Woodville Place

a new way of living

Residential Design Guidelines

February 2025

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1. Introduction

Image: Metricon

1.1 Welcome to Woodville Place

Only 20 minutes from the CBD, this affordable, accessible suburb is being transformed and you can be a part of it. Woodville Place offers you all the benefits of inner city living without the high price tag. Build your dream home on a selection of block sizes, surrounded by improved walking and cycle-friendly streets, more leafy trees, and recreational spaces.

With convenient public transport links north and south, easy access to community and health facilities, schools, sporting clubs and services, it is a great place to raise a family.

Woodville Place is an affordable place for a new beginning and offers a great investment opportunity for those getting in during the early stages of redevelopment.

The **Woodville Place** redevelopment vision uses 'conventional neighbourhood design principles', supporting the wider project objectives of sustainability, enhancing social interaction, and returning a sense of pride and community to residential areas through the regeneration of high-quality dwellings, reserves and enhanced streetscape.

1.2 Purpose of the design guidelines

The design guidelines apply to all residential lots within the **Woodville Place** redevelopment and will help you and your chosen architect or builder to design a high-quality dwelling that fits in with the aesthetic of the estate.

The appearance of housing and front yards contributes to community pride and property values allowing you to have confidence in your investment.

1.3 How to interpret the design guidelines

The Design Guidelines include mandatory elements that must be complied with as well as recommended design elements you are strongly encouraged to consider.

To ensure your dwelling meets the requirements of the Design Guidelines, your Contract of Sale specifies that you must submit your preliminary design to SA Housing Trust for developer approval prior to lodging plans with the City of Port Adelaide Enfield (PAE).

A builder's checklist for mandatory requirements has been included at the end of this document.

1.4 Development Plans

In addition to these Design Guidelines, the State Government Planning and Design Code (PDC) must be complied with.

The PDC identifies requirements for:

- Dwelling orientation;
- Verandas;
- Building setbacks;
- Open space and outdoor living areas;
- Vehicle access and the location of garages; and
- Outbuildings and other incidental development.

For a copy of the PDC visit: **www.code.plan.sa.gov.au**

1.5 Compliance

Developer approval from SA Housing Trust does not constitute Development Approval, which is required from PAE; rather it is a contractual obligation between the landowner and the developer that prescribed standards are met to achieve project objectives. PAE approval is still required to ensure compliance with statutory and policy requirements.

The Design Guidelines must also be read in conjunction with PDC, National Construction Codes (NCC) for South Australia and other statutory requirements.

1.6 Approval process flow chart

Applicants must provide the following and should be lodged electronically in PDF format to SA Housing Trust's Woodville Place Encumbrance online portal which is accessible via **housingwoodvilleplaceEncumbrances@sa.gov.au**

STEP 1 - REVIEW
Review your Contract of Sale and the Design Guidelines (DG's) and Planning Development Code (PDC) to understand the requirements for your house and land.

STEP 2 - DESIGN
Work with your architect or builder to prepare a preliminary design that meets the requirements of the DG and the PDC.

STEP 3 - DEVELOPER SUBMISSION
Submit design drawings to the Developer SA Housing Trust.

STEP 4 - DEVELOPER ASSESSMENT
SA Housing Trust assess the design against DG's.

STEP 5 - DEVELOPER APPROVAL
SA Housing Trust provides approval against the DG's.

STEP 6 - PLANNING ASSESSMENT
Submit design drawings to PAE or Private Certifier for Planning Consent. PAE provides approval for the house design.

STEP 7 - BUILDING RULES/DEVELOPMENT APPROVAL
Submit design drawings to PAE or private certifier for development approval/ building rules consent.
All approvals now achieved for construction to commence on your new home.

Image: Scott Salisbury

Site Plan

Include location of dwelling, driveway and garage, boundary setbacks, all fences, plant and equipment, bin pad location and soft landscaping area including trees required to comply with PDC.

Floor Plan

The proposed floor plan and room layout, including window and door locations, alfresco areas, etc.

Elevations

Materials and colour schedule for the dwelling walls, garage, portico/porch, roof and trims as well as roof pitch. Ceiling height of front rooms (if single storey) are also to be shown.

Windows & Balconies

Your dwelling, if overlooking a street or park reserve, must be designed to incorporate windows and balconies to capture views and provide surveillance into adjacent public spaces.

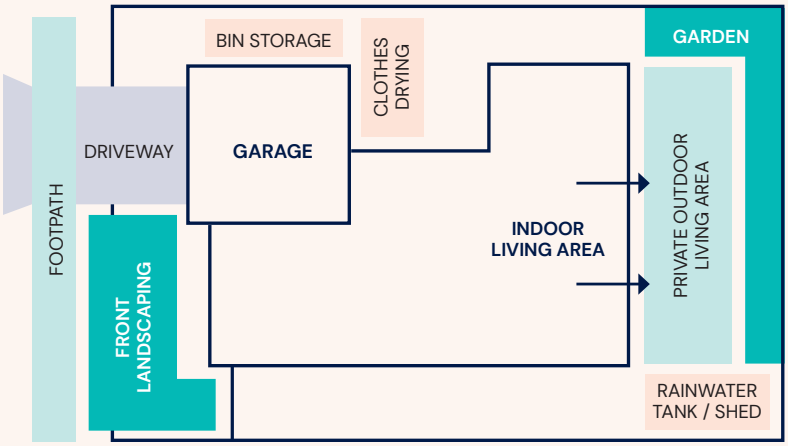


Image: Rivergum

2. Dwelling Design and Appearance

Designing your dwelling to suit the lot and local conditions will enhance comfort and reduce reliance on heating and cooling. Lower consumption reduces household energy and water costs providing long term environmental benefits.

2.1 Sustainable designs

Simple items to consider when planning your dwelling include;

- Orientating important internal living areas such as the kitchen, family room or lounge to have access to northern winter sun.
- Protecting north and west facing rooms from summer sun through shading devices, deeper eaves or appropriate plantings.
- Where possible placing garages in a western or eastern location to insulate against the summer sun.
- Placing window openings to increase natural airflow, particularly through key living spaces.
- Zoning internal living and sleeping areas to allow for localised heating and cooling.
- Locating hot water systems as close as possible to the kitchen and main bathroom.

2.2 Style and character

- Be inspired by the **Woodville Place** reserves and streets as you make external colour selections.
- Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the **Woodville Place** redevelopment vision is maintained. Approval of alternative designs does not set a precedent.

2.3 The front elevation

The front elevation makes the greatest contribution to maintaining a consistent visual aesthetic across the Woodville Place redevelopment. It also helps protect your asset should you choose to sell in the future. This can be achieved by ensuring that the following requirements are incorporated in the design of your new dwelling.

Mandatory requirements

- Each dwelling with a frontage to a public street:
  - Includes at least one window facing the primary street from a habitable room that has a minimum internal room width of 2.4m
  - Has an aggregated window of 2m² facing the primary street
- The front of your dwelling must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.
- A veranda, portico or porch must be provided to the front of the dwelling to create an open and welcoming entry for your home. This must be be a minimum of 1m in depth and have the same design qualities and character as the dwelling.
- A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish (excluding doors, windows and roof).
- One of these following materials must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - Rendered brickwork
  - Feature cladding
  - Stone cladding
  - Timber cladding
  - Other feature approved by SA Housing Trust
- Eaves to be a minimum of 400mm width extend along the full width of the front elevation.
- Include at least 400mm articulation in floor and roof plan required for primary elevation.

Encouraged requirements

- A minimum of 30% of the building elevation is setback an additional 300mm from the building line OR a minimum of 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm to create articulation of dwellings

2.4 Secondary elevation and corner lots

Providing "passive surveillance" is an important contributor to people's perception of their safety and the community's safety.

Mandatory requirements

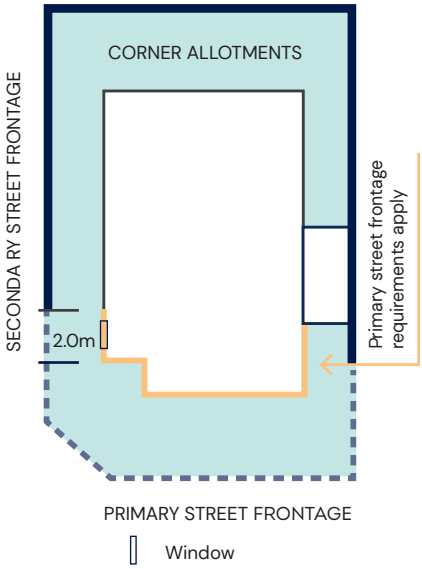
- Development mitigates direct overlooking from upper level windows to habitable rooms and private open space by satisfy one of the following;
  - Permanently obscuring windows 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm
  - Have sill heights 1.5m or above finished floor level
  - Incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
  - Development mitigates direct overlooking from upper level balconies or terraces with one of the following:
  - The longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace

Image: Hickinbotham

- All sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of 1.7m above finished floor level.

You must consider the following requirements when designing your dwelling:

- The appearance of the front facade must extend to the side street on secondary street elevations/corner lots.
- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the dwelling visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street facade must incorporate at least one window.



Encouraged requirements

- Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighborhood security are encouraged.

2.5 The roof

The roof is an important element of your home's architectural character. If designed effectively it will improve the environmental performance of your dwelling, as well as providing space for solar hot water units and photovoltaic panels.

Mandatory requirements

- Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- Single and modulated roof form:
  - Lots with a frontage greater than 7.6m to the primary street - roof form pitched at an angle greater than 22.5 degrees.
  - Lots with a frontage equal to or less than 7.6m to the primary street - roof form pitched at an angle greater than 25 degrees.

- Must be constructed in a single material and colour.
- Gutters and downpipes must complement the dwelling.
- Highly reflective roof tops such as zinc aluminium are not permitted.

Encouraged requirements

- A light-coloured roof is encouraged to reduce solar absorbency and energy usage.
- Pre-finished corrugated metal sheeting and low-profile roof tiles are encouraged.

2.6 Colours and materials

Colour palette is not restricted and variations in colour and texture are promoted, however, tones should be complimentary, take cues from the local landscape and express individuality through carefully chosen accents.

Mandatory requirements

- Do not use primary and vivid colours and reflective surfaces.

Encouraged requirements

- The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

2.7 Crossovers, driveways and garages

Streetscape and security are enhanced through the careful design of your crossovers, driveways and garages.

Mandatory requirements

- Driveway providing access to 1-2 dwellings (including battlaxe lot) are a minimum 3m wide and allow for B85 passenger vehicle access.
- Driveway providing access to more than 3 dwellings are a minimum 5.5m wide and 6m in length.
- Dwelling are adequately separated from common driveways and manoeuvring areas.
- Your driveway must be constructed from brick paving, exposed aggregate concrete, block pavers or patterned concrete. Grey or painted concrete is not permitted.
- Public footpaths take priority over private vehicular access therefore driveways must not cut through paths.
- The location of your garage has considered where the crossover and driveway will go to avoid the removal of street trees or conflicts with existing service infrastructure.
- Garages for single storey dwellings are to be set back a minimum of 5.5m from the primary street. Garages for double storey dwellings must be setback a minimum of 6m from the primary street. Garages must also be set back a minimum of 0.5m and a maximum of 2.0m behind the main face of the dwelling unless stated otherwise in the Building Envelope Plan (BEP) should this apply to your lot.
- Garages on the secondary street must be located at least 0.5m behind the dwelling wall and a maximum of 2.5m from the side boundary.
- All garages shall be enclosed with a door and installed prior to occupation.
- Carports are not permitted except for dual street frontage and laneway lots and must be enclosed with a door.

Encouraged requirements

- Internal garage storage is encouraged.

2.8 Laneways

Security is enhanced through the careful design of laneway dwellings.

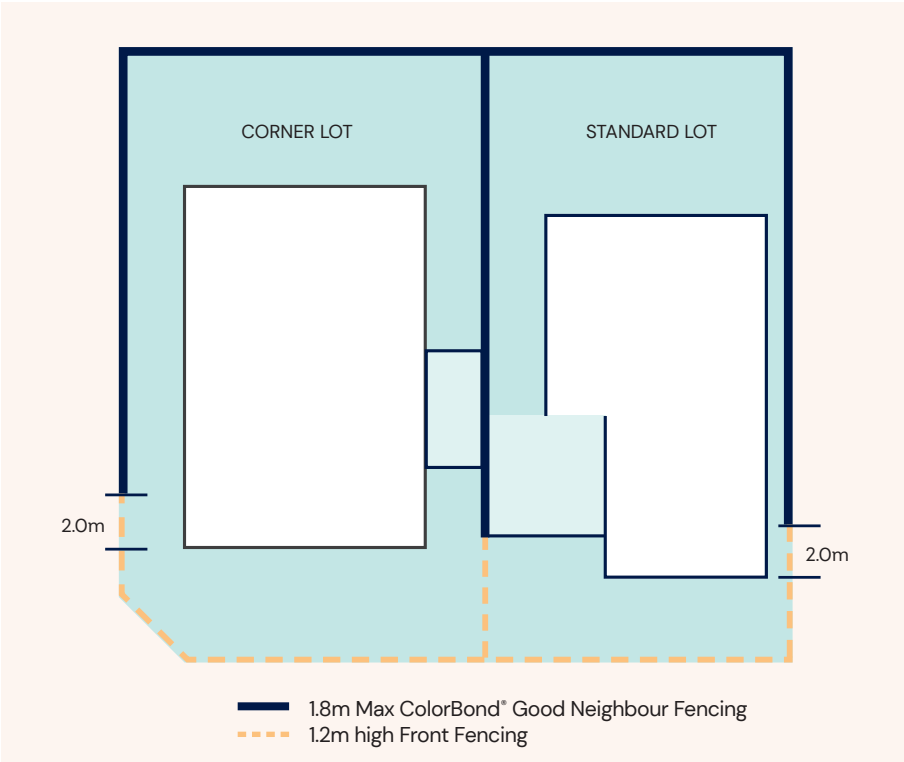
Mandatory requirements

If your dwelling is located on a laneway lot, you will need to consider the following requirements when designing your dwelling:

- Driveways are design and sited so that if located so as to provide access from an alley, lane or right of way – the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
- Vehicle access must only be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- Where possible, the front of your home overlooks the adjoining street or park, not the laneway.

Encouraged requirements

- The laneway elevation should complement the rest of your dwelling, with the same design qualities and character.
- Where possible, provide a major opening from a habitable room to overlook the laneway.



2.9 Fencing and letterboxes

To help create a friendly, open and welcoming environment it is important for the following to comply:

Mandatory requirements

- Installing a front fence is permitted but must be a minimum of 0.9m high to a maximum of 1.2m high and must include transparent components, open in style to ensure views are maintained into the street.
- Modifications to fences installed by the developer are not permitted unless for maintenance or where approved by the developer in writing.
- Side and rear boundary fencing must be 1.8m Good Neighbour Colorbond fencing with no exposed structural posts in Monument. The finish of any side or rear boundary gates must complement the fence. Divisional fencing to be used forward of the building line between adjoining lots.
- Corner lots side fencing must be installed 2m behind the forward most point of the closest wall of the front property boundary.

Encouraged requirements

- Your letterbox should be constructed from materials similar to, or complementary to your dwelling.

2.10 Outdoor areas and landscaping

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun. Well designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your dwelling and your family's asset.

Mandatory requirements

- At least 50% of POS is accessible from habitable room
- Soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):
  - a) At least 30% of land between the road boundary and the building line.
  - b) A total area determined by the below table:

Dwelling site area	Minimum %
<150	10%
<200	15%
201 - 450	20%
>450	25%

- Complete front landscaping within three months of moving into your dwelling and continue to maintain lawn and garden areas.

Encouraged requirements

- Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native and water-wise options.

2.11 Plant and equipment

Mandatory requirements

- A waste bin storage area is provided behind the primary building line that:
  - Has a minimum area of 2m² with dimension of 900mm independent of car parking spaces
  - Continuous unobstructed path of travel with minimum width of 800mm between storage area and street
- Dwellings are provided with sufficient storage space with 50% of the storage volume provided within the dwelling;
  - Studio no less than 6m²
  - 1 bedroom no less than 8m²
  - 2 bedroom no less than 10m²
  - 3+ bedroom no less than 12m²
- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, NBNco box, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- Clothes drying and bin storage area must be screened and behind front facade of the dwelling.
- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch.
- All dwellings must provide a rainwater tank with a volume that meets the requirements of the PDC and National Construction Code.

Encouraged requirements

- Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise to neighbouring properties.

Site size (m²)	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

3.1 Other important items

SA Housing Trust has carefully planned the location of services and infrastructure for the redevelopment. If there is a need to relocate existing services or a level change from the existing levels at the property boundary, the owner/s will be required to address these at their own expense.

It is a requirement for you to commence construction of your dwelling within 12 months of settlement of the land contract. Construction should take no longer than 12 months to complete, including front landscaping.

If a Building Envelope Plan (BEP) is associated with your allotment, the BEP will prevail over the design guidelines if there are any discrepancies.

SA Housing Trust reserves the right to amend Woodville Place Design Guidelines at any point in time.

Landowners are responsible for checking whether any of the following items apply prior to design.

- Geotechnical soil classification (may require special design)
- Existing infrastructure such as retaining walls, fences, utilities, or similar
- Bushfire Management Plan
- Noise Attenuation Plan

4.1 Glossary

Architectural Element

A design feature incorporated as a separate, identifiable part of a building that adds visual interest to a facade

Awning

A roof structure supported by a frame and located over a window to provide shade

Corner Lot

A lot with more than one street front boundary

Eaves

A roof overhang that provides shading to a wall face

Elevation

An external wall of any part of a dwelling facing a boundary

Estate Works

Structures and works undertaken as part of subdivision construction

Facade

The face of a building, typically the primary street elevation showing its most prominent architectural features

Front Fencing

Any fencing forward of the main building line

Gable

A triangular top section of a wall on a building with a pitched roof

Habitable Room

All living rooms, kitchens, bedrooms, activity rooms and studies

Main Building Line

Is measured from the front most habitable room on the primary street elevation, not the projection of a feature

Porch

An overhanging area of roof created through an indentation in the floor plan, usually where a door is located

Portico

An entry feature with a separate roof and supported by posts, pillars or piers

Primary Street

The street providing main pedestrian access to the dwelling

Public View

An area in view from common spaces such as parkland or streets

5.1
Builder Checklist – House Design

Front Elevation

- A veranda, portico or porch must be provided to the front of the dwelling. This should be a minimum of 1.5m in depth and have the same design qualities and character as the dwelling.
- The front of the dwelling must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage. No obscure glass, bathrooms or ensuites should be visible on front elevations.
- A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish (excluding doors, windows and roof).
- One of the following materials (mentioned below) must be provided in the front elevation of your dwelling (excludes door, window treatments, roof and garage doors):
  - Rendered brickwork
  - Feature cladding
  - Stone cladding
  - Timber cladding
  - Other feature approved by SA Housing Trust
- Eaves to be a minimum of 400mm width extend along the full width of the front elevation.
- Include at least 400mm articulation in floor and roof plan required for primary elevation.

Colours and Materials

- Do not use primary and vivid colours and reflective surfaces.
- Colour and material palette must be provided on front elevation plans for developer approval (includes walls, roof and trims).
- Roller shutters on publicly visible windows are not acceptable.
- Roof must be constructed in a single material and colours for gutters and downpipes must complement the dwelling.
- High reflective roof tops such as ZINCALUME are not permitted.
- The front wall height for the full width of the elevation to be minimum of 2.7m for single storey dwellings with lot frontages less than 7.6m wide.

Driveways and Garages

- Your driveway must be constructed from brick paving, exposed aggregate concrete, block pavers or patterned concrete. Grey or painted concrete is not permitted.
- Garages for single storey dwellings are to be set back a minimum of 5.5m from the primary street. Garages for double storey dwellings must be setback a minimum of 6m from the primary street. Garages must also be set back a minimum of 0.5m and a maximum of 2m behind the main face of the dwelling unless stated otherwise in the Building Envelope Plan (BEP) should this apply to your lot.
- Garages on secondary streets can be located a maximum of 2.5m from the side boundary and should be at least 0.5m behind the dwelling wall.
- All dwellings to have a garage enclosed with a door installed prior to occupation. Carports are not permitted except for dual street frontage and laneway lots and must be enclosed with a door.
- The location of your garage has considered proposed crossover and driveway locations to avoid the removal of street trees or conflict with service infrastructure. Any changes will require PAE approval and costs to change at owner/s' expense.
- Garage roofing materials, colours and styling must complement the dwelling.

Front Yard Landscaping

- Front landscaping works must be completed within three months of moving into your dwelling.
- Where double width driveways are co-located with an adjoining allotment, treatments such as low fencing and/or garden beds are required to reduce visual impact.

Plant and Equipment

- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, NBNco box, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.

- Clothes drying and bin storage areas must be screened and indicated on submitted drawings.
- All dwellings must include at least a 2000L detention rainwater tank in the Woodville Place redevelopment area and 1000L retention as per National Construction Code.

Secondary Street Elevation/ Corner Lots

- The appearance of the front façade must extend to the secondary street frontage on corner lots.
- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the dwelling visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street facade must incorporate at least one window.
- Your dwelling, if overlooking a street or park reserve, must be designed to incorporate windows and balconies to capture views and provide surveillance into adjacent public spaces.

Roof, Wall and Ceiling Height

- Skillion roofs to have a minimum pitch of 5 degrees and maximum pitch of 15 degrees.

Traditional Pitched Hip and Valley Roof Form:

- Lots with a frontage greater than 7.6m to the primary street - roof form pitched at an angle greater than 22.5 degrees.
- Lots with a frontage equal or less than 7.6m to the primary street - roof form pitched at an angle greater than 25 degrees.
- For 2 storey dwellings, roofs concealed by parapet walls and other architectural treatments will be considered on merit.

Laneway Lots

- Vehicle access must only be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your dwelling overlooks the adjoining street or park, not the laneway.

Fencing

- Side and rear boundary fencing between neighbours to be 1.8m Good Neighbour Colorbond fencing with no exposed structural posts, in Monument.
- Secondary corner fencing should be constructed from treated timber in natural tones, brick, rendered finish or colorbond sheet metal in Monument with feature piers.
- If you wish to install a front fence, front fences must be a minimum of 0.9 m high to a maximum of 1.2 m high and must include transparent components, open in style to ensure views are maintained into the street.
- Solid fencing is not permitted forward of the front of the dwelling.
- Some allotments at Woodville Place may have had fencing installed by the developer. This developer constructed fence should not be changed or adjusted without the prior approval of the developer.
- Please be aware for corner lots, side fencing must be installed 2.0m behind the forward most point of the closest wall of the front property boundary. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

Other Important Items

- Detailed site plan including fencing details, floor plan and elevations, materials and colour specification to be included within the application for Developer Approval.
- Developer Approval from SA Housing Trust must be obtained prior to applying for Development Approval from the City of Port Adelaide Enfield to construct your house.
- If there is a need to relocate existing services or a level change from the existing levels at the property boundary, the owner/s will be required to address these at their own expense.
- It is a requirement for you to commence construction of your dwelling within 12 months of settlement of the land contract. Construction should take no longer than 12 months to complete.
- If a Building Envelope Plan (BEP) is associated with your allotment, the BEP will prevail over the design guidelines if there are any discrepancies.

Woodville Place

a new way of living