



Tudor Vale

Design Guidelines

Version 2.1 - March 2025

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Welcome to the Tudor Vale community

These Design Guidelines have been written to promote innovation and allow flexibility. When you purchase a block of land in most estates these days, you'll be presented with a design guidelines. Essentially, a design guidelines contains certain standards and requirements that you are obliged to meet in the construction, maintenance and future renovation of your home and land.

Our guidelines ensures that all homes, improvements, and landscaping within our estate are to a high standard, resulting in both attractive street scapes and safeguarding the value of your home.

There's a lot to think about when designing your home

What to discuss with your builder?

- ▶ Orientation to maximise environmental benefits. Good orientation assists in passive heating and cooling, resulting in improved comfort and decreased energy bills.
- ▶ The design and external features of your home
- ▶ What materials are to be used constructing your home
- ▶ Liveability and amenity
- ▶ Safety and surveillance
- ▶ Location of services and any easements on your lot and in the road such as electricity, water, sewer and inter-allotment drainage, street lights, NBN Pits, storm water pits and manholes.

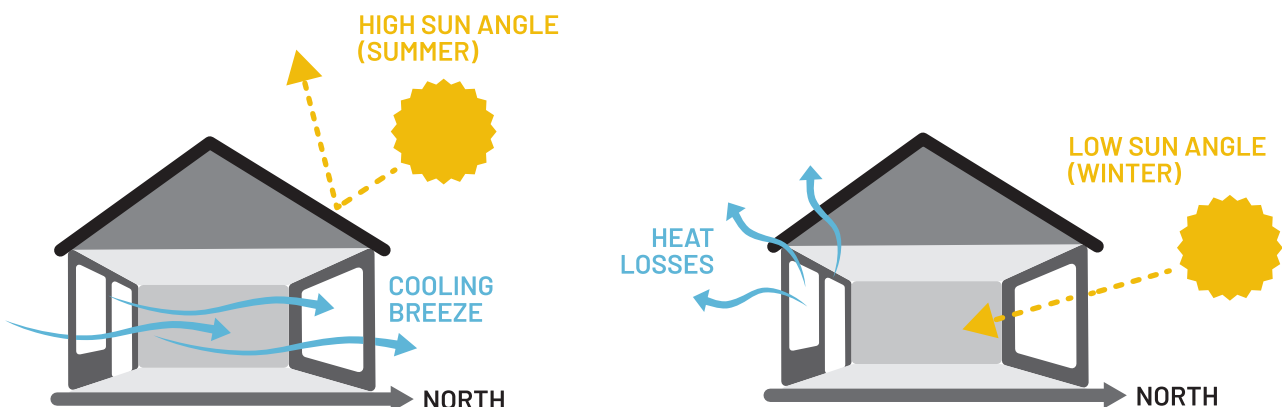
House Design Energy Rating

All new houses in Australia are now required by the Government to achieve certain minimum energy use standards. This rating is achieved through careful design and siting of your home. The benefit for you is a home which requires less energy to heat and cool, reducing your ongoing costs.

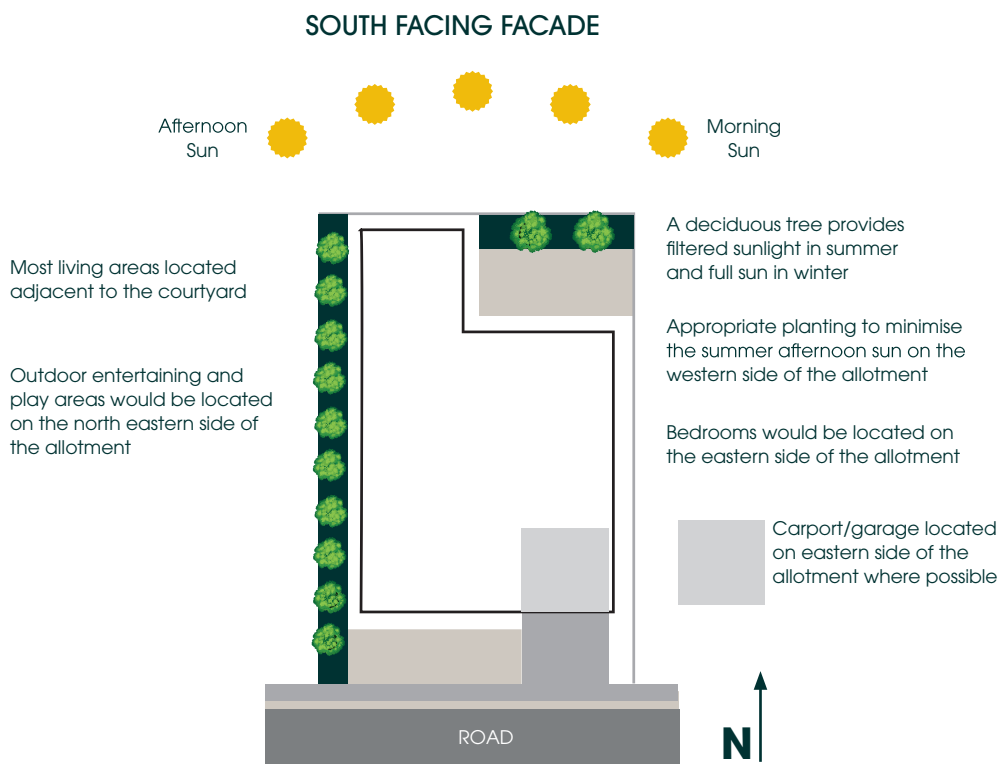
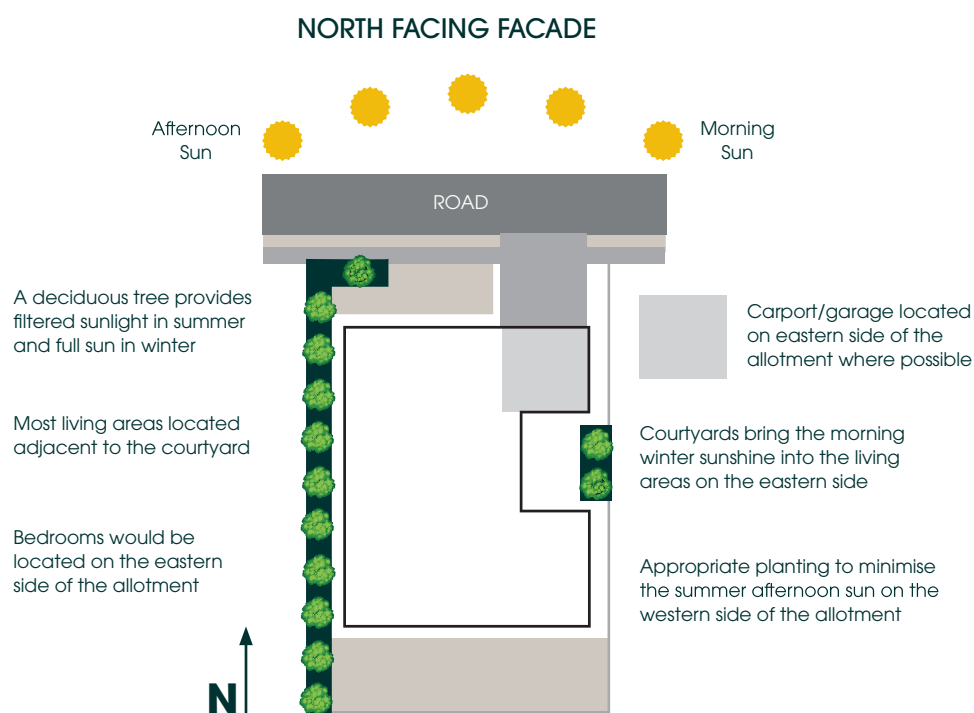
House orientation diagrams have been provided to help you design a comfortable and energy efficient home.

To achieve the required minimum star rating you must consider most of the following principles:

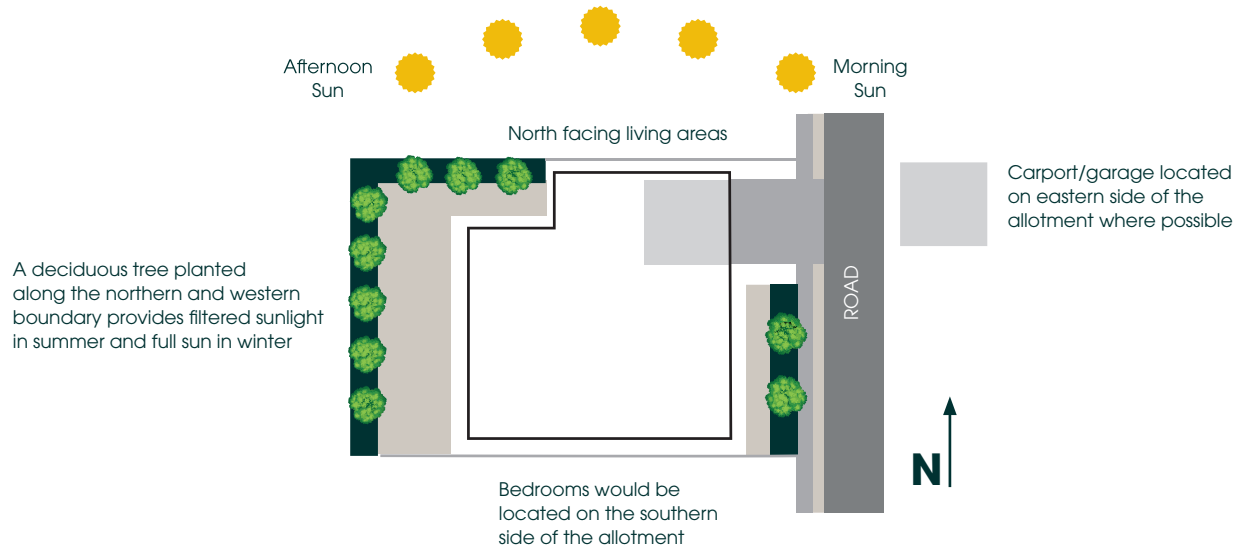
- ▶ Orientation and size of windows and glass doors – avoid large windows to the west to prevent hot afternoon sun from heating the house
- ▶ Provide sun shading to the north, west and east sides of the dwelling via minimum 450mm eaves and / or sunshade devices
- ▶ Wall and roof insulation
- ▶ Locate living spaces and bedrooms on the north, east and south-east to catch breezes and morning sunlight
- ▶ Locate service spaces where limited time is spent, such as garages, laundries and bathrooms, to the west or south-west boundary to shade the rest of the house from the hot western afternoon sun.
- ▶ Design to provide free movement and airflow between living, kitchen and outdoor spaces
- ▶ Consider open courtyards in the centre of your home to allow light and ventilation while providing privacy
- ▶ Orientate openings to take advantage of prevailing breezes from the north-east and south-east. With the addition of ceiling fans, good cross ventilation can significantly reduce your need for air conditioning.



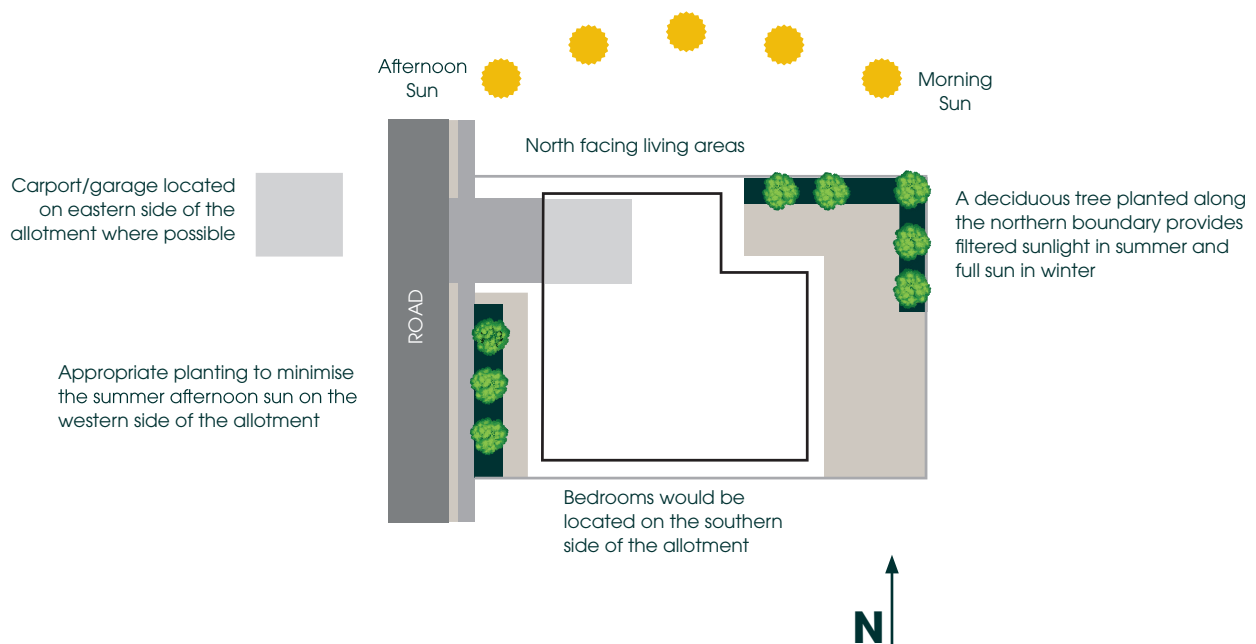
1. INTRODUCTION (Continued)



EAST FACING FACADE



WEST FACING FACADE



2. APPROVAL PROCESS

Each allotment of land in Tudor Vale has an encumbrance attached to the Certificate of Title.

The encumbrance requires that any development on site must have approval granted from the City of Playford. The Design Guidelines must be viewed in association with the City of Playford Development Plan.

NOTE: Your Builder and Certifier will provide guidance where required.

Visual interest and design quality Compliance with the mandatory requirements of the Design Guidelines aims to deliver a pleasant, cohesive and safe living environment for existing and future.



3. DESIGN REQUIREMENTS

3. Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling maybe sited.

They indicate the following:

- ▶ the minimum building setback required from the street boundary (or boundaries, where an allotment has more than one street frontage)
- ▶ the minimum building setbacks required for side and rear boundaries
- ▶ the minimum building setbacks required for single and two-storey development
- ▶ zero lot line allocations indicate where garages/carports can be built on boundaries of most allotments
- ▶ minimum front setback 3m, unless otherwise indicated on the Building Envelope Plan.

The Building Envelope Plan for each allotment is shown on the detailed Allotment Development Plan attached to this document. The Allotment Development Plan forms part of these Guidelines.

A dwelling must be sited within the Building Envelope as to satisfy the other requirements as described in these Guidelines. Buildings which encroach outside the Building Envelope may not be approved by Playford Council.

On most allotments a dwelling may be built on the boundary (zero lot line). Where this

is permitted the maximum length of the wall on the boundary is 15.0m.

The Building Envelopes state the minimum setback requirements. Requirements of the Playford Council Development Plan need to be complied with in particular to site coverage, vehicle parking and private open space. Garages are to be setback a minimum of 5.5m from the front boundary.

The BEP's are available on our website; **tudorvale.com.au**

3.1 Recommendations

- ▶ Locate or screen noise-generating equipment (eg air conditioner units, pool pumps) such that they don't cause a nuisance to your neighbours
- ▶ Letterboxes should use materials, colours and styles that complement the house. They should include a clear number for easy identification.

3.2 Private Open Space

Each dwelling must provide private open space in the following manner:

- ▶ Site Area is 450m² or more the Minimum Area of Open Space minimum POS is 60m² with a minimum area of 4m x 4m off a living area.

Note: Balconies, roof patios or decks etc, can be included in POS if over 10m² with a minimum dimension of 2m.

3.2 Private Open Space (continued)

- ▶ Site Area is between 181m² and 450m² minimum POS is 35m² (25m² if 2 bedrooms and less than 110m² floor area) with a minimum area of 4m x 4m off a living area. Balconies, roof patio decks etc. can be included in the POS if over 10m² with a minimum dimension of 2m.
- ▶ If site is between 125m² and 180m² POS is 15m² with a minimum area of 4m x 4m off a living area. Balconies etc is 8m² with a minimum dimension of 2m.

3.3 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
- ▶ As part of the open space requirement a usable open space area 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 900mm on at least 1 side boundary
- ▶ A balcony or roof-patio of at least 10m² can form part of the private open space area.

3.4 Building Heights

The maximum height of any detached dwelling will be three storeys.

3.5 Car Parking

Car parking on site will need to be provided as below.

- ▶ Dwellings of two or more bedrooms – must be two parking spaces
- ▶ Dwellings of one bedroom – must be at least one parking space
- ▶ Each site must provide one car parking space undercover, the additional space may be located on the driveway between the garage or carport entry and within the property boundary.

Driveway locations and access will all be detailed on the building envelope plans and cannot be changed.

Driveway Widths

- ▶ 3m for a single carport/garage
- ▶ 6m for a double carport/garage
- ▶ Rear loading driveways are as per the building envelope plans.

Note: Double driveways will taper from 6m at the carport/garage entry to 5m at the property boundary/driveway entry.

Driveway Finishes

- ▶ The driveway and paths must be constructed of either coloured concrete, exposed aggregate concrete or stencilled coloured concrete. Gravel or stone driveways and paths are not permitted.

Note: Plain finish concrete is not acceptable.

3. DESIGN REQUIREMENTS (Continued)

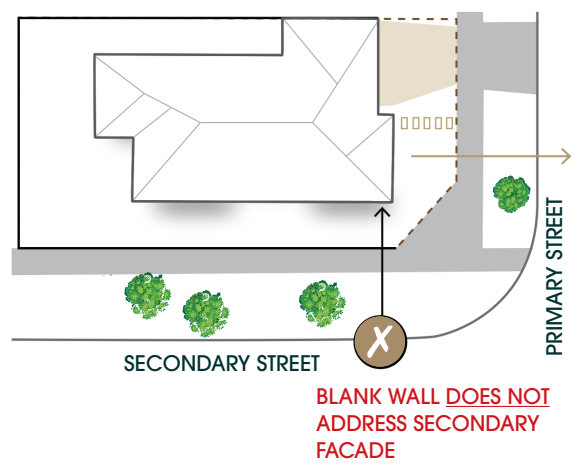
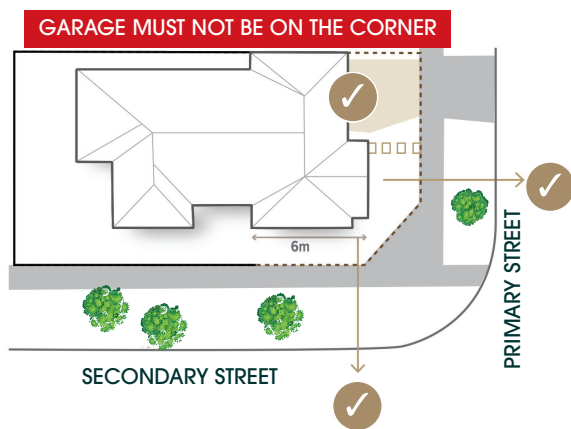
3.6 Corner & Open Space Fronting Allotments

For lots which have 2 street frontages or which face public open space, the proposed residence must address both streets and public open space. Side street façade treatments are an important part of creating an attractive street scape and reducing hard fencing in the estate. It also assists in creating good surveillance and street/ public open space interaction with all residences.

Dwellings on corner lots must be designed to have habitable room windows facing the longer frontage of the lot. Dwellings fronting public open space must present a habitable room window to this side.

The following guidelines apply to these corner and open space allotments:

- ▶ Feature windows to match the façade.
 - ▶ A house must be designed to include elements of the front façade for at least 6m of the façade facing the side street/ public open space. On a double storey, the first floor will be assessed for the entire secondary frontage
 - ▶ It is essential that the dwelling addresses both street frontages or public open space with articulation of the built form including varying materials, window and door openings. It is important to provide an appropriate corner feature to your home that will 'turn the corner.
- Blank walls on parts of your residence that can be viewed from front and side streets must be avoided. The following building elements could be incorporated into the design as a corner feature:
- ▶ Return porticos, porches, verandahs and balconies
 - ▶ Building materials from the façade to match the secondary frontage including any render and other decorative claddings
 - ▶ An articulated step out or setback, replicating the front portico
 - ▶ Roof elements such as feature gables
 - ▶ Where possible relocate meter box, HWS and other services away from street visibility
 - ▶ Garages must not be located on the corner section of the allotment facing 2 streets and must be located on or close to the side boundary that adjoins the neighbouring allotment
 - ▶ Fencing is to terminate a minimum of 6m behind the dwelling line, on the secondary frontage.



4. BUILDING YOUR HOME

Roof Finishes

Roof materials are limited to the following:

- ▶ Corrugated pre-finished and coloured metal sheets (e.g. colorbond); or
- ▶ Concrete tiles
- ▶ Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accent
- ▶ The main roof of a dwelling shall be pitched at 22.5 degrees minimum for a traditional roof and 10 degrees minimum for a skillion roof
- ▶ Minor areas of flat roof or a completely flat roof shall be screened by a parapet wall from public view
- ▶ A curved roof shall be 12 degrees minimum pitch.

Building Materials

Your external wall finishes must be at least two of the below;

- ▶ Brick
- ▶ Stone
- ▶ Cement Render
- ▶ Timber Panelling
- ▶ F.C sheet finished to manufacturers recommendation (Render/Paint).

5. OUTBUILDINGS

- ▶ Unfinished metal shed of any size are not permitted. Colorbond must be used for materials that match your home. All outbuilding and garden sheds must be constructed 600mm from side and rear boundaries, behind the front or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.
- ▶ Air Conditioners need to be positioned to not cause discomfort to neighbours and not visible from the primary Road frontage.
- ▶ Antennae are to be located on the roof space unless it is demonstrated that reception is otherwise adversely affected. Satellite dishes are to be painted black or pre-coloured to match the roof.



6. FENCING

Boundary Fencing

- ▶ Side and rear boundary fencing must be 1.8m high Colorbond good neighbour fencing – Woodland Grey in Trimdek profile
- ▶ Solid side boundary fencing is required to finish in line with the front wall of your home and not extend into the front yard
- ▶ Side boundary fencing may only extend through the front yard if you have a front boundary fence being 1.5m high max. and transparent to enable views from street into your front yard
- ▶ No Colorbond sheet metal or solid fence is allowed forward of the front wall of your home
- ▶ For corner allotments, solid side boundary fencing must finish back from the front wall of the home to allow the home to visually address the secondary street.

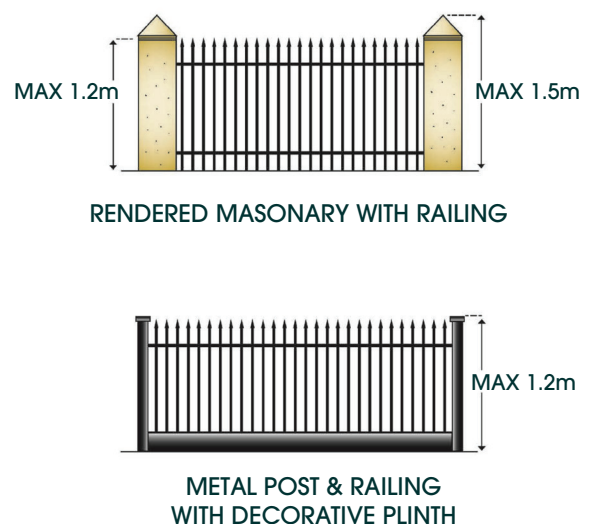
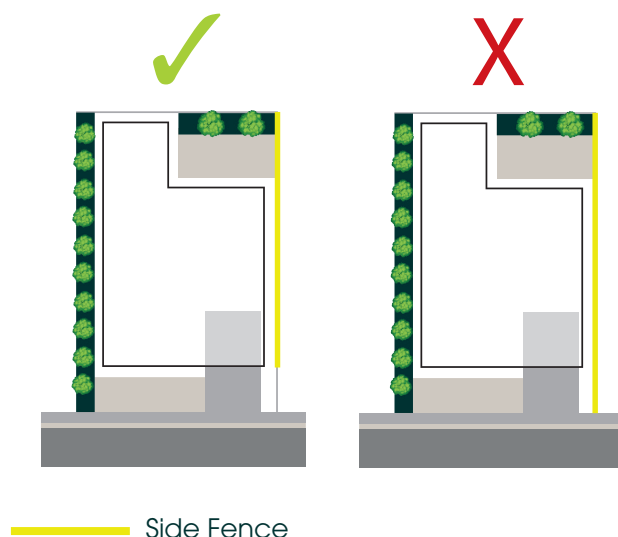
Front Fencing

Front Fencing is to clearly define public and private spaces. A fence is commonly used to differentiate your front garden with the public space. It is, however, optional.

If you choose to utilise a front fence (including side boundary fences) there are guidelines which must be adhered to –

- ▶ Open style construction if greater than 1.2m high and be no greater than 1.5m high
- ▶ Masonry piers may extend above the fence to a maximum height of 1.5m
- ◆ Have a vertical emphasis in appearance. Black or Woodland Grey Landscaping to achieve additional screening for privacy purposes is encouraged.

Note: No fencing is to be constructed of brush, galvanised iron or zincalume.





7. LANDSCAPING

- ▶ Front yard landscaping must be completed within 6 months of Certificate of Occupancy
- ▶ In order for your garden to flourish, it is recommended that residents incorporate a variety of plants that are native and appropriate for the area.

8. SERVICES

- ▶ **Natural Gas:** Tudor Vale will have mains natural gas throughout the development providing a natural gas connection to the front of each allotment.
- ▶ **National Broadband Network (NBN)** will be available for the Tudor Vale development. The infrastructure will be provided by NBN Co. It is important to note that NBN Co are a wholesaler and you will need to discuss your needs with a retailer and your builder.

THE BUYER MUST ENSURE THAT;

- ▶ the lot and improvements are always maintained
- ▶ the lot is not used for residential purposes until the dwelling / house has been constructed and completed as per the council approved plans
- ▶ all recreation vehicles (which include without limitation caravans; boats; and box trailers and car trailers) are not left or parked on the street or driveway of the lot but are stored on the lot so as not to be visible from the street.

RIGHT TO VARY DESIGN GUIDELINES

The Developer reserves its rights in any other sale and from time to time to vary the Design Guidelines contained herein and, in that event, the owner will have no claim whatsoever against the Seller. The Seller may in its absolute discretion vary or exclude any of these Design Guidelines from any contract for the sale of any lots in Tudor Vale.





Tudor Vale



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tudorvale.com.au

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