



BROOKMONT

DESIGN GUIDELINES PRINCIPLES SUMMARY



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1. PROTECTING YOUR INVESTMENT

The Legal

- These guidelines are legally binding via an Encumbrance over each allotment
- Requires Encumbrance Approval
- Interpretation of the Guidelines are at the discretion of the Brookmont Covenant Manager and may at their discretion approve an application which does not comply with these guidelines but achieves architectural merit and overall intent
- These guidelines are additional and not in lieu of other statutory requirements
- No re-subdivision of allotments are permitted
- Building commencement will be 18 months from the date of land purchase contract with completion being achieved without undue delay
- Lot maintenance – vacant lots must be kept in an orderly fashion
- Sunset Clause for Encumbrance extinguishment - 5-years from project completion.



2. SEEKING APPROVAL

- Recommendation of preliminary discussion of plans with Brookmont Covenant Manager
- Completed application forms for building must accompany formal application.

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, driveway (incl. grade as to constructed kerb levels), setbacks and relation to northern daylight
 - c) Proposed external materials and finishes.
- Landscape
 - a) Landscape plan demonstrating minimum requirements set out in the landscape section of the Guidelines document.

3. SITING YOUR HOME

Setbacks

- Building setbacks will generally be as follows:
 - 3m to the front main building line
 - 1.5m from all other roads or as agreed with Brookmont Covenant Manager
 - 1.5m from a park greater than 2000m²
 - Open verandas and porticos may be forward of this to a minimum 1.5m
 - Side setbacks as per the building envelope plan

A building envelope plan (BEP) will be provided for each lot and will indicate the nominated zero lot line boundary and required setbacks.

Site Coverage

- There is no minimum site coverage

Private Open Space (POS) - the intent of the Brookmont Guidelines is to ensure a pleasant environment when outdoor and indoor elements of the dwelling are linked. Good dwelling siting and design can help protect your privacy as well as your neighbors, thus private open space areas must comply with the following requirements of the Development Regulations.

- If site is equal to or more than 450m² minimum POS is 60m² with a minimum area of 4m x 4m off a living area. Balconies, decks or roof patio etc. can be included in POS if over 10m² with a minimum dimension of 2m.
- If site is between 181m² and 450m² minimum POS is 35m² (25m² if two bedrooms and less than 110m² floor area) with a minimum area of 4m x 4m off a living area. Balconies, decks or roof patio 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.

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 one-side boundary.
- A balcony or roof-patio of at least 10m² can form part of the private open space area.



4. BUILDING REQUIREMENTS

Building Materials

- Wall material – minimum of two of the following materials

- Face brick
- Rendered and painted masonry/FC sheeting
- Appropriately treated timber or weather board
- Pre coloured corrugated metal sheeting
- Galvanized corrugated sheeting as highlights only
- Other materials will be assessed on their merits.

- Roof Materials

- Tiles
- Pre coloured corrugated profile sheeting
- No galvanized iron will be permitted.

To ensure that homes present an active and articulated presence to the street address and public open space the front facade encourage, as a minimum one of the following:

- A portico that clearly defines the entry and is:

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

- A veranda or bulkhead that is:

- A minimum 3m² in area
- A minimum 900mm wide
- A minimum 3m in length and
- Incorporates posts / columns of appropriate scale.

*Note: The Brookmont Covenant Manager has authority to use discretion on varying this provision.

4. BUILDING REQUIREMENTS (Continued)

Corner Lots

- Dwelling facades on the secondary street frontage must adopt the architectural detail similar to the front facade. i.e. verandas, gables, window treatments etc. for a minimum of 4m of the secondary facade.

Ceiling Heights

- The minimum ceiling heights for all single storey homes will be 2.55m 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 designs 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: 3.0m wall height and 6.0m to the roof ridgeline;
- Two Storeys: 6.0m wall height and 9.0m to the roof ridgeline.

External Plumbing

- All two storey homes must conceal all plumbing such as waste pipes and vents within 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 BEP.
- Garage must be setback a minimum of 500mm behind the main building line and setback 5.5m from the front boundary. Carports or garages may be built in line with the front of the home if there is a two storey component above
- The car accommodation must not form more than 55 % of the total front facade on single storey homes.

Privacy

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



5. AROUND YOUR HOME

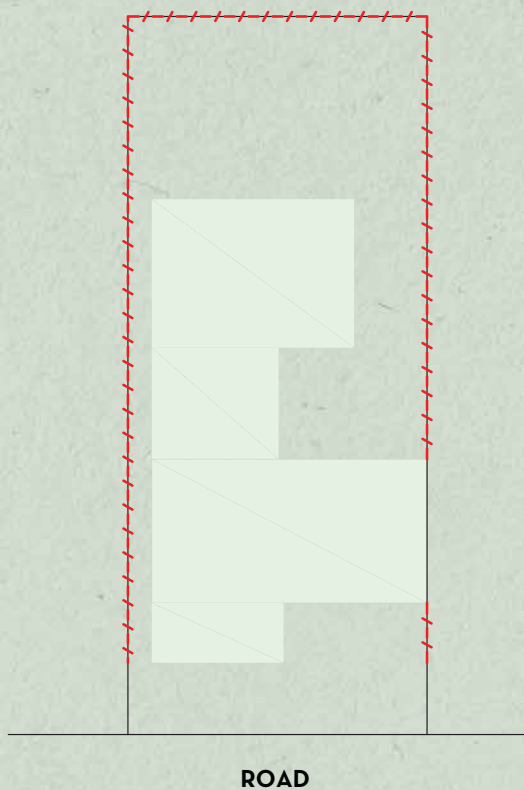
Fencing to side and rear boundaries is mandatory. Front fencing is compulsory on allotments indicated on building envelope plan.

Fencing

- Side and Rear
 - 1.8m high colourbond good neighbourhood fencing.
 - Fencing to align with the main building line. Refer to Diagram 1.
 - The colour must be Woodland Grey in Trimdek profile or equivalent.
- Corner Lots
 - Solid fencing to secondary street frontage is only permitted as per diagram 2.
 - Colourbond to be used with timber feature posts.
 - The solid fence colour must be Woodland Grey in Trimdek profile or equivalent.
 - 1.2m high tubular fence to be installed on the 45. The colour must be Woodland Grey/Black.

Diagram 1.

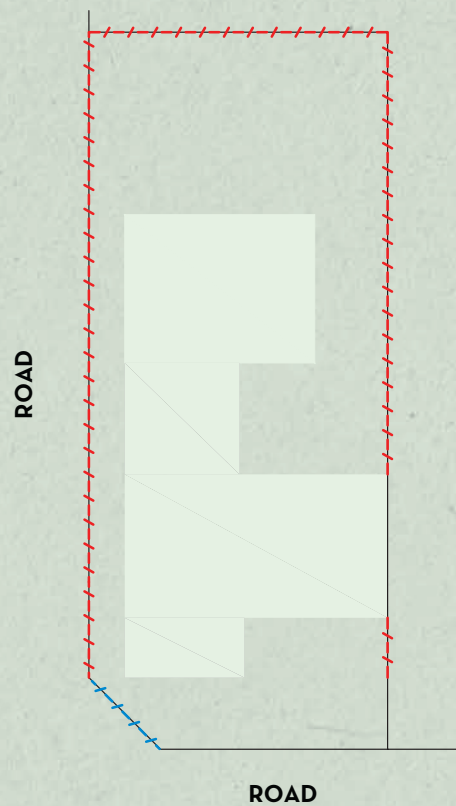
Typical Fencing Plan



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

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/Black.
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 accordance with the options provided – to be determined
 - A maximum of 50% of the frontage can be of solid material or non see through and is to be setback 0.5m for a soften landscape strip
 - Be a maximum height of 1.5m unless required for privacy to a northern courtyard
 - Where a front fence is to be established then it must return back to the side fencing 1m behind the building line.
- Adjoining Public Open Space
 - By developer and owner responsible to maintain and replace as erected.

Sheds and Structures

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

Driveways

- Driveway crossovers will be constructed by the developer
- Single width 3m at the crossover, may flare out to same width as garage
- Double width 5m at the crossover, may flare out to same width as garage
- All driveways are to be offset a minimum of 500mm from the side boundary
- Material finishes to be either or a combination of coloured concrete, exposed aggregate or pavers
- Driveways must abut and not be cut through any pedestrian footpath
- Driveways must be completed prior to occupation
- Driveways locations nominated on setback plans

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.



6. THE BROOKMONT COVENANT MANAGER

Contact Details:

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7. BROOKMONT LANDSCAPE GUIDELINES

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

Objectives

- To reinforce the quality of Brookmont 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.

Guidelines

- 1) Landscape quality must reflect the contemporary character of Brookmont.
- 2) Plant species must be robust, and have proven tolerance in similar residential applications (refer recommended plant list).
- 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 condition; and
 - iii) local micro-climate.
 - b) WSUD (Water Sensitive Urban Design Water), including:
 - i) selecting water-wise plants;
 - ii) reducing water consumption through the use of mulch;
 - iii) minimising areas of irrigated lawn - 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.
 - c) CPTED (Crime Prevention through Environmental Design), including:
 - i) selecting trees with clean trunks and adequate canopy height (refer recommended plant list);
 - ii) selecting ground covers and small shrubs under 1m;
 - iii) using palisade fencing to allow passive surveillance; and
 - iv) considering irrigation and maintenance requirements.



7. BROOKMONT LANDSCAPE GUIDELINES (Continued)

- A landscape plan must be submitted with the building application
- 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 designated undercover carport and driveway.
- 7) A minimum of one tree must be provided at the front of the property.
- 8) Gravel and scoria are not permitted at the front of the property.
- 9) The Council verge strip will be completed by the developer “Brookmont”. The verge strip will be constructed in accordance with the City of Playford verge landscaping and maintenance guidelines.



Recommended Plant List

Trees:

- Callistemon 'Kings Park Special'
- Cercis canadensis 'Forest Pansy'
- Cercis siliquastrum
- Geijera parviflora
- Lagerstroemia indica x L. fauriei 'Natchez'
- Lagerstroemia indica x L. fauriei 'Tuscarora'
- Malus ioensis 'Plena'
- Pistacia chinensis
- Sapium sebiferum



Groundcovers:

- Agave attenuata
- Anigozanthos 'Bush Revolution'
- Anigozanthos 'Bush Pioneer'
- Berberis atropurpurea
- Bursaria spinosa
- Callistemon 'Little John'
- Convolvulus cneorum
- Correa alba 'White Star'
- Dianella 'Little Jess'
- Eremophila 'Kalbarri Carpet'
- Escallonia 'Little Pixie'
- Grevillea 'Robyn Gordon'
- juniperus conferta
- Kalanchoe sp.
- Lavandula stoechas 'Avonview'
- Lepidosperma curtisiae
- Lomandra 'Tanika'
- Murraya paniculata
- Myoporum parvifolium
- Nandina 'Moon Bay'
- Pultenaea largiflorens
- Rhamphiolepis x delacourii
- Rhamphiolepis 'Oriental Pearl'
- Rosmarinus officinalis 'Prostratus'
- Russelia equisetiformis
- Salvia sp.
- Senecio mandraliscae
- Trachelospermum jasminoides
- Viburnum odoratissimum
- Westringia 'Mundi'
- Westringia 'Little Gem'