighbour Colorbond fence in Woodland Grey.
Fencing forward of the dwelling not permitted.



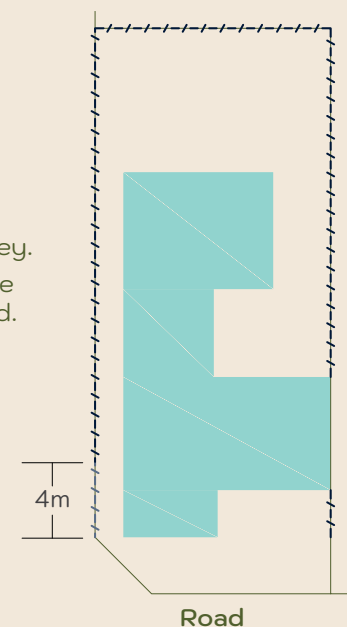
Corner lots

- Solid fencing to secondary street frontage is only permitted for a maximum of 75 % (4m) of length of that boundary. Refer Diagram 2.
- Colourbond to be used with timber feature posts.
- The colour must be Woodland Grey in Trimdeck profile or equivalent.

Diagram 2
Corner Allotment
Typical Fencing Plan

1.8m high Good Neighbour Colorbond fence in Woodland Grey.
Fencing forward of the dwelling not permitted.

1.2m high open rail tubular fence in Woodland Grey.
Fencing forward of the dwelling not permitted.



5. Around your home continued

Front

- Where front fencing is required (nominated on the Building Envelope Plan) it is to be constructed in black protector open rail fencing.
- A maximum of 50% of the frontage can be of solid material or non see through and is to be setback .05 m for a soften landscape strip.
- Be a maximum height of 1.5 m unless required for a privacy to a northern courtyard.

Adjoining Public Open Space

- By developer and owner responsible to maintain and replace as erected.

Sheds and Structures

- Maximum of 15 sqm of floor area and be either constructed in Colourbond finish or materials to match the dwelling.

Driveway

- Driveway crossovers will be constructed by the developer.
- All driveway are to be offset a minimum of 500 mm from the side boundary.
- Material finishes to be either or a combination of coloured concrete. Exposed aggregate or pavers.
- Driveways must about and not be cut through any pedestrian footpath.
- Driveways locations nominated on the setback plans.
- Minimum setback 1 m from street infrastructure.

Ancillary Structures

- TV antennae, satellite dishes, clothes lines, rainwater tanks, air conditioner units are to be located in such a manner they have minimal impact from a street or park frontage.

Sheds

- Sheds can be constructed without approval if they meet the following conditions (subject to the completion of the dwelling):
 - Floor area does not exceed 15 square meters.
 - Roof space does not exceed 3 meters, and the building is not higher than 2.5 meters above the natural ground surface.
 - The shed is not constructed in front of the dwelling's building line facing primary street
 - The shed is not within 900mm of a boundary adjacent to a secondary street.
 - The shed is not within 6 meters of the intersection of two boundaries facing public roads.

6. The Salt O'Sullivan Beach Encumbrance Manager

Contact Details

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7. Salt O'Sullivan Beach Landscape Guidelines

The following landscape guidelines will ensure the development of contemporary bold, and lasting private gardens at Salt O'Sullivan Beach that contribute towards character, amenity and comfort.

Objectives

- To reinforce the quality of O'Sullivan Beach and increase the visual appeal and value of properties.
- To promote attractive and usable outdoor areas that contribute to the overall visual amenity of the area.
- To introduce a layer of robust and colourful amenity planting comprising a mix of native and appropriate exotic species.
- Minimum setback 1 m from street infrastructure.

Guidelines

- 1) Landscape quality must reflect the contemporary character of Salt O'Sullivan Beach.
- 2) Plant species must be robust, and have proven tolerance in similar residential applications.
- 3) Native plants of local provenance should be used where possible.
- 4) Landscape designs must consider : -
 - a. Site location, including : -
 - i. Solar access
 - ii. Soil conditions ; and
 - iii. Local micro climate
 - b. WSUD (Water Sensitive Urban Design) including : -
 - i. Selecting water-wise plants
 - ii. Reducing water consumption through the use of mulch
 - iii. Minimising areas of irrigate lawn. The area of lawn must not exceed 50% of the total outdoor space
 - iv. Incorporating in-line drip irrigation rather than spray irrigation and
 - v. Reducing storm water runoff.

7. Salt O'Sullivan Beach Landscape Guidelines *continued*

c. CPTED (Crime Prevention through Environmental Design), including : -

- i. Selecting trees with clean trunks and adequate canopy height
- ii. Selecting ground covers and small shrubs under 1 m
- iii. Considering irrigation and maintenance requirements

5) Hard landscape materials such as mulch, paving and timber decking should be used with planting to provide attractive and usable outdoor areas.

6) Car parking must not be provided outside of the designates undercover carport and driveway.

7) Tree planting is provided in accordance with the following:

Site size per dwelling (m ²)	Minimum retention volume (litres)
<450	1 small tree
450-800	1 medium tree or 2 small trees
>800	1 large tree or 2 medium trees or 4 small trees

Table 1 Tree Size			
Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4m	2m	10m ² and min. dimension of 1.5m
Medium	6m	4m	30m ² and min. dimension of 2m
Large	12m	8m	60m ² and min. dimension of 4m

8) Gravel and scoria are not permitted at the front of the property.

9) The Council verge strip will be completed by the developer. The verge strip will be constructed in accordance with the City of Onkaparinga verge landscaping and maintenance guidelines.

Design Guidelines

SALT
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