

## APPLICATION ON NOTIFICATION – CATEGORY 3

<b>Applicant:</b>	SA Housing Trust C/- Renewal SA
<b>Development Number:</b>	100/L037/17
<b>Nature of Development:</b>	Construction of four (4) two-storey detached dwellings - identified for use as display homes for a period of three (3) years - and the establishment of an associated open-lot car park and signage.
<b>Type of Development:</b>	Merit
<b>Zone / Policy Area:</b>	Residential Zone (Regeneration Policy Area 16)
<b>Subject Land:</b>	78 & 83-101 Nilpena Ave MORPHETTVILLE
<b>Contact Officer:</b>	Matthew Fielke
<b>Phone Number:</b>	7109 7048
<b>Start Date:</b>	23 Nov 2018
<b>Close Date:</b>	7 Dec 2018
<p><b>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</b></p>	

Written representations must be received by 7 Dec 2018 and can either be posted, faxed, hand-delivered or emailed to the State Commission Assessment Panel.

**Any representations received after the close date will not be considered.**

Postal Address:

The Secretary  
State Commission Assessment Panel  
GPO Box 1815  
ADELAIDE SA 5001

Street Address:

Development Division  
Department of Planning, Transport and Infrastructure  
Level 5, 50 Flinders St  
ADELAIDE SA 5000

Email Address: [scapreps@sa.gov.au](mailto:scapreps@sa.gov.au)

Fax Number: (08) 8303 0753



## DEVELOPMENT ACT 1993

### CATEGORY 3

#### NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by **SA Housing Trust C/- Renewal SA** for consent to construct four (4) two-storey detached dwellings - identified for use as display homes for a period of three (3) years - and the establishment of an open lot car park and signage. **Development Number : 100/L037/17.**

The land is situated at 78 & 83-101 Nilpena Avenue, Morphettville being Allotment 181 in DP 118791 (CT 6209/235) and Allotment 99 in DP 115909 (Part CT 6193/50).

The subject land is located within the Residential Zone (Regeneration Policy Area 16) of the Marion (City) Development Plan (Consolidated 28 April 2016).

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street and at the office of the Marion (City) Council.

Application documentation may also be viewed on the SCAP website  
[http://www.saplanningcommission.sa.gov.au/scap/public\\_notices](http://www.saplanningcommission.sa.gov.au/scap/public_notices).

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001  
**NOT LATER THAN FRIDAY 7 DECEMBER 2018.**  
Submissions may also be emailed to:  
[scapreps@sa.gov.au](mailto:scapreps@sa.gov.au)

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Matthew Fielke on 7109 7048 or [matthew.fielke@sa.gov.au](mailto:matthew.fielke@sa.gov.au).

Alison Gill  
**SECRETARY**  
**STATE COMMISSION ASSESSMENT PANEL**

PN3451

[www.sa.gov.au](http://www.sa.gov.au)

PN3451  
20x2 (63mm)  
Adelaide Advertiser  
23 November 2018

**APPROVAL REQUIRED BY COB WED 21.11**

**South Australian  
DEVELOPMENT ACT, 1993  
REPRESENTATION ON APPLICATION – CATEGORY 3**

**Applicant:** SA Housing Trust C/- Renewal SA  
**Development Number:** 100/L037/17  
**Nature of Development:** Construction of four (4) two-storey detached dwellings - identified for use as display homes for a period of three years - and the establishment of an associated open-lot car park and signage.  
**Development Type:** Merit  
**Zone / Policy Area:** Residential Zone (Regeneration Policy Area 16)  
**Subject Land:** 78 & 83-101 Nilpena Avenue MORPHETTVILLE  
**Contact Officer:** Matthew Fielke  
**Phone Number:** 7109 7048  
**Close Date:** 7 December 2018

**My Name:** \_\_\_\_\_ **My phone number:** \_\_\_\_\_

**Primary method(s) of contact:** **Email:** \_\_\_\_\_  
**Postal Address:** \_\_\_\_\_ **Postcode:** \_\_\_\_\_

**You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.**

- My interests are:**  
(please tick one)
- owner of local property
  - occupier of local property
  - a representative of a company/other organisation affected by the proposal
  - a private citizen

**The address of the property affected is:** \_\_\_\_\_  
\_\_\_\_\_ **Postcode** \_\_\_\_\_

- My interests are:**  
(please tick one)
- I support the development
  - I support the development with some concerns
  - I oppose the development

**The specific aspects of the application to which I make comment on are:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- I:**  wish to be heard in support of my submission  
(please tick one)  do not wish to be heard in support of my submission  
(Please tick one)

- By:**  appearing personally  
(please tick one)  being represented by the following person  
(Please tick one)

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

**COUNCIL:** Marion

**APPLICANT:** RenewalSA on behalf of SAHT

**Postal Address:** L9 Riverside, North Terrace  
Adelaide SA 5000

**Owner:** SA Housing Trust

**Postal Address:** Co/ RenewalSA, L5 Riverside,  
North Terrace Adelaide SA 5000

**BUILDER:** N/A

**Postal Address:** \_\_\_\_\_

\_\_\_\_\_ Licence No: \_\_\_\_\_

**CONTACT PERSON FOR FURTHER INFORMATION**

**Name:** Patrick Mitchell

**Telephone:** 8207 0793 [work] 0420 472 293 [Ah]

**Fax:** \_\_\_\_\_ [work] \_\_\_\_\_ [Ah]

**EXISTING USE:** Residential

**FOR OFFICE USE**

Development No: \_\_\_\_\_

Previous Development No: \_\_\_\_\_

Assessment No: \_\_\_\_\_

- Complying
- Non Complying
- Notification Cat 2
- Notification Cat 3
- Referrals/Concurrences
- DA Commission

Application forwarded to DA

Commission/Council on

/ /

Decision: \_\_\_\_\_

Type: \_\_\_\_\_

Date: / /

	Decision required	Fees	Receipt No	Date
Planning: _____				
Building: _____				
Land Division: _____				
Additional: _____				
<b>Development Approval</b>				

CITY OF MARION  
 DEVELOPMENT SERVICES  
 10 SEP 2017  
 RECEIVED

**DESCRIPTION OF PROPOSED DEVELOPMENT:** Display Village: (1) 4 dwellings on Lot 99; (2) associated signage on Lot 99 (3) Temporary car park on Lot 317

**LOCATION OF PROPOSED DEVELOPMENT:** \_\_\_\_\_

**House No:** \_\_\_\_\_ **Lot No:** 99, 317 **Street:** Nilpena **Town/Suburb:** Morphettville

**Section No [full/part]** \_\_\_\_\_ **Hundred:** Adelaide **Volume:** 6193 **Folio:** 50

**Section No [full/part]** \_\_\_\_\_ **Hundred:** Adelaide **Volume:** 6096 **Folio:** 241

**LAND DIVISION:** N/A

**Site Area [m<sup>2</sup>]** \_\_\_\_\_ **Reserve Area [m<sup>2</sup>]** \_\_\_\_\_ **No of existing allotments** \_\_\_\_\_

**Number of additional allotments [excluding road and reserve]:** \_\_\_\_\_ **Lease:** YES  NO

**BUILDING RULES CLASSIFICATION SOUGHT:** N/A **Present classification:** \_\_\_\_\_

If Class 5,6,7,8 or 9 classification is sought, state the proposed number of employees: Male: \_\_\_\_\_ Female: \_\_\_\_\_

If Class 9a classification is sought, state the number o persons for whom accommodation is provided: \_\_\_\_\_

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: \_\_\_\_\_

**DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY?** YES  NO

**HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID?** YES  NO

**DEVELOPMENT COST** [do not include any fit-out costs]: \$ 700 000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

**SIGNATURE:** \_\_\_\_\_  
\_\_\_\_\_

**Dated:** 12 / 09 / 2017



DEVELOPMENT REGULATIONS 2008  
Form of Declaration (Schedule 5 clause 2A)



Government  
of South Australia

To: Marion

From: RenewalSA

Date of Application: 12 / 08 / 2017

Location of Proposed Development: \_\_\_\_\_

House No: \_\_\_\_\_ Lot No: 99, 317 Street: Nilpena

Town/Suburb: Morphettville

Section No (full/part): \_\_\_\_\_ Hundred: Adelaide

Volume: 6193 Folio: 50  
6096 241

Nature of Proposed Development:

- Display Village: (1) 4 dwellings on Lot 99; (2) associated signage on Lot 99  
(3) Temporary car park on Lot 317



I Patrick Mitchell being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: \_\_\_\_\_

Date: 12 / 08 / 2017

NOTES:

ANY SURPLUS SPOIL FROM SITEWORKS IS THE OWNERS RESPONSIBILITY AND SHOULD BE REMOVED OR DISPERSED AS APPROPRIATE, UNLESS STATED OTHERWISE IN THE BUILDING CONTRACT. THIS SPOIL SHOULD BE STOCKPILED SUCH THAT IT DOES NOT OBSTRUCT SITE ACCESS AND CAN BE EASILY REMOVED FROM THE SITE.

THE RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED BY THE OWNER EXCEPT WHERE THE RETAINING WALL FORMS PART OF THE BUILDING STRUCTURE OR WHERE SPECIFIED OTHERWISE WITHIN THE BUILDING CONTRACT. ANY RETAINING WALLS ADJACENT EXCAVATIONS, A SERVICE TRENCH/EASEMENT (PROPOSED OR EXISTING) OR IF FOUND IN FILL SHOULD HAVE AN UNDERMINING COMPONENT INCORPORATED IN THE DESIGN OF THEIR FOOTING/PIER SUPPORT SYSTEM.

MINIMUM 1.0 KILOLITRE RAINWATER TANK (BY OWNER) AS PER THE NCC. TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS. WHERE A RWT IS SUPPORTED ON A STAND OR OTHER STRUCTURE, THE SUPPORTING STRUCTURE MUST COMPLY WITH AS/NZ 1170.1 AND 1170.2. ROOF GUTTER HEIGHT IN RELATION TO TANK INLET HEIGHT MAY NEED TO BE TAKEN INTO CONSIDERATION (REFER TO THE TANK SUPPLIER). THE TANK SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM.

STORMWATER PIPES AS A SEALED SYSTEM USED TO CONNECT ALL DWELLING DP'S TO THE RAINWATER TANK. REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

STORMWATER DRAIN PIPES UNDER GRAVITY FLOW USED TO CONNECT:  
• LOTS 17 & 18: THE RAINWATER TANK OVERFLOW PIPE, SURFACE STORMWATER DRAIN PIPES & CARPORT DP'S TO THE SWIP.  
• LOTS 19-23: THE RAINWATER TANK OVERFLOW PIPE & SURFACE STORMWATER DRAIN PIPES TO THE STREET WATER TABLE.  
• LOTS 24-26: THE RAINWATER TANK OVERFLOW PIPE & SURFACE STORMWATER DRAIN PIPES TO THE SWIP.

ENSURE GRAVITY FLOW PIPES MAINTAIN SUFFICIENT GRADE TO MEET THE APPROPRIATE OUTLET AS SHOWN ON THIS PLAN. CONSTRUCT ANY SEALED SYSTEM PIPES SUCH THAT THEY DO NOT INTERFERE WITH THE GRAVITY FLOW SYSTEM.

WHERE GRATED SURFACE STORMWATER SUMPS ARE USED GRADE SOIL/PAVING IN TOWARDS SUMPS IN ACCORDANCE WITH THE "BENCH" NOTES ON THIS PAGE. ALTERNATIVELY CONSTRUCT LINED SPOON DRAINS WITH 0.3% GRADIENT AS PER THE DETAILS ON ATTACHMENT SHEET PD1.

SUMP SIZES AND QUANTITY SHOWN ARE RECOMMENDED AS A MINIMUM. LOCATIONS AND SIZES MAY BE ALTERED AT THE DRAIN AND PAVING CONTRACTORS DISCRETION DEPENDING ON AREAS THEY SERVICE AND PAVEMENT TYPE USED.

PARAMETERS FOR DESIGN:  
(TO BE CONFIRMED BY THE BUILDER AS CORRECT PRIOR TO ANY COUNCIL APPROVALS BEING ISSUED):  
• 130mm MAX DEEP REBATE  
• PERIMETER PAVING SETDOWN 50mm BELOW UNDERSIDE OF REBATE (perimeter termite management provided to AS 3660)  
• GARAGE FLOOR LEVELS SETDOWN 110mm FROM MAIN HOUSE FLOOR LEVEL.  
• PERIMETER PAVING TO BE 1000mm WIDE  
• PERIMETER PAVING CROSS-FALL AS PER "BENCH" NOTES  
IF ANY OF THE ABOVE PARAMETERS ARE CHANGED/ALTERED OR SETDOWNS ARE DIFFERENT, A REVIEW OF THIS PLAN WILL BE NECESSARY.

KEY table with symbols for TK, WT, CB, BL, FL, FFL, IL, T.O.S, EGS, FGL, APPROXIMATE, U.N.O., C.O.S, RD, DW, FINISHED LEVEL, PAVING LEVEL, DOWNPIPE, RAINWATER HEAD, SPREADER PIPE, SCREW CAP STORMWATER INSPECTION POINTS, CONCRETE PLINTH, RAMP PAVING, etc.

SURVEY LEGEND table with symbols for TEMPORARY BENCH MARK, MAN HOLE, TREE, WATER METER, STOBIE, LIGHT POLE, SEWER IP, PEG, METAL PIN, STAKE, SAPN, TELSTRA, PSM, FENCE, TRW, TOP OF RETAINING WALL, SWO STORMWATER OUTLET.

NOTE:

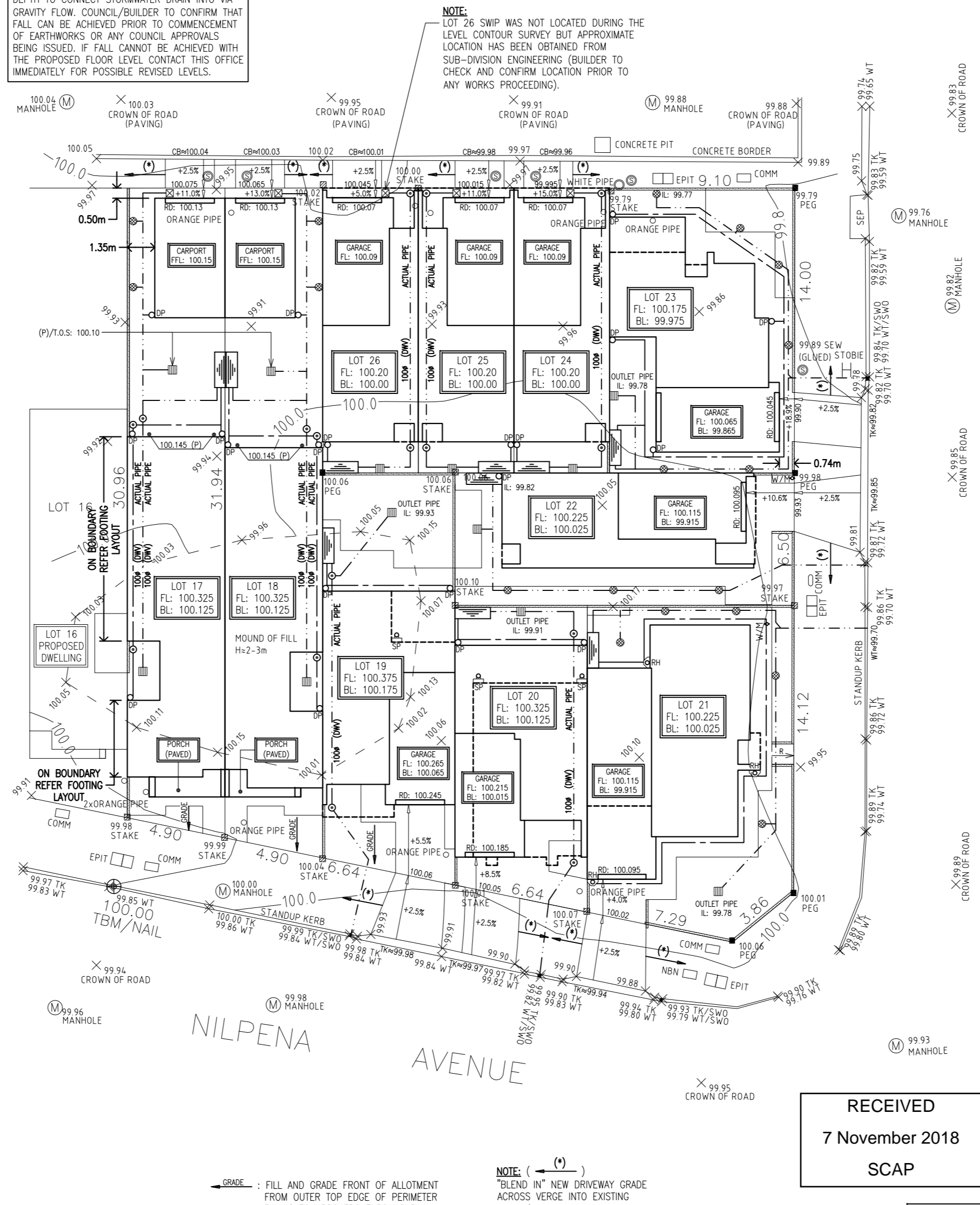
REFER TO DETAIL SHEET PD1 FOR RECOMMENDED MINIMUM PAVEMENT SETDOWN FROM UNDERSIDE OF REBATE FOR CLASS "H2-D" SITE SOIL CLASSIFICATION. DUE TO THE HIGHLY REACTIVE NATURE OF THE SOIL PROFILE, IT IS RECOMMENDED SEGMENTAL BRICK/BLOCK PAVING BE UTILISED FOR PERIMETER AND DRIVEWAY PAVING NOT INSITU CONCRETE.

NOTE:

DOWNPIPE/RAINWATER HEAD/SPREADER PIPE LOCATIONS AS PER THE ARCHITECTURAL DRAWINGS. TO BE CONFIRMED BY THE BUILDER/BUILDING DESIGNER/ROOF PLUMBER (NOT PART OF RCI CONSULTING ENGINEERS EXTENT OF DESIGN CONSIDERATION).

IMPORTANT NOTE: ASSUMPTION MADE THAT SWIP'S ARE OF ADEQUATE DEPTH TO CONNECT STORMWATER DRAIN INTO VIA GRAVITY FLOW. COUNCIL/BUILDER TO CONFIRM THAT FALL CAN BE ACHIEVED PRIOR TO COMMENCEMENT OF EARTHWORKS OR ANY COUNCIL APPROVALS BEING ISSUED. IF FALL CANNOT BE ACHIEVED WITH THE PROPOSED FLOOR LEVEL CONTACT THIS OFFICE IMMEDIATELY FOR POSSIBLE REVISED LEVELS.

AMBLESIDE PLACE



NOTE: LOT 26 SWIP WAS NOT LOCATED DURING THE LEVEL CONTOUR SURVEY BUT APPROXIMATE LOCATION HAS BEEN OBTAINED FROM SUB-DIVISION ENGINEERING (BUILDER TO CHECK AND CONFIRM LOCATION PRIOR TO ANY WORKS PROCEEDING).

IMPORTANT NOTE: STORMWATER DRAIN PIPE COVER HAS BEEN TAKEN FROM FINISHED/UNDERSIDE OF PAVING LEVELS, NOT BENCH LEVEL.

NOTE: LOT 23 GRAVITY FLOW STORMWATER DRAIN PIPE TO BE INSTALLED "HARD UP" AGAINST GARAGE FOOTING AT DRIVEWAY LOCATION TO ACHIEVE COVER REQUIREMENTS. ALTERNATIVELY PROVIDE STEEL SLEEVE AS PER THE "STORMWATER" NOTES.

BAKER AVENUE

NILPENA AVENUE

RECEIVED  
7 November 2018  
SCAP

NOTE: IF STORMWATER PIPE COVER ACROSS COUNCIL VERGE IS NOT ACHIEVED, PROVIDE 3.0mm THICK ALUMINIUM CHEQUER PLATE "TOP HAT" SECTION ABOVE PIPE FOR PROTECTION AND ANTI SLIP MEASURES. BLEND TOP INTO EXISTING VERGE LEVELS AS REQUIRED TO COUNCIL GRADE CRITERIA.

NOTE: "BLEND IN" NEW DRIVEWAY GRADE ACROSS VERGE INTO EXISTING VERGE/FOOTPATH LEVELS TO COUNCIL GRADE CRITERIA.

IMPORTANT NOTE: IT IS STRONGLY RECOMMENDED THAT THE LANDSCAPING STRIPS ADJACENT THE SIDES OF THE BUILDINGS AS SHOWN ON THE ARCHITECTURAL SITE PLAN NOT BE PROVIDED - THIS RECOMMENDATION IS BASED ON CSIRO DOCUMENT BTF18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE" IF, HOWEVER, THESE STRIPS ARE PROVIDED, THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY FOOTING/ PAVEMENT FAILURE OR MOVEMENT THAT MAY OCCUR DUE TO SEASONAL SOIL MOISTURE CONTENT CHANGES IN THESE VICINITIES. SUGGEST MINIMUM 900mm WIDE PAVING BE PROVIDED IN THESE LOCATIONS.

SITWORKS PLAN  
(THIS PLAN IS TO BE READ IN CONJUNCTION WITH SEWER PLAN - SHEET 2 OF 2)

TITLE: SITWORKS PLAN  
ADDRESS: Stage 1 Lots 17-26, MORPHETTVILLE, SA  
CLIENT: RIVERGUM HOMES GROUP  
Residential Commercial Industrial Consulting Engineers

JOB No. C25982, SHEET No. 1 of 2, ISSUE No. A

DRAWN: H.C., DESIGN: D.A., DATE: 17-Sep-18

SCALE 1:200 METRES

REVISION table with columns: No., REVISION, BY, DATE

GENERAL NOTES: SITWORKS AND STORMWATER DRAINAGE ARE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (I.E. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

SOIL CLASSIFICATION: H2-D  
• 40mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.  
• FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED - REFER DETAIL SHEET SD1  
BENCH: BUILDING AREA TO BE BENCHMARKED TO 200mm BELOW THE FINISHED FLOOR LEVEL.  
GRADE SITE AWAY FROM HOUSE AS FOLLOWS:-  
• GRADE PAVED AREAS 35mm IN 1000mm  
• GRADE GRASSED AREAS 5mm IN 1000mm

IMPORTANT NOTE: TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHMARKED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHMARKING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

SEWER: THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

STORMWATER: GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:-  
• 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)  
• 75mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)  
• 450mm (UNPAVED DRIVEWAYS)  
WHERE COVER CANNOT BE ACHIEVED ENCASE STORMWATER PIPE WITH AN CAST IRON SLEEVE OF THICKNESS:  
• 2.9mm (SUBJECT TO PEDESTRIAN TRAFFIC)  
• 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)  
SURVEY: THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS.

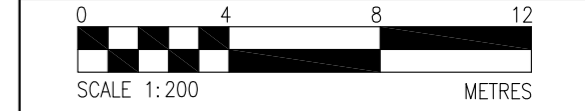
DESIGN LEGEND table with symbols for 250 SQUARE x 285 DEEP "RELN" RAINWATER PIT, GRATED SURFACE STORMWATER DRAIN, STORMWATER PIPE (GRAVITY FLOW), STORMWATER PIPE (SEALED SYSTEM), 90# PVC (U.N.O), 90# AGRIC DRAIN (U.N.O), INTERNAL SEWER DRAIN LOCATION, SEWER PIPE 100# AT 1.65% MIN (1 IN 60), BATTERS/EARTHWORK EMBANKMENTS, EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR TO CONSTRUCTION.

TITLE: **SEWER PLAN**  
 ADDRESS: Stage 1 Lots 17-26,  
 MORPHETTVILLE, SA  
 CLIENT: RIVERGUM HOMES GROUP

**Residential Commercial Industrial Consulting Engineers**  
 1 Hawke Street  
 ALBERT PARK, SA 5014  
 P (08) 8241 2326  
 F (08) 8241 2409  
 admin@rciconsulting.com.au  
 www.rciconsulting.com.au

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 A.B.N. 17 131 375 356

JOB No.	C25982	SHEET No.	2 of 2	ISSUE No.	A
DRAWN	H.C.	DESIGN	D.A.	DATE	17-Sep-18



No.	REVISION	BY	DATE
A.	RAINWATER TANKS AMENDED	H.C.	19.09.18

**GENERAL NOTES:**  
 SITWORKS AND STORMWATER DRAINAGE ARE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (I.E. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

**SOIL CLASSIFICATION:** H2-D  
 • 40mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.  
 • FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED - REFER DETAIL SHEET SD1

**BENCH:**  
 BUILDING AREA TO BE BENCHMARKED TO 200mm BELOW THE FINISHED FLOOR LEVEL.  
 GRADE SITE AWAY FROM HOUSE AS FOLLOWS:-  
 • GRADE PAVED AREAS 35mm IN 1000mm  
 • GRADE GRASSED AREAS 5mm IN 1000mm

**IMPORTANT NOTE:**  
 TO ASSIST IN AVOIDING A "DOWNHILL" MOVEMENT OF FILL ONCE IT HAS BEEN PLACED, A SERIES OF HORIZONTAL BENCHMARKED PLATFORMS SHOULD BE EXCAVATED INTO THE GROUND WHEN THE EXISTING SLOPE IS 1 IN 8 OR GREATER. THIS BENCHMARKING SHOULD BE UNDERTAKEN OVER THE ENTIRE AREA WHERE FILLING IS TO OCCUR.

**SEWER:**  
 THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

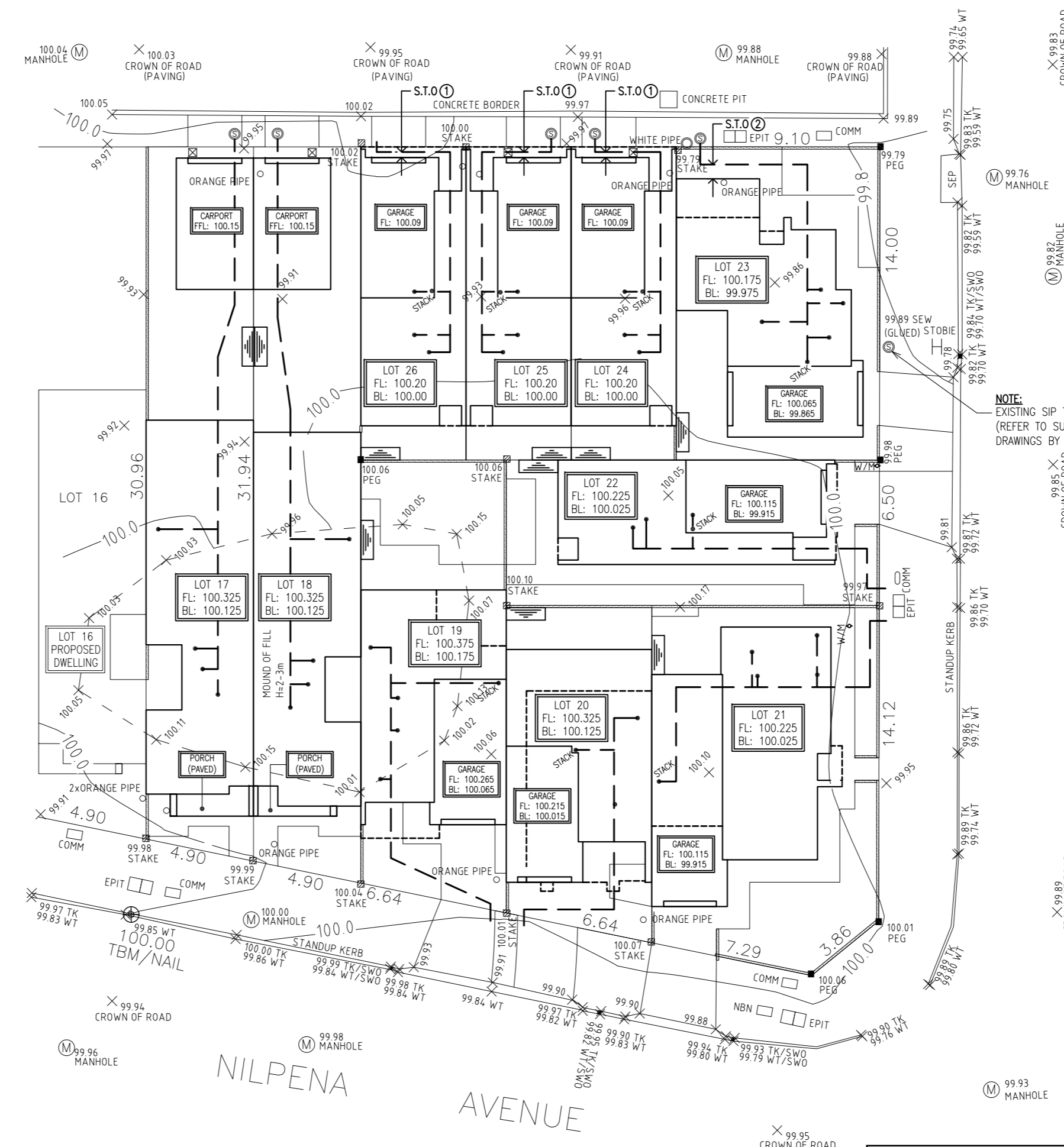
**STORMWATER:**  
 GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:-  
 • 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)  
 • 75mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)  
 • 450mm (UNPAVED DRIVEWAYS)  
 WHERE COVER CANNOT BE ACHIEVED ENCASE STORMWATER PIPE WITHIN A CAST IRON SLEEVE OF THICKNESS:  
 • 2.9mm (SUBJECT TO PEDESTRIAN TRAFFIC)  
 • 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

**SURVEY:**  
 THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS.

**DESIGN LEGEND**

- ☐ : 250 SQUARE x 285 DEEP "RELN" RAINWATER PIT (PVC), (SERIES 250) OR SIMILAR (U.N.O.)
- ⊙ : GRATED SURFACE STORMWATER DRAIN 900 (U.N.O.)
- : STORMWATER PIPE (GRAVITY FLOW) - 900 PVC (U.N.O.) AT 1 IN 250 (0.40%) MIN FALL (U.N.O.) EXCEPT ON SEALED SYSTEM
- : STORMWATER PIPE (SEALED SYSTEM) - 900 PVC (U.N.O.)
- : 900 AGRIC DRAIN (U.N.O.)
- : INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)
- : SEWER PIPE 1000@ AT 1.65% MIN (1 IN 60)
- TOP OF BATTER : BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE
- BOTTOM OF BATTER : EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR TO CONSTRUCTION, UNLESS OTHERWISE STATED.

AMBLESIDE PLACE



**NOTE:**  
 • LOTS 17, 18, 23-26: SIP WAS LOCATED DURING THE LEVEL CONTOUR SURVEY BUT NO INVERT LEVEL WAS TAKEN.  
 • LOTS 19-22: LOCATE & CONNECT SEWER DRAIN TO NEW SIP. CONNECTION TO BE AS PER SA WATER STANDARD DETAILS. BUILDER/BUILDERS PLUMBER TO CHECK DEPTH OF SEWER CONNECTIONS AND CONFIRM FALL CAN BE ACHIEVED PRIOR TO COMMENCEMENT OF EARTHWORKS. WHERE FALL CAN NOT BE ACHIEVED WITH THE PROPOSED FLOOR LEVEL, CONTACT THIS OFFICE IMMEDIATELY FOR REVISED LEVELS.

**NOTE:**  
 WHERE SEWER DRAIN PIPE EXITS FROM UNDER SLAB PROVIDE "SWIVEL" JOINT(S). REFER DETAIL SHEET SD1.

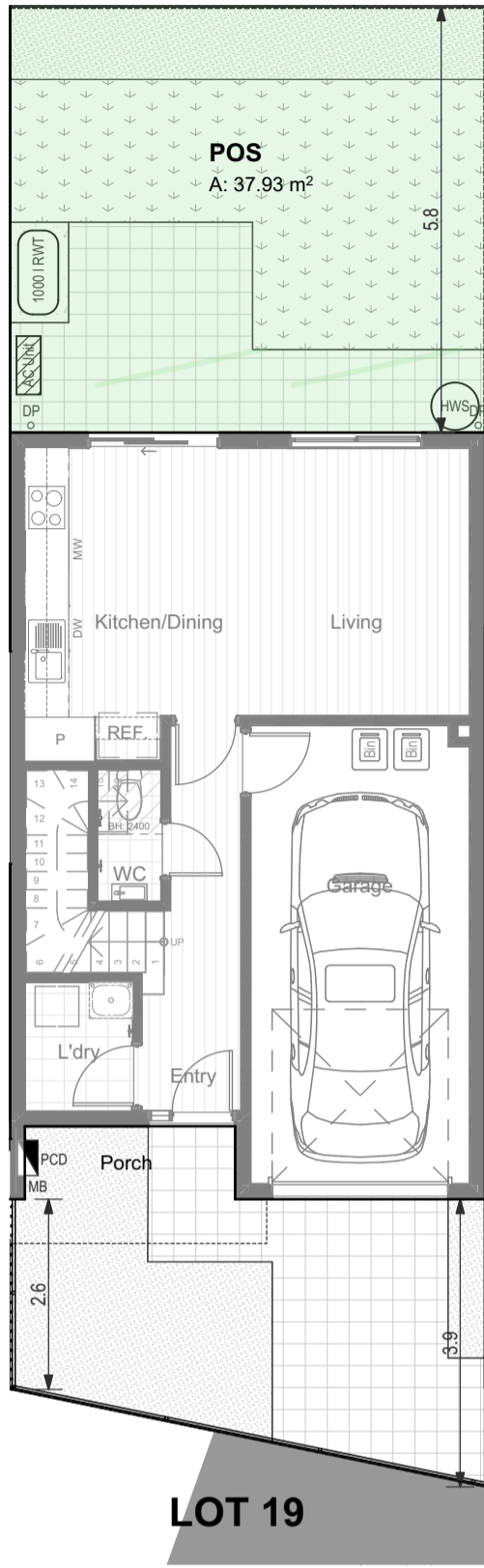
S.T.O: SEWER TRENCH OFFSET FROM EDGE OF PERIMETER FOOTING TO BE:  
 S.T.O (1) : 0.00m  
 S.T.O (2) : 0.50m  
 ELSEWHERE OFFSET TO BE 1.20m

**NOTE:**  
 EXISTING SIP TO BE REMOVED (REFER TO SUB-DIVISION DESIGN DRAWINGS BY OTHERS).

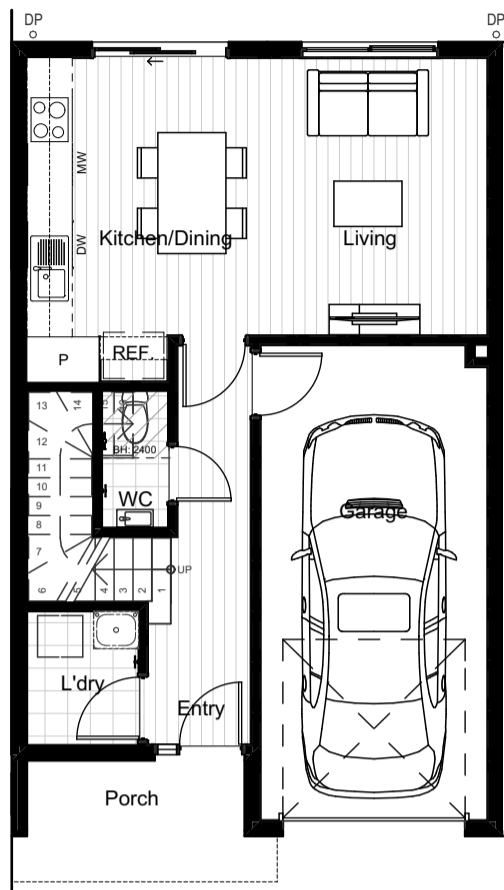
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**SURVEY LEGEND**

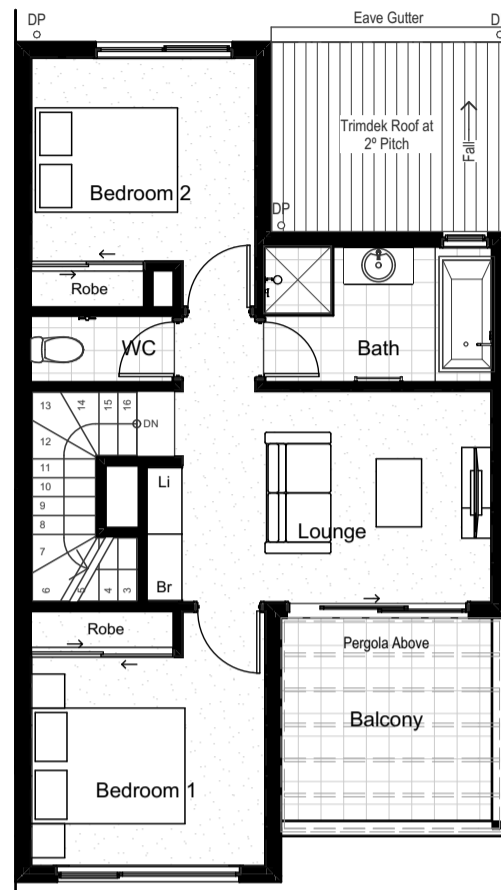
⊕	TEMPORARY BENCH MARK	⊙	LIGHT POLE	⊠	SAPN	—	TRW: BRW:
⊙	MAN HOLE	⊙	SEWER IP	⊠	TELSTRA	—	TOP OF RETAINING WALL
⊙	TREE	⊙	PEG	⊠	PSM	—	BTM OF RETAINING WALL
⊙	WATER METER	⊙	METAL PIN	⊠	FENCE	—	SWO STORMWATER OUTLET
⊙	STOBIE	⊙	STAKE	⊠	SWIP		



Site Plan 1:100



Ground Floor 1:100



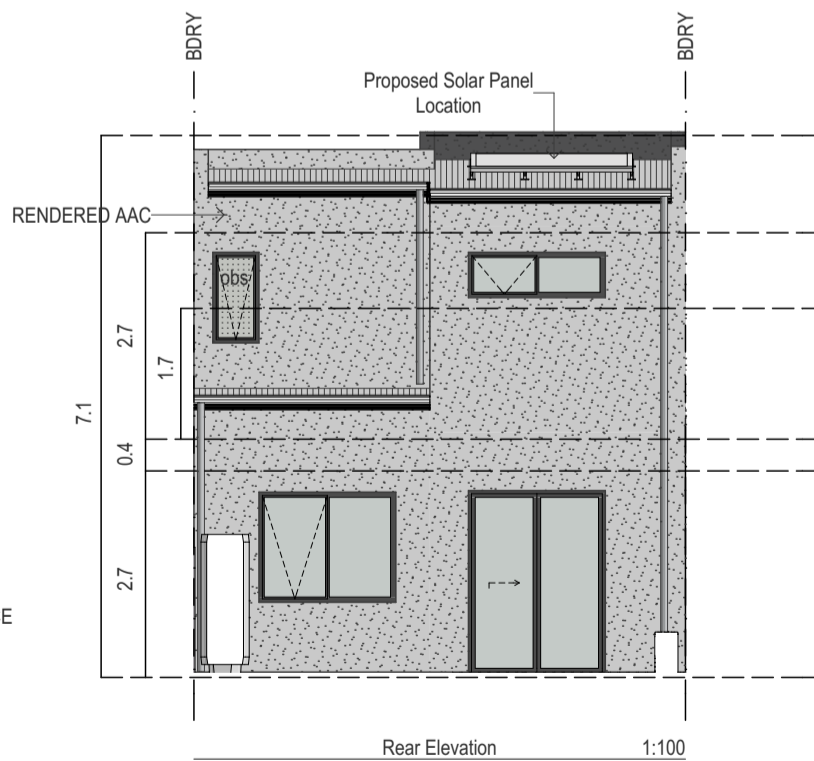
First Floor 1:100

Lot 19		
Porch		2.87
Balcony		8.66
Garage		22.01
Living GF		43.16
Living FF		53.94
		130.64 m <sup>2</sup>

- RENDER - DULUX MONUMENT
- RENDER - DULUX SURFMIST



Front Elevation 1:100



Rear Elevation 1:100

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**SCAP**

<b>Drawing Title</b>	
<b>Planning - Lot 19 Plans &amp; Elevations</b>	
<b>Project</b>	RSA Morphetville
<b>Site</b>	RSA Morphetville Morphetville SA 5043
<b>Client</b>	Renewal SA

**SITE NOTES:**  
 -Side and Rear Fencing not shown in all elevations for clarity  
 - where applicable 1800mm High Colorbond Fence in Grey Ridge. 100m High Concrete plinth if required by Civil Design.  
 -1800mm High Slat Fencing to corner allotments and gates

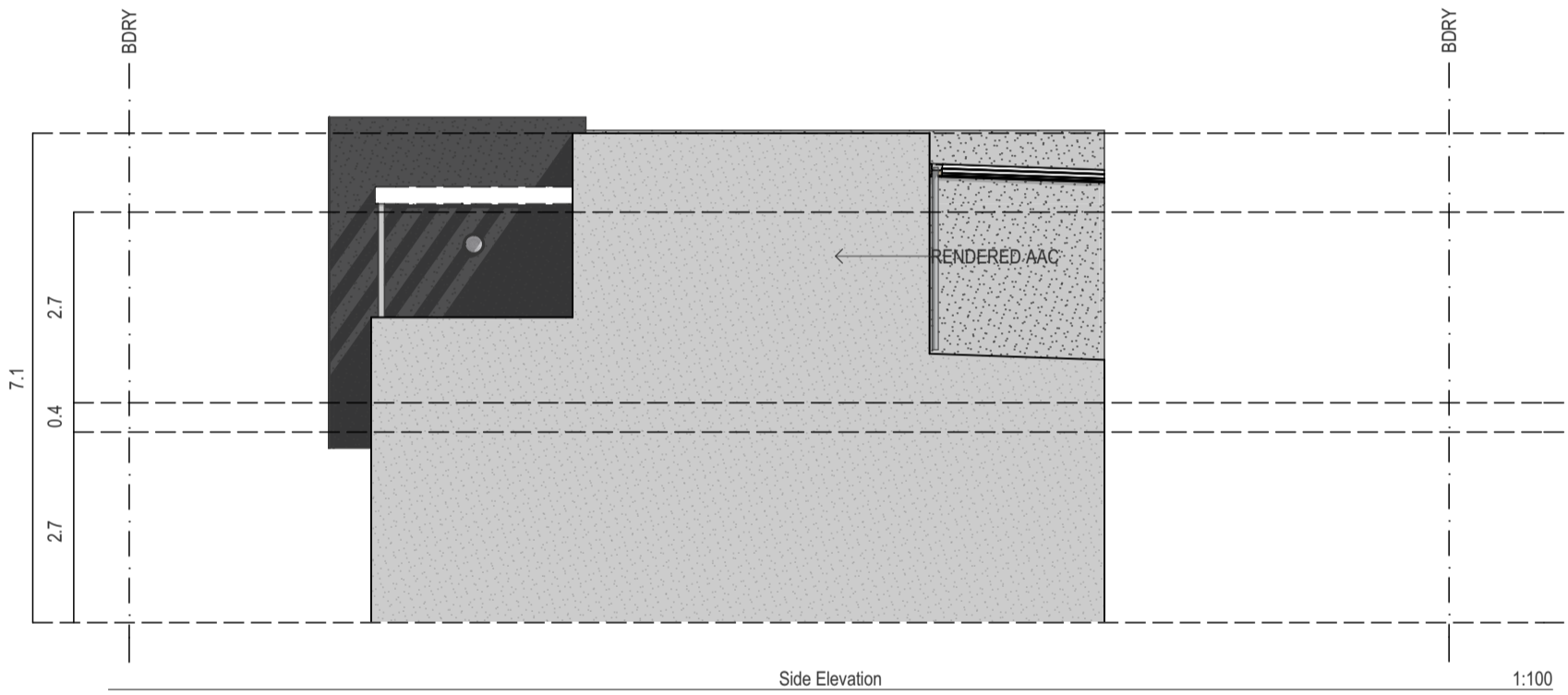
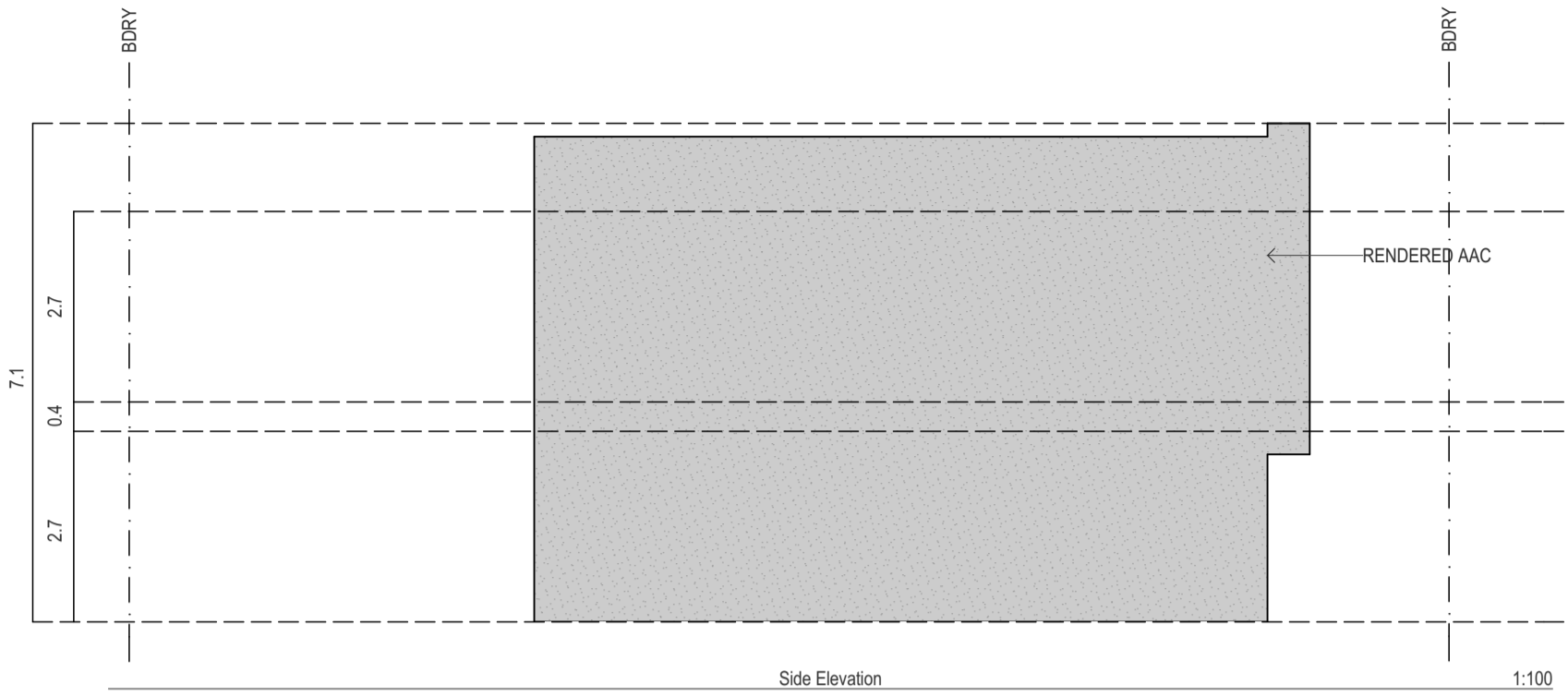
**Drawing Number:** PRE0598-19-P01  
**Scale @ A3:** 1:100

**Revision:** B  
**Project Date:** 16/08/2018



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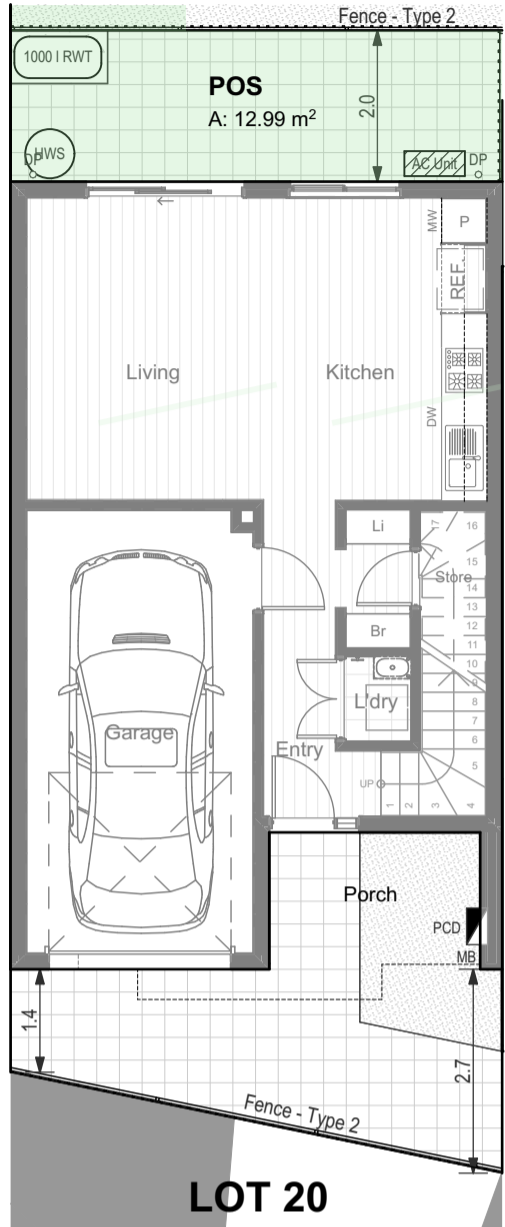
- RENDER - DULUX MONUMENT
- RENDER - DULUX SURFMIST



ABN 70 065 466 337  
387-391 South Rd, Mile End South, SA 5031  
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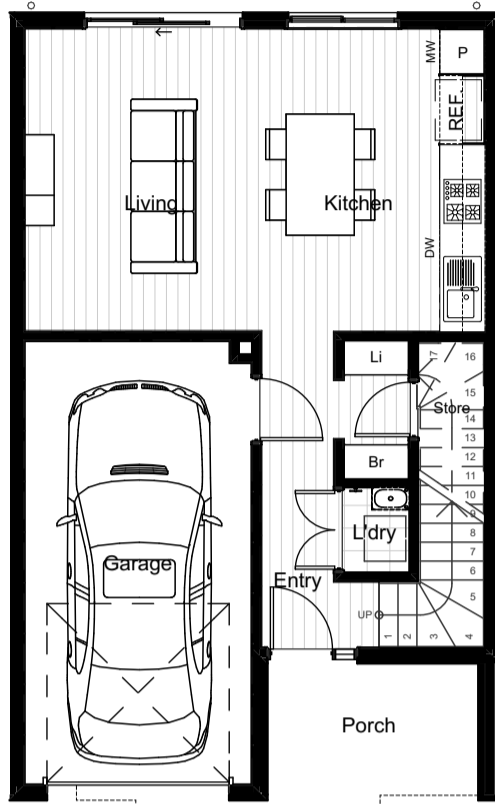
<b>Drawing Title</b>	
<b>Planning - Lot 19 Side Elevations</b>	
<b>Project</b>	RSA Morphettville
<b>Site</b>	RSA Morphettville Morphettville SA 5043
<b>Client</b>	Renewal SA

<b>Drawing Number:</b> PRE0598-19-P02	<b>Revision:</b> D
<b>Scale @ A3:</b> 1:100	<b>Project Date:</b> 16/08/2018

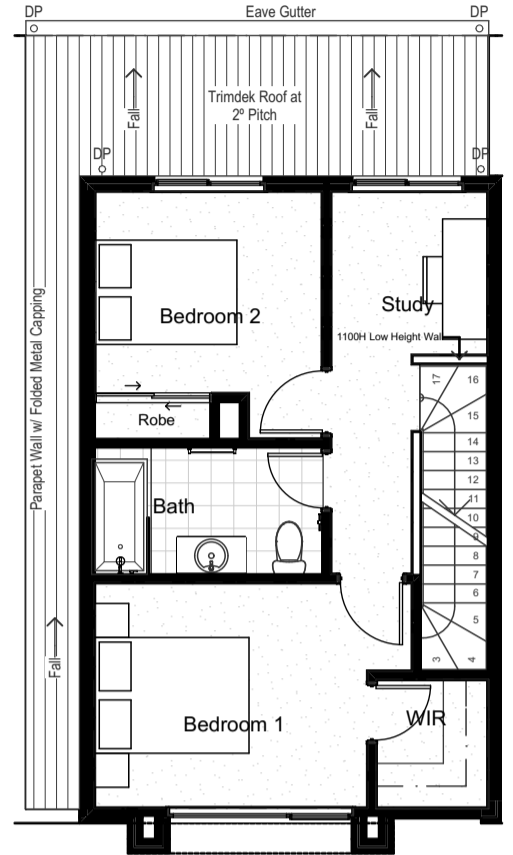


**LOT 20**

Site Plan 1:100



Ground Floor 1:100

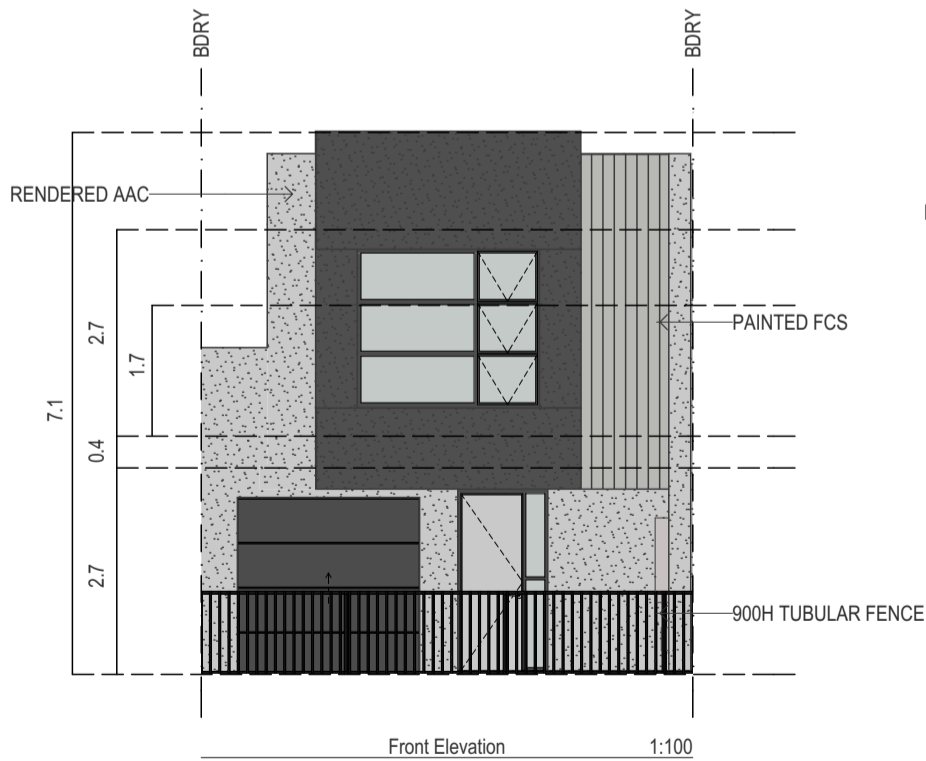


First Floor 1:100

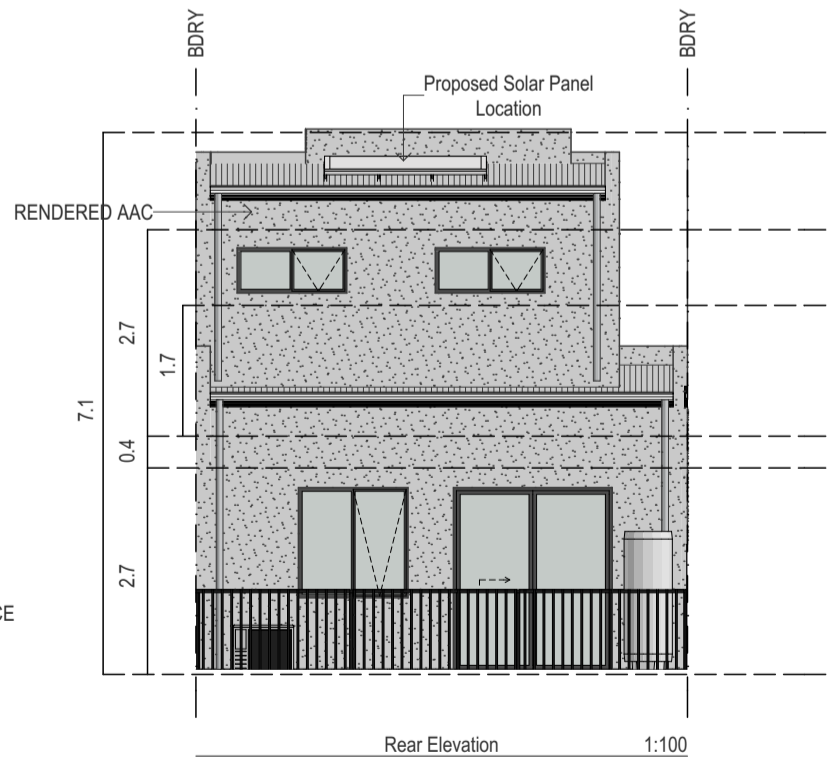
Lot 20		
Porch		5.05
Garage		20.70
Living GF		41.41
Living FF		47.87
		115.03 m <sup>2</sup>

- FCS - DULUX SHALE GREY
- RENDER - DULUX MONUMENT
- RENDER - DULUX SURFMIST

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Front Elevation 1:100



Rear Elevation 1:100



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**Drawing Title**  
**Planning - Lot 20 Plans & Elevations**

<b>Project</b>	RSA Morphetville
<b>Site</b>	RSA Morphetville Morphetville SA 5043
<b>Client</b>	Renewal SA

**SITE NOTES:**

- Side and Rear Fencing not shown in all elevations for clarity
- where applicable 1800mm High Colorbond Fence in Grey Ridge. 100m High Concrete plinth if required by Civil Design.
- 1800mm High Slat Fencing to corner allotments and gates

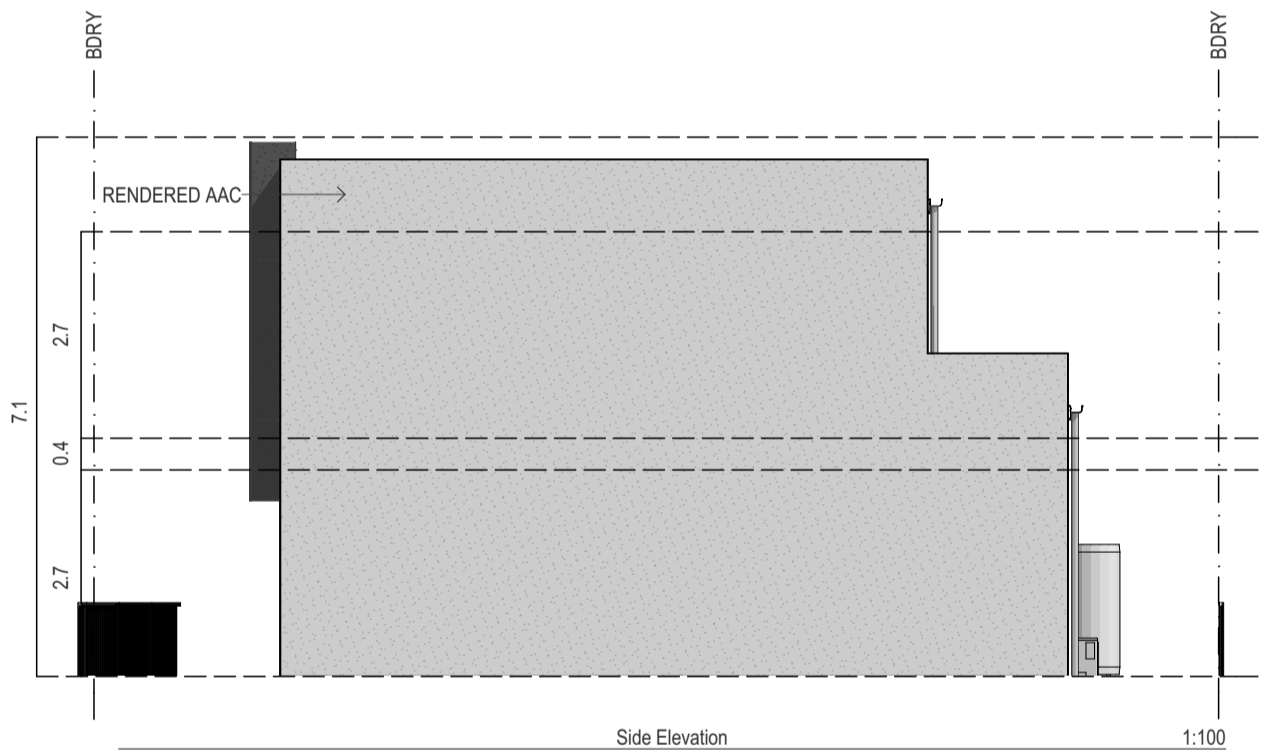
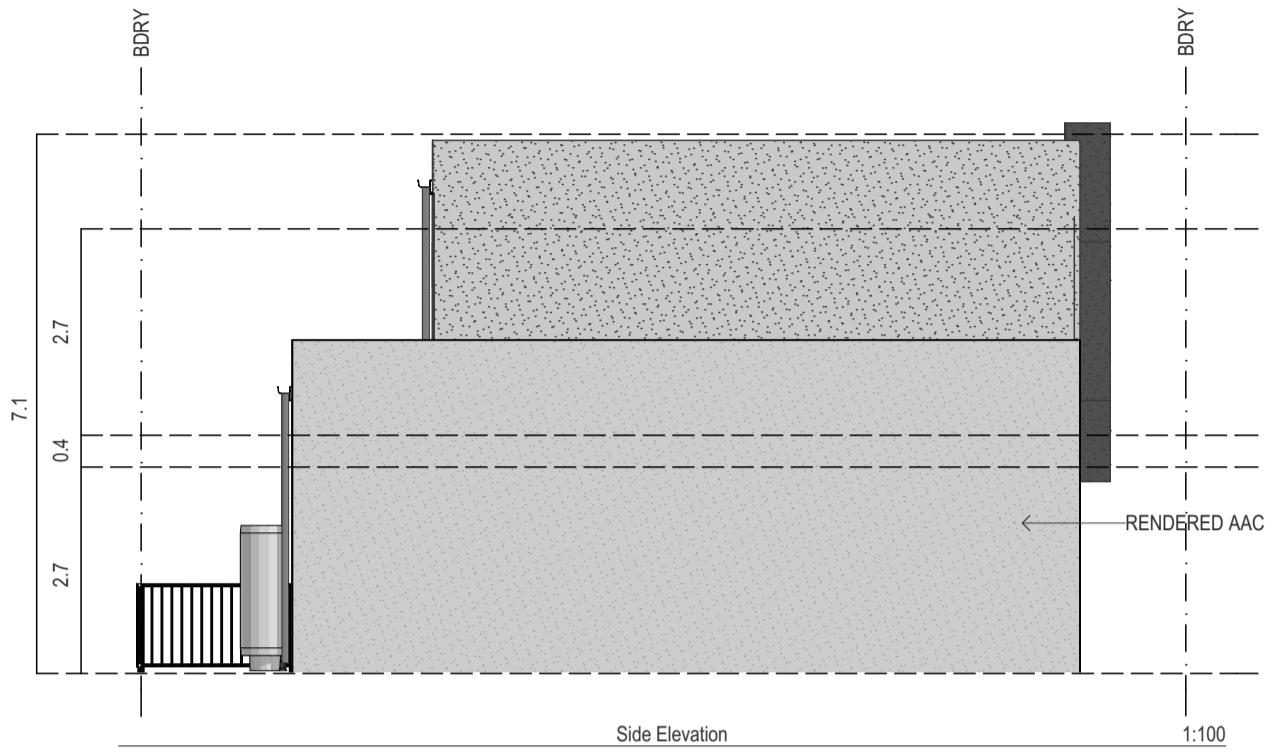
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**Scale @ A3:** 1:100




**Revision:** B

**Project Date:** 16/08/2018





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-  FCS - DULUX SHALE GREY
-  RENDER - DULUX MONUMENT
-  RENDER - DULUX SURFMIST

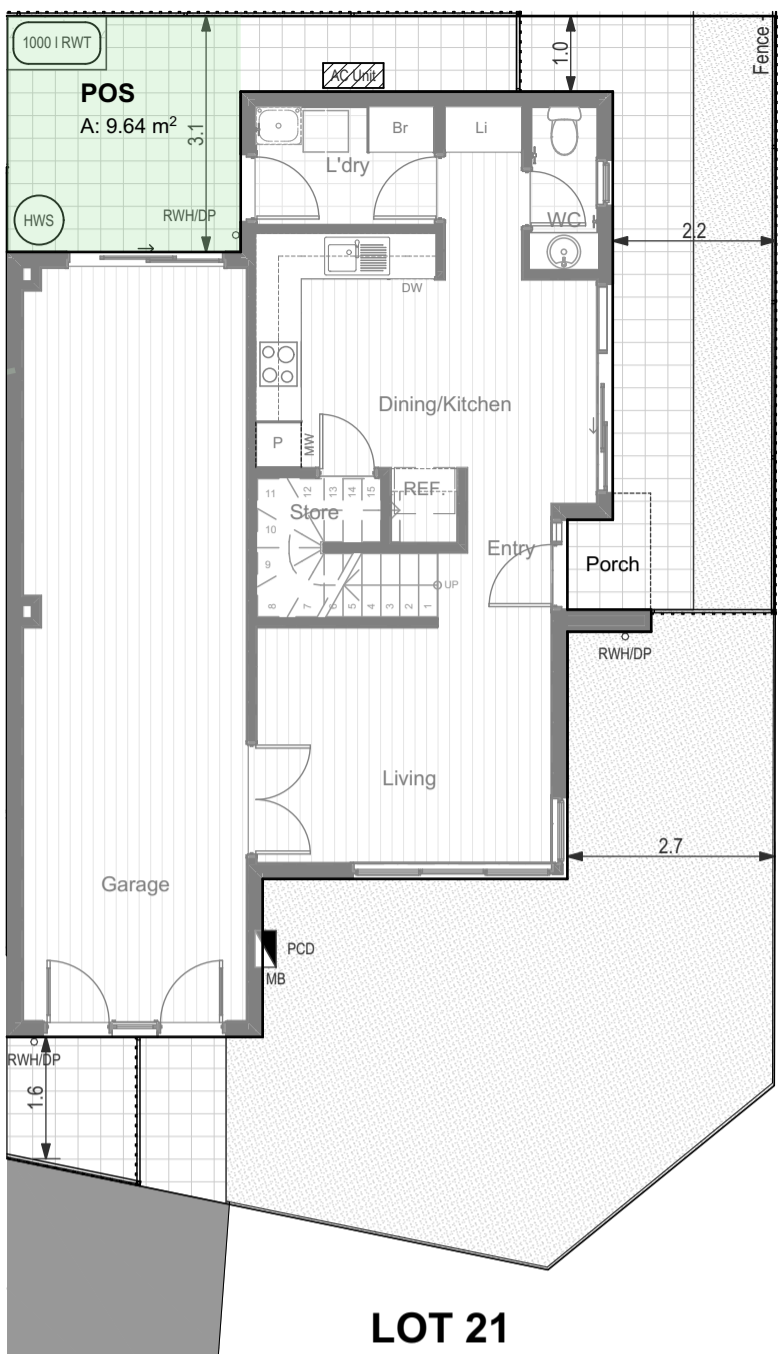


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387-391 South Rd, Mile End South, SA 5031  
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<b>Drawing Title</b>	
<b>Planning - Lot 20 Side Elevations</b>	
<b>Project</b>	RSA Morphettville
<b>Site</b>	RSA Morphettville Morphettville SA 5043
<b>Client</b>	Renewal SA

**Drawing Number:** PRE0598-20-P02  
**Scale @ A3:** 1:100

**Revision:** D  
**Project Date:** 16/08/2018



**LOT 21**

Site Plan

1:100



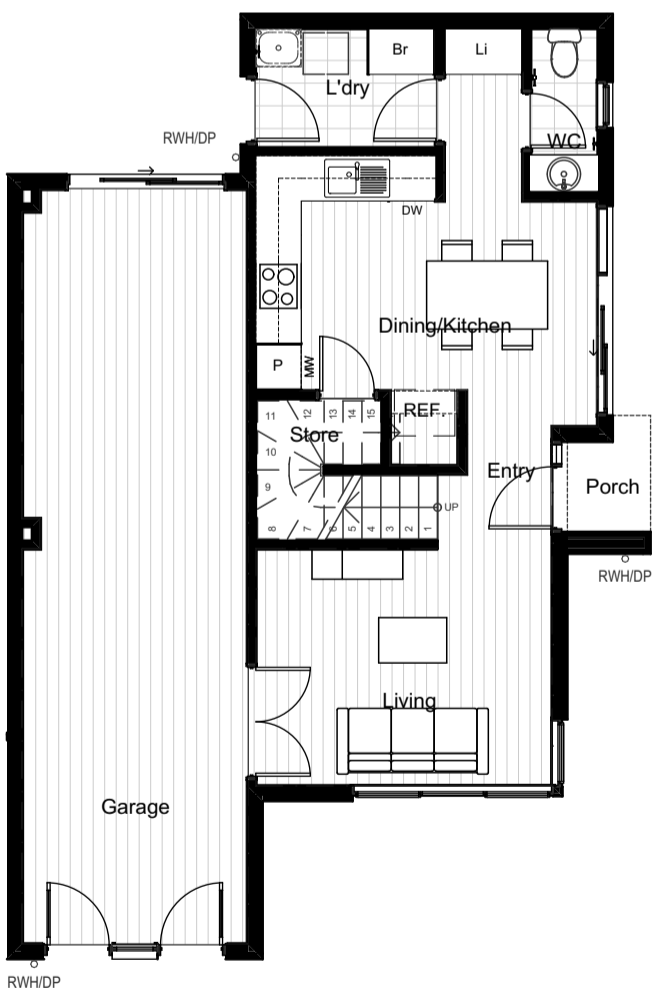
Front Elevation

1:100



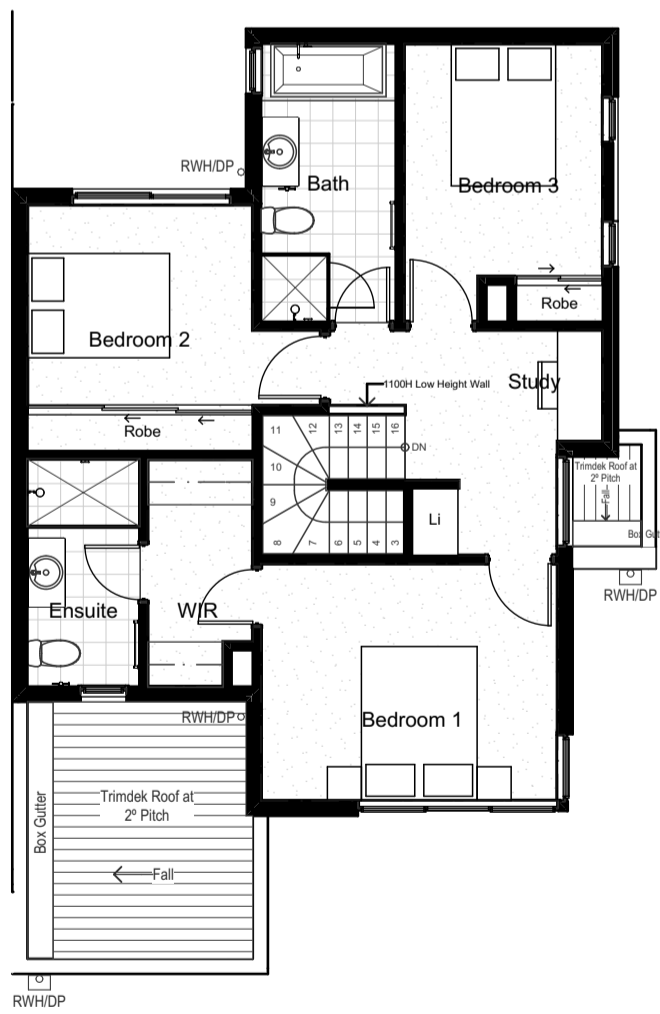
Rear Elevation

1:100



Ground Floor

1:100



First Floor

1:100

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- FCS - DULUX SHALE GREY
- RENDER - DULUX MONUMENT
- RENDER - DULUX SURFMIST

Lot 21	
Porch	1.48
Garage	34.30
Living GF	46.76
Living FF	69.32
<b>Total</b>	<b>151.86 m<sup>2</sup></b>



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**Drawing Title**  
**Planning - Lot 21 Plans & Elevations**

<b>Project</b>	RSA Morphetville
<b>Site</b>	RSA Morphetville Morphetville SA 5043
<b>Client</b>	Renewal SA

**SITE NOTES:**

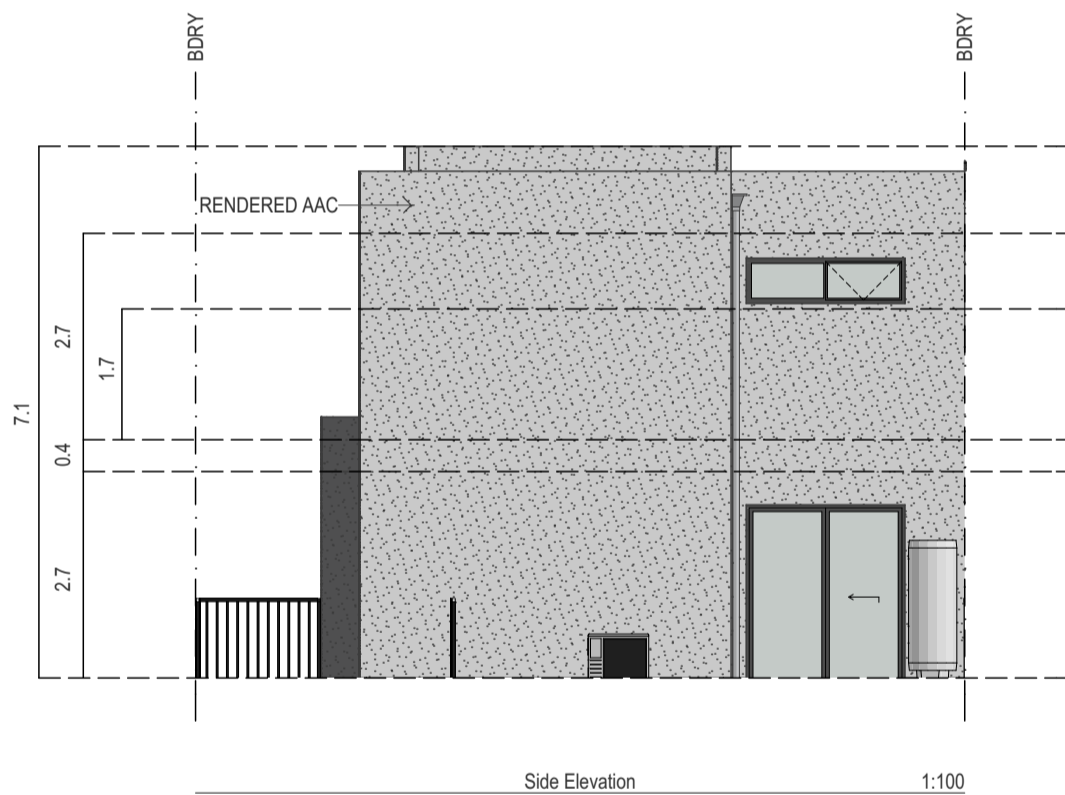
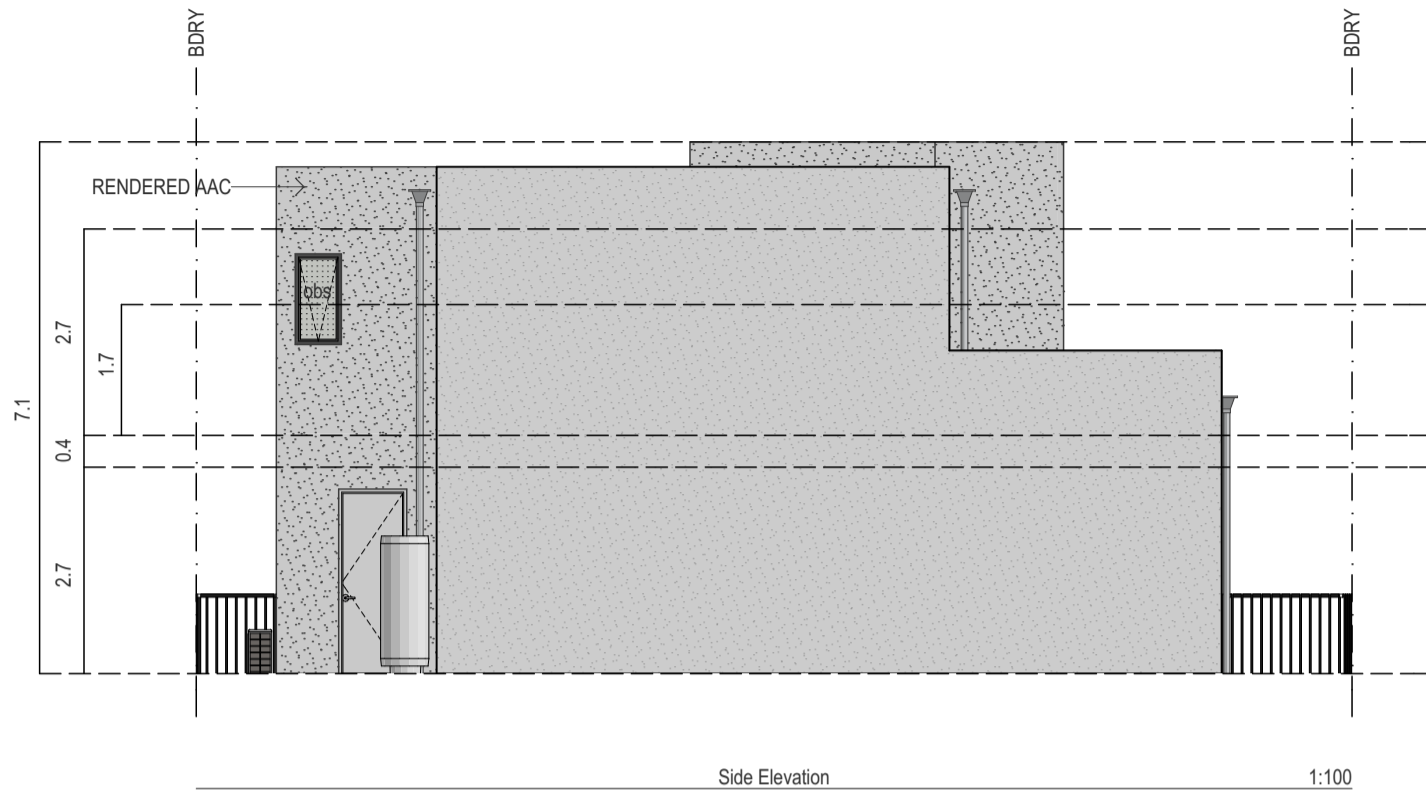
- Side and Rear Fencing not shown in all elevations for clarity
- where applicable 1800mm High Colorbond Fence in Grey Ridge. 100m High Concrete plinth if required by Civil Design.
- 1800mm High Slat Fencing to corner allotments and gates

**Drawing Number:** PRE0598-21-P01




**Scale @ A3:** 1:100

**Revision:** B

**Project Date:** 16/08/2018



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-  FCS - DULUX SHALE GREY
-  RENDER - DULUX MONUMENT
-  RENDER - DULUX SURFMIST



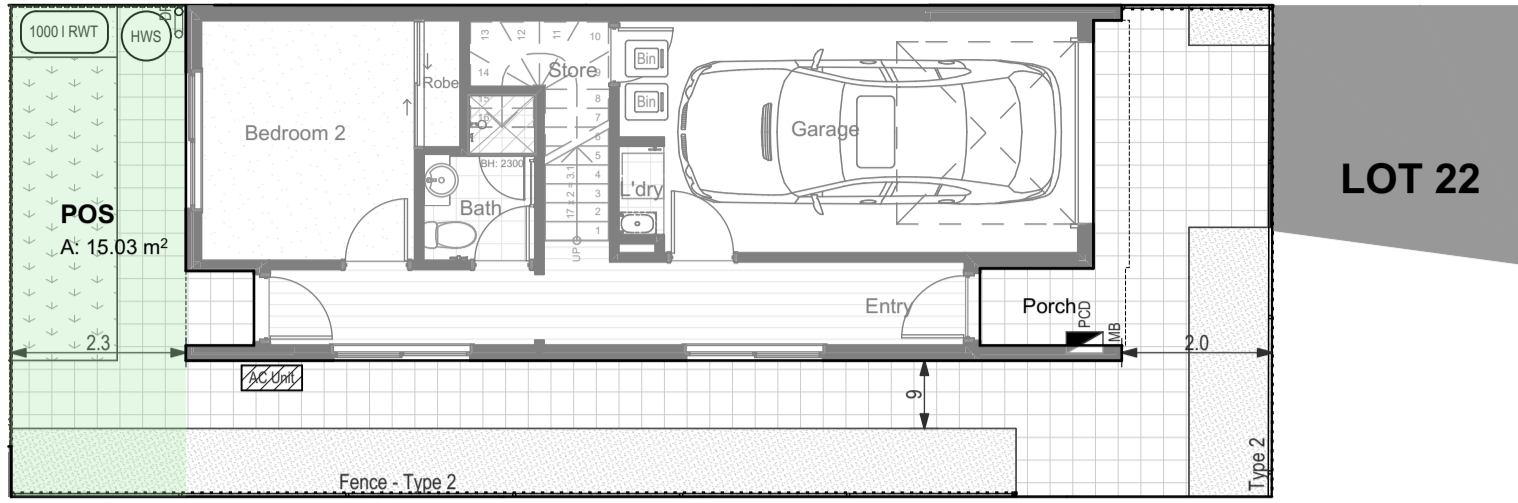
ABN 70 065 466 337  
387-391 South Rd, Mile End South, SA 5031  
P (08) 8354 7800  
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**Drawing Title**  
**Planning - Lot 21 Side Elevations**

<b>Project</b>	RSA Morphettville
<b>Site</b>	RSA Morphettville Morphettville SA 5043
<b>Client</b>	Renewal SA

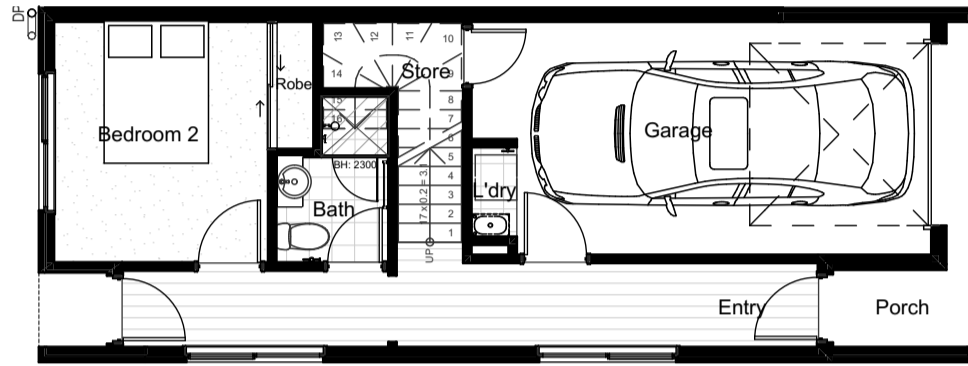
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**Scale @ A3:** 1:100

**Revision:** B  
**Project Date:** 16/08/2018



Site Plan

1:100



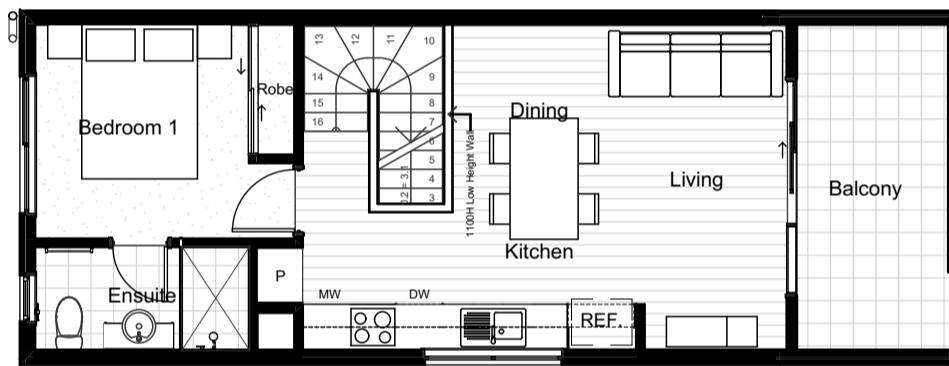
Ground Floor

1:100

Lot 22		
Porch		1.91
Balcony		9.86
Garage		20.65
Living GF		32.89
Living FF		48.28
		113.59 m <sup>2</sup>

**SITE NOTES:**

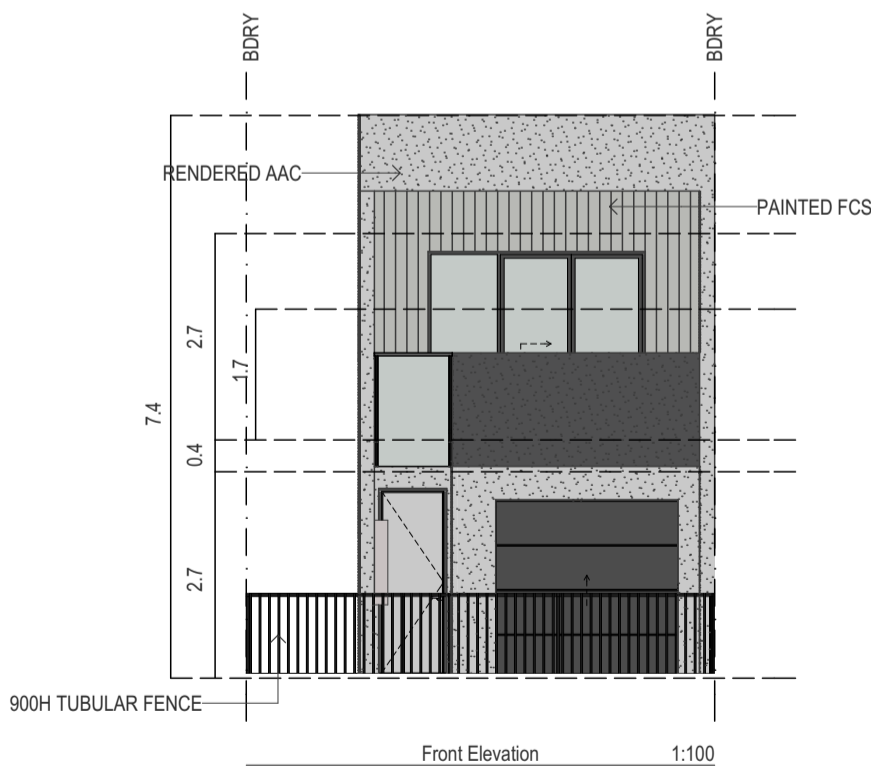
- Side and Rear Fencing not shown in all elevations for clarity
- where applicable 1800mm High Colorbond Fence in Grey Ridge. 100m High Concrete plinth if required by Civil Design.
- 1800mm High Slat Fencing to corner allotments and gates



First Floor

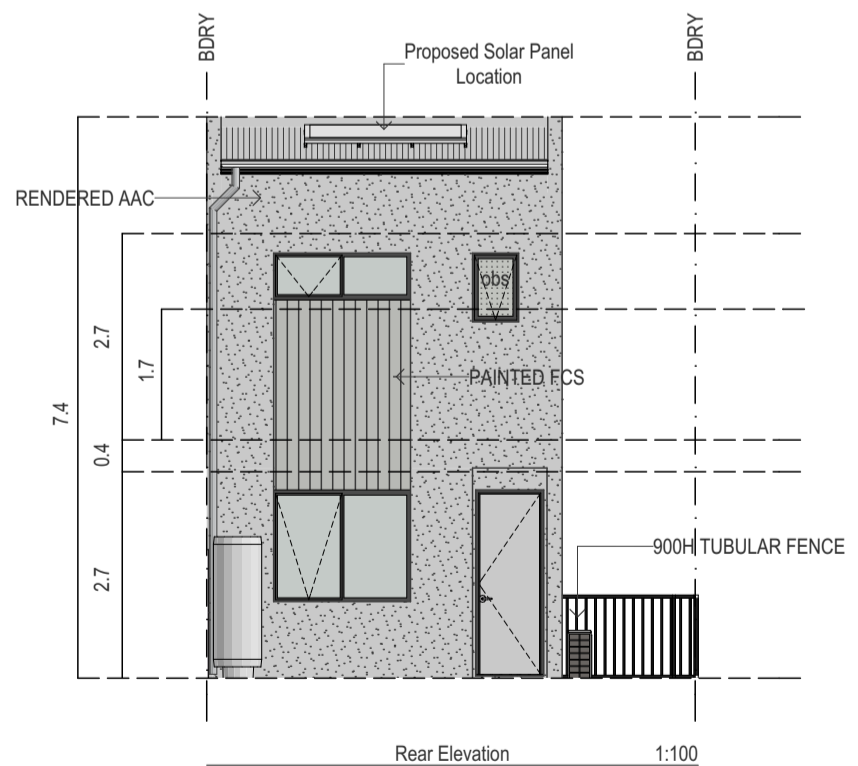
1:100

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Front Elevation

1:100



Rear Elevation

1:100

- FCS - DULUX SHALE GREY
- RENDER - DULUX MONUMENT
- RENDER - DULUX SURFMIST



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387-391 South Rd, Mile End South, SA 5031  
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**Drawing Title**  
**Planning - Lot 22 Plans & Elevations**

<b>Project</b>	RSA Morphetville
<b>Site</b>	RSA Morphetville Morphetville SA 5043
<b>Client</b>	Renewal SA

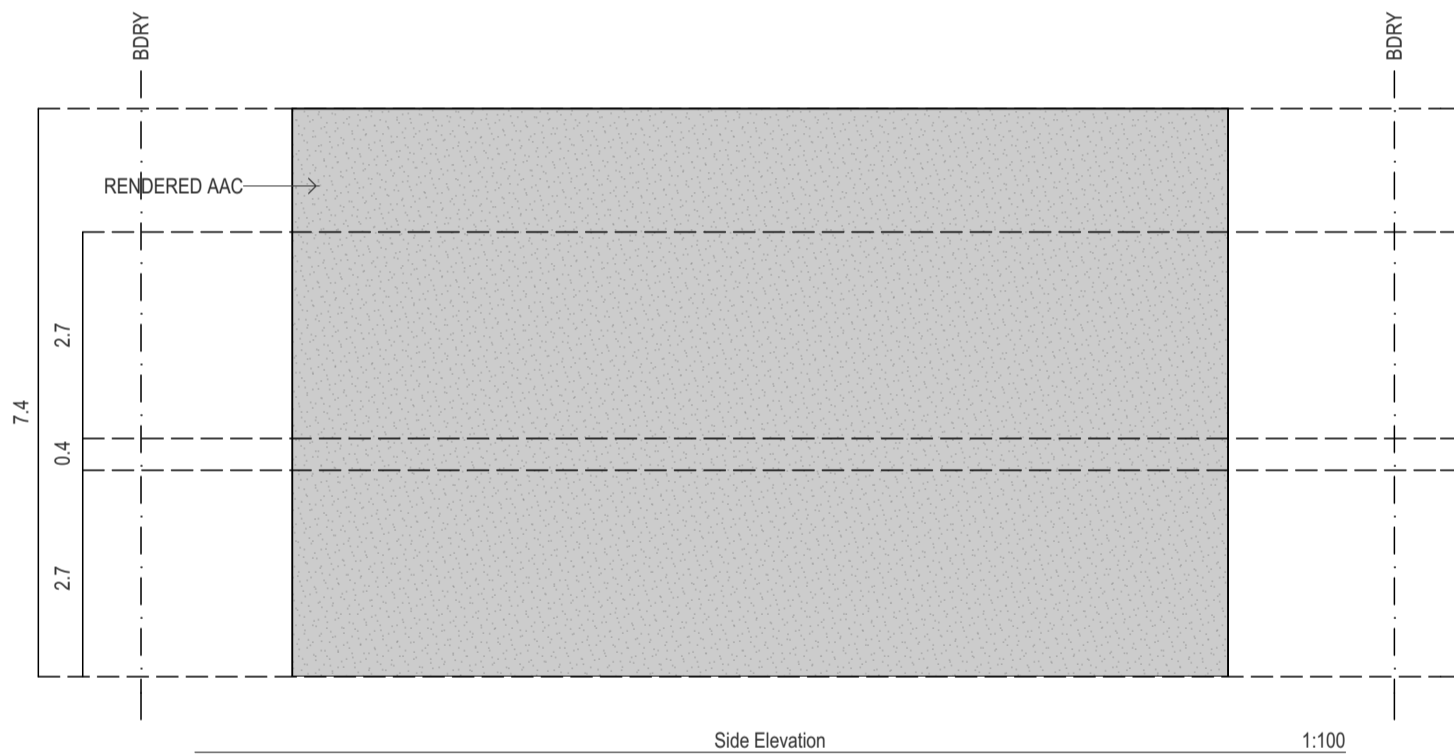
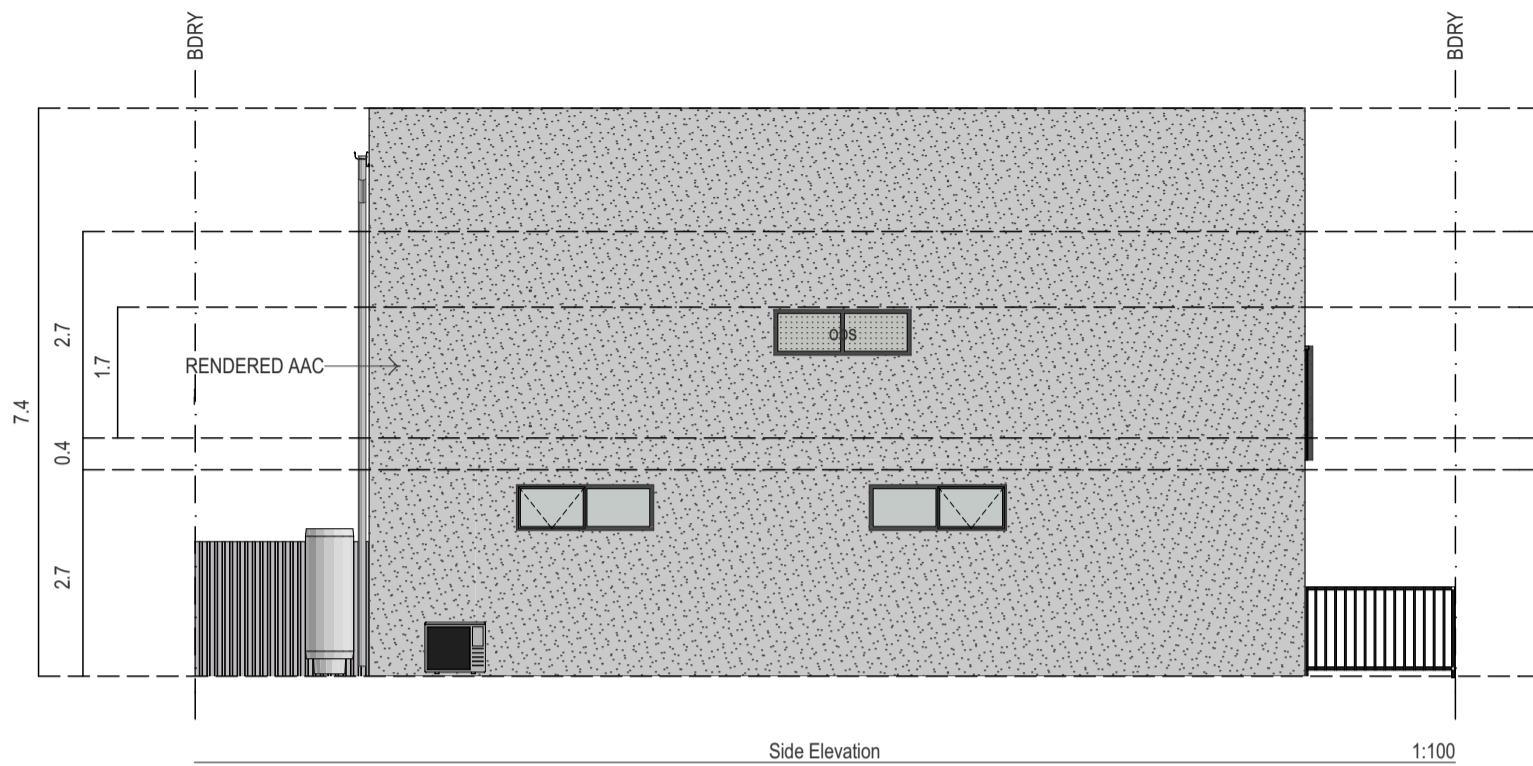
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**Scale @ A3:** 1:100




**Revision:** B

**Project Date:** 16/08/2018





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-  FCS - DULUX SHALE GREY
-  RENDER - DULUX MONUMENT
-  RENDER - DULUX SURFMIST



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**Drawing Title**  
**Planning - Lot 22 Side Elevations**

<b>Project</b>	RSA Morphetville
<b>Site</b>	RSA Morphetville Morphetville SA 5043
<b>Client</b>	Renewal SA

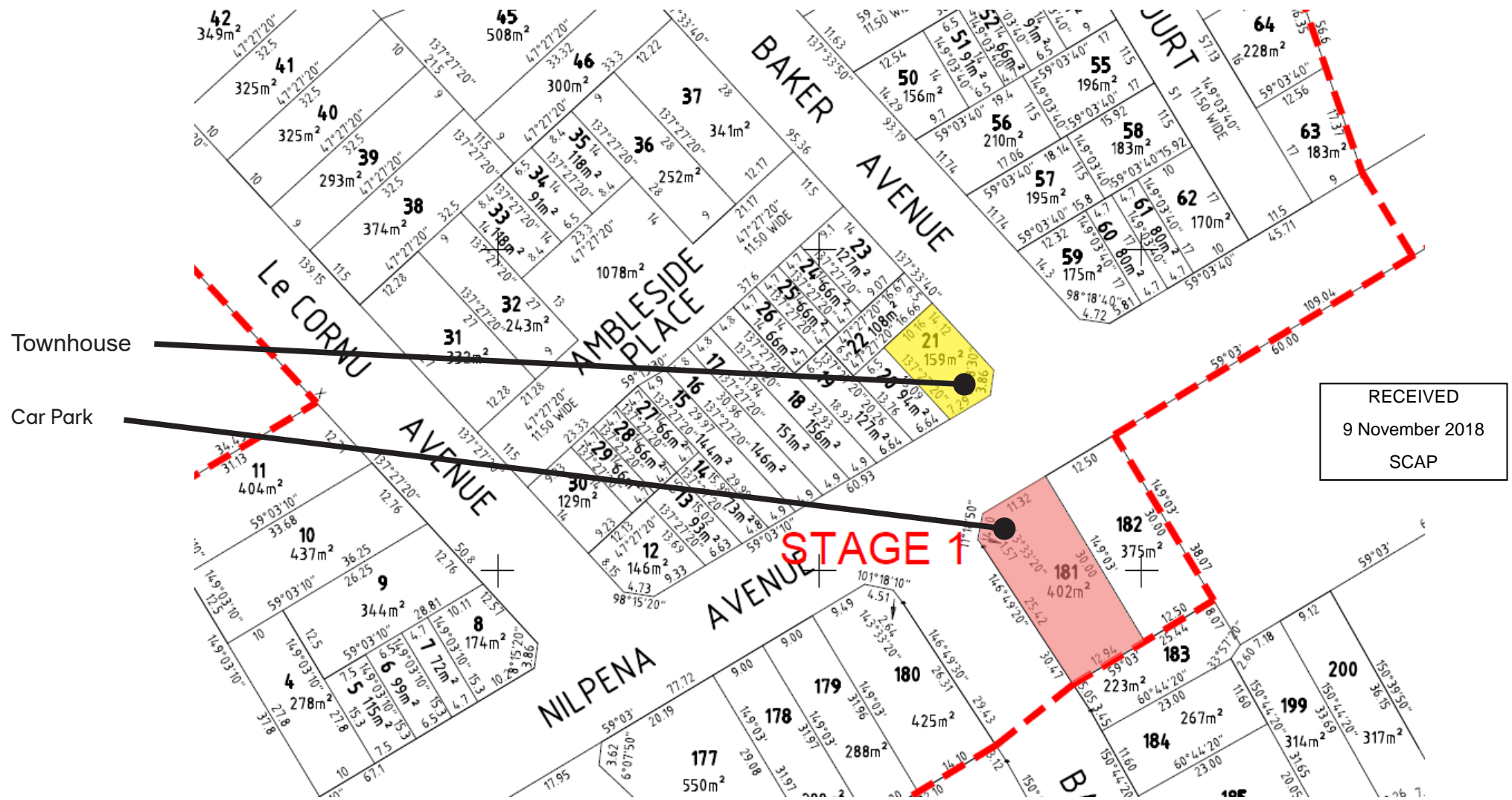
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**Scale @ A3:** 1:100

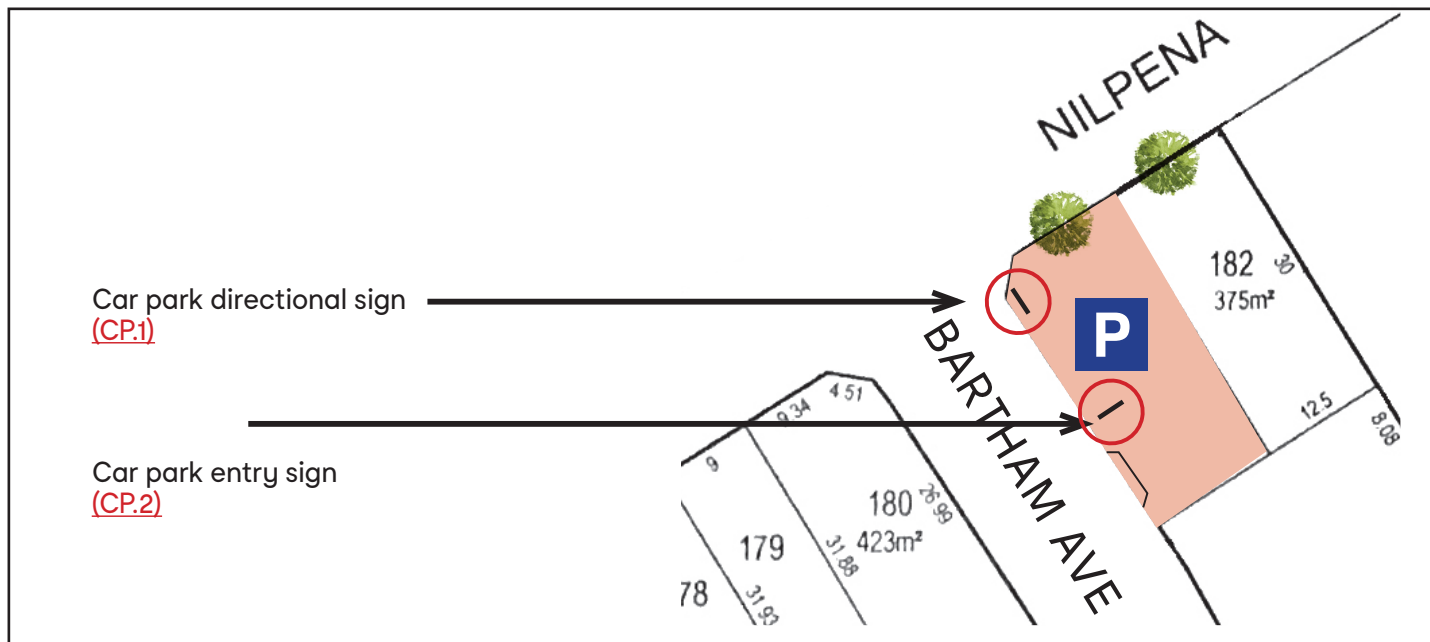
**Revision:** D

**Project Date:** 16/08/2018

Site Plan  
Signage Locations  
Townhouse and Car Park







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**Sign (T.1)**

Townhouses for sale S/S raised  
billboard

2650w x 1500h

2650



YOUR  
NEW  
HOME  
AWAITS  
YOU ...

TOWNHOMES  
NOW SELLING  
FROM \$336,000

1300 550 277  
livemorphettville.com.au

MORPHETTVILLE  
TOWNHOUSES

rivergum  
DEPARTMENT OF  
SOUTH AUSTRALIA

1500

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## Sign (T.1)

Townhouses for sale S/S raised  
billboard

2650w x 1500h

Image/sign not to scale

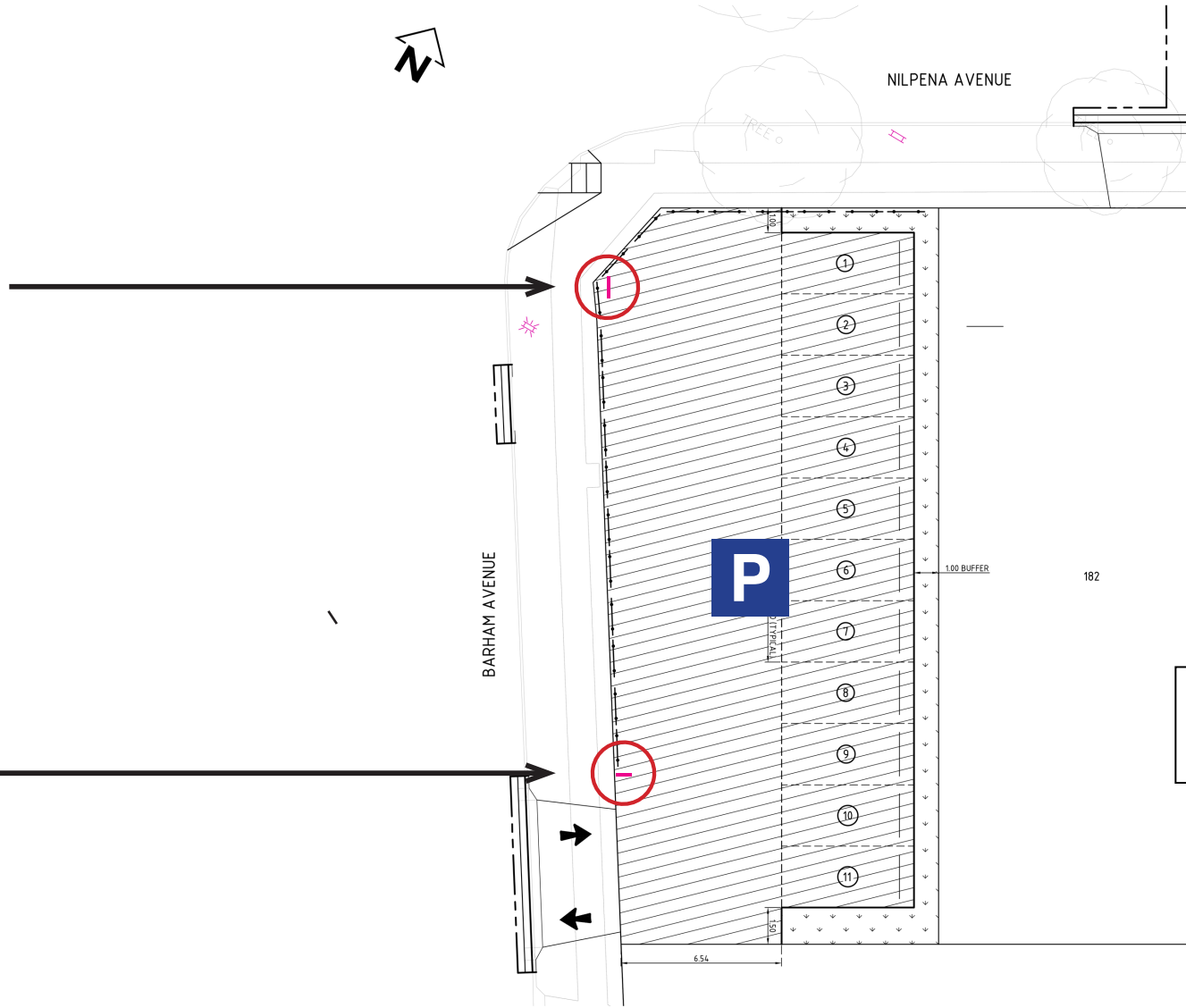


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# Car Park signs CS.1 & CS.2

**Sign (CP.1)**  
Car Park directional sign  
double sided  
600h x 1300w

**Sign (CP.2)**  
Car Park entry sign  
double sided  
600h x 1300w



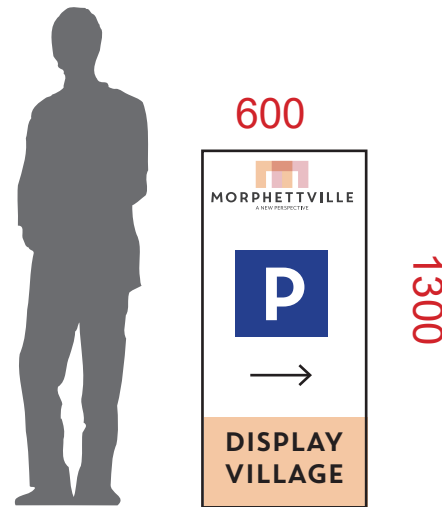
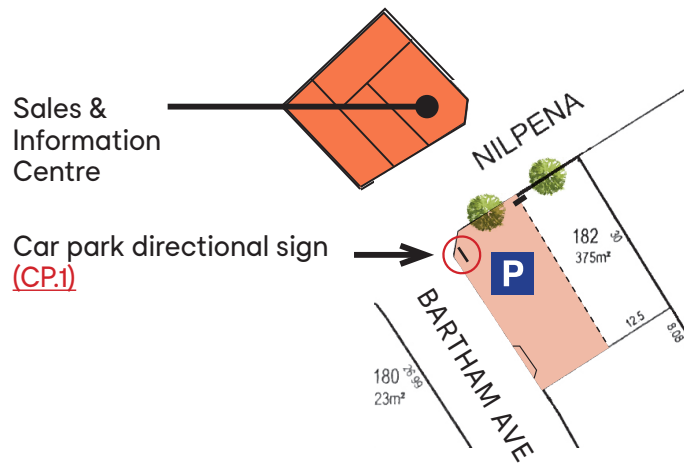
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SCAP

# Sign (CP.1)

Car Park directional sign

double sided

600h x 1300w



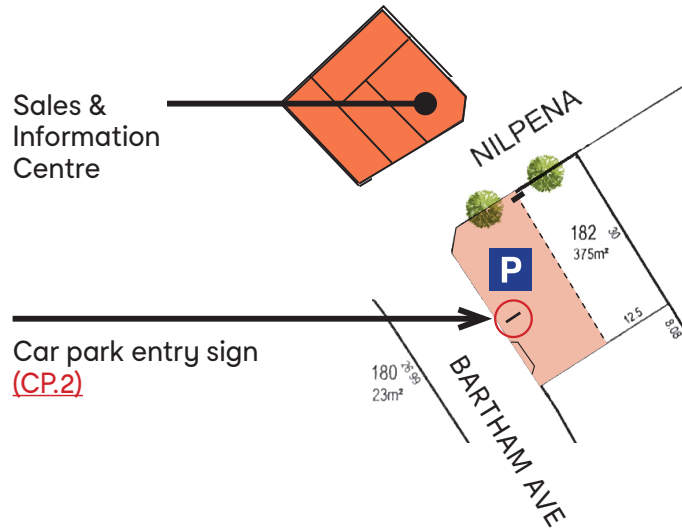
Artwork example

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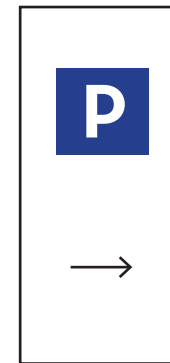
# Sign (CP.2)

Car Park entry sign  
double sided

600h x 1300w



600



1300

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12/09/2017



**RenewalSA**  
people partnerships progress

Development Officer – Planning  
City of Marion  
PO Box 21  
Oaklands Park SA 5046

Urban Renewal Authority  
trading as Renewal SA.  
Level 9 (West) Riverside Centre  
North Terrace, Adelaide SA 5000  
GPO Box 698, Adelaide SA 5001  
ABN: 86 832 349 553

T 08 8207 1300  
F 08 8207 1301  
E [renewalsa.info@sa.gov.au](mailto:renewalsa.info@sa.gov.au)  
[renewalsa.sa.gov.au](http://renewalsa.sa.gov.au)



Dear Assessing Planner,

**DEVELOPMENT APPLICATION  
4 SMALL LOT DISPLAY HOUSES, TEMPORARY CAR PARK  
AND ASSOCIATED SIGNAGE  
LOTS 99 & 317 NILPENA AVENUE, MORPHETTVILLE  
(PROPOSED LOTS 19-22 AND PROPOSED LOT 181 NILPENA AVENUE,  
MORPHETTVILLE)**

Please find enclosed a development application (3 copies) that seeks planning approval to construct four small lot display houses, an associated car park and associated signage on land in the City of Marion local government area.

Both sites are located at Nilpena Avenue, Morphettville in the Hundred of Adelaide and identified as Allotment 99 (proposed Allotments 19-22); for four small lot display houses and associated signage and Allotment 317 (proposed Allotment 181); for a temporary car park and associated signage. A copy of the Certificate of Title is enclosed for you information.

Please be advised that RenewalSA, on behalf of the South Australian Housing Trust (SAHT) will be undertaking the development. While the application has been lodged with the Council (in accordance with regulation 15(1)(a) the *Development Regulations 2008* (the Regulations)), the Development Assessment Commission (the Commission) is the relevant planning authority in accordance with section 34(1)(b)(i) of the *Development Act 1993* (the Act) and Schedule 10 of the Regulations. It would be appreciated if the application could be forwarded to the Commission with Council's comments within the time prescribed by the Regulations.

As background, the sites identified in the proposal form part of an approved Plan of Division (Development No. 100/D022/17). The Plan of Division, Building Envelope Plan and Staging Plan has been enclosed for your information.

The proposed small lot display homes will generate interest to consumers and builders alike and hence contribute to the future development of the Morphettville Neighbourhood Renewal Project. The small lot display homes will be open for a maximum of 4 days per week including weekends, between 1-5pm, subject to demand and interest. The design of the buildings are intended to raise densities and contribute to the diversity of housing in the area while retaining a good living experience.

In addition to the proposed small lot display homes, a temporary car park is proposed to cater to the visitors of the display homes. The proposed car park features 11 spaces and will not abut the nearby dwellings. Details of the small lot display homes and temporary car park are enclosed for your information.

Please be advised that Council has approved the necessary removal of a street tree in front of proposed Allotment 21 (as part of the land division process) and an approved plan identifying the tree to be removed and its location has been enclosed for your information.

The proposed signage includes one identification blade sign for a Sales & Information Centre D/S located at the corner of Nilpena and Baker Avenue; one double sided car park directional sign facing Barham Avenue; and one double sided car park entry sign facing the south east. All signage is subject to approval by RenewalSA before installation. The details of the proposed signage are enclosed for your consideration.

Further background regarding the project is enclosed should you require more information.

Please note that a cheque made to Marion Council for development assessment fees (equating to \$1008.00) is enclosed as well as a breakdown of the fees.

I have also enclosed for your consideration:

- A completed application form;
- A completed Electricity clearance declaration form;
- Certificates of title;
- Site plan, floor plans and elevation plans;
- Plan of Division;
- Building Envelope Plan;
- Staging Plan;
- Approval for street tree removal;
- Further background in relation to the project.



Thank you for your consideration of this application and if you require further information for your assessment please feel free to contact Paul Sherlock (m. 0415 249 878, [paul.sherlock@sa.gov.au](mailto:paul.sherlock@sa.gov.au)).

Yours sincerely,

**Patrick Mitchell**  
**Senior Program Manager**  
Project Delivery  
P: 08 8207 0793  
F: 08 8207 1301  
[patrick.mitchell@sa.gov.au](mailto:patrick.mitchell@sa.gov.au)  
[www.renewalsa.sa.gov.au](http://www.renewalsa.sa.gov.au)





# Stormwater Retention/Detention

Last Updated September 2017



## Introduction

Council's Development Plan states that, on land north of Seacombe Road, all new buildings and building extensions of 40 square metres or more in floor area, should incorporate sufficient on-site stormwater detention/retention to limit the rate of stormwater runoff.

Additionally, Building Rules introduced on 1 July 2006 require new dwellings (and some extensions or alterations) in South Australia to have an additional water supply to supplement the mains water. These provisions aim to reduce the demand on the State's mains water supply.

This brochure details the requirements for both different regulations as they relate to residential development, and how they can be satisfied through different tank configurations.

## Stormwater detention/retention

### Why are detention/retention tanks required?

The policies in Council's Development Plan are based on detailed engineering studies into the capacity of the Council's existing drainage systems. In the areas north of Seacombe Road, increasing residential densities and expanding industrial and commercial buildings are placing increased pressure on the existing underground drainage infrastructure, to the point where measures need to be considered immediately to prevent serious problems from arising in the near future.

Increasing the capacity of existing drainage infrastructure throughout the Council area to cater for the increase in stormwater flows is not feasible due to space and cost constraints.

Current best practice and the most cost effective method of controlling increased stormwater runoff is through either on site detention or retention of stormwater, both on a large and small scale.

Council will therefore require a stormwater detention tank or tanks to be provided in many developments to cater for extra stormwater runoff generated from increased roof area and other hard surfaces. Without this, the increase in roofed areas and other hard surfaces will result in flows exceeding the capacity of the existing underground drainage system that was designed and constructed in the 1960's.

The requirement to install stormwater detention/retention systems has been applied from 1 January 2000.

### What is a Detention Tank?

A stormwater detention tank **detains** or slows the release of stormwater from your property through the provision of on-site storage. It is important to note that a detention tank only slows down the rate of flow from your property compared to a traditional rainwater tank (which is a 'retention' tank) that also stores stormwater for domestic use.

A stormwater detention tank will be empty except during periods of rainfall and for a short time after rainfall ceases.

### Where are stormwater retention/detention systems required?

An on-site detention/retention system is required in all residential zones\* north of Seacombe Road where the roof area of all buildings expressed as a percentage of the allotment/site area exceeds 30% and the development proposed is one of the following:

- A new dwelling
- An addition to a dwelling greater than 40m<sup>2</sup>
- Land division where existing buildings are to remain

*\* Requirements for on-site detention/retention systems in Commercial/Industrial Zones are available from the City of Marion's Infrastructure Department*

Where appropriate, larger subdivisions should also provide for on-site stormwater detention or retention in a reserve. If this achieves the necessary level of detention from the overall site, Council may not require additional detention measures when the individual lots in the subdivision are developed.

### Retention/Detention Tank Requirements

Council's Development Plan contains policies stating that in residential areas north of Seacombe Road, sufficient on-site stormwater retention/detention should be provided in new development in order to limit stormwater runoff from the subject land so that the flows determined using the following runoff coefficients are not exceeded:

Within residential zones:	Runoff Coefficient:
5 year ARI* flood event	0.25
100 years ARI* flood event	0.45
Within non-residential zones:	Runoff Coefficient:
5 year ARI* flood event	0.65
100 year ARI* flood event	0.85

*\*ARI refers to "Average Return Interval"*



# Stormwater Retention/Detention

Last Updated September 2017



Traditionally, the coefficients have been satisfied through the provision of on-site stormwater detention. However, Council's latest Stormwater Management Plans recommend plumbed-in retention tanks instead of detention tanks because retention achieves both peak flow reduction in addition to volume reduction by enabling water conservation through reuse. These plumbed-in retention tanks also provide the additional water supply required under the Building Rules.

To assist developers, tables have been developed outlining the minimum retention/detention tank capacity/size to satisfy the relevant coefficients (Page 5 of this brochure). Either option 1 (detention tanks) or option 2 (retention tanks) can be followed to satisfy the coefficients.

The size of tanks required depends upon the size of the building(s) proposed (site coverage) and the allotment area/site area of that dwelling. Where more than one building is proposed per allotment, tank capacity should be individually determined for each site and its building/s.

Alternative designs (based on accepted engineering parameters and complying with the nominated flow rates in the Development Plan) can also be submitted for the consideration of Council as part of your development application.

*Note: The detention tanks referred to in the Table are standard 2 or 3 module rainwater tanks that are modified to include a 90mm inlet with a leaf guard, a 90mm outlet with an inspection opening and an outlet restriction orifice (available from Council). Detention tanks must also incorporate a permanent orifice (to ensure an appropriate rate of flow from the tank) of diameter 15mm (or 20mm if the allotment is greater than 751m<sup>2</sup> in area).*

## **Can I use a detention tank to collect rainwater to use?**

If you wish to use your detention tank to collect rainwater, you should choose to instead install a retention tank as outlined as Option 2 on Page 5 of this brochure.

If you choose to follow Option 1 and provide a detention tank, the detention tank cannot be used to collect rainwater for use. A stormwater detention tank will only work effectively if it is empty when a rainfall event occurs. If a rainwater tank to store rainwater for later use is desired, a separate tank would be required.

## **How do I maintain a stormwater detention tank?**

Maintenance is simply a matter of opening the inspection cover and checking to ensure the orifice plate has not

become blocked. Periodic checks and cleaning of the leaf guard would also be required.

The largest rainfall events are more likely to occur during the summer months - therefore, it is important that the tank is maintained all year round.

When the detention tank drains, a small amount of water will remain either in the bottom of the tank or in the pipework joining adjacent tanks. If left untreated, this water may attract mosquitoes. In order to prevent the mosquitoes breeding, the tank must either be drained on a regular basis or the water must be treated.

Please contact the Council's Environmental Health Officers for further information regarding prevention of mosquito breeding.

## **Additional Water Supply**

### **Why are rainwater tanks required?**

Separate to the policies in Council's Development Plan, the Building Code of Australia require new dwellings and certain dwelling additions to be provided with an additional water supply to supplement mains water.

Installing specially plumbed, minimum-sized rainwater tanks is the most common way of meeting the additional water supply requirement. Other means of providing the required additional water supply could include developments using a dual reticulated (fixed pipe) water supply system – such as Mawson Lakes – or approved bore water.

Under the rules, the additional water supply has to be plumbed to either a toilet, a water heater or to all cold water outlets in the laundry of a new home.

The same rules apply to new extensions or alterations where the area of the extension or alteration is greater than 50m<sup>2</sup> and includes a toilet, water heater or laundry cold water outlet.

### **What is a Retention Tank?**

A retention tank *retains* water for reuse. Under the requirements, retention or "rainwater" tanks must be plumbed to a toilet or laundry for reuse.

### **Plumbed rainwater tanks**

If rainwater tanks are to be used to provide the additional water supply required by the Building Code of Australia, new homes will need to be designed to ensure that rainwater from not less than 50m<sup>2</sup> of the roof is:



# Stormwater Retention/Detention

Last Updated September 2017



- Collected by gutters and downpipes
- Stored in a rainwater tank; and
- Plumbed to a toilet or a water heater or all laundry cold water outlets.

If the roof catchment area of the building is less than 50m<sup>2</sup> all the water run-off from the roof must be collected, stored and plumbed.

## What size rainwater tank should be installed?

The rainwater tank must have a storage capacity not less than 1 kilolitre (1000 litres).

Where a number of dwellings contribute to a communal rainwater storage tank, each dwelling must contribute rainwater from 50m<sup>2</sup> of its roof catchment area to the rainwater tank and water from the tank must be plumbed back to each individual dwelling. In these situations, the minimum rainwater tank size required is determined by multiplying the number of dwellings that contribute to the rainwater tank by one kilolitre for each dwelling.

Additionally, an overflow device must be fitted, and a mosquito proof, non-degradable screen must be attached to protect the water quality.

The requirement for a minimum one kilolitre plumbed rainwater tank is additional to the on-site detention water storage tank requirements, but can form part of a retention tank system, as per Option 2 on [Page 5](#) of this brochure.

## Plumbing requirements

The plumbing aspects of the policy are regulated by the South Australian Water Corporation (SA Water) in accordance with the Waterworks Act 1932 and Waterworks Regulations 1996. SA Water require all plumbing work to comply with AS/NZS 3500:2003, the National Plumbing and Drainage Code and any SA Variations published by SA Water. The technical requirements for rainwater tanks are contained in Section 14 of AS/NZS 3500:2003 Part 1 and the SA Water Variations

A licensed plumber must:

- Install the piping system delivering the rainwater to the water closet, water heater or cold water laundry outlets and
- Complete a Certificate of Compliance certifying that the installation has been installed in accordance with AS/NZS 3500 and the SA Variations. The Certificate of Compliance must be provided to SA Water and

the home owner within 7 days of completion of the work.

## When must the rainwater tank be installed?

Regulation 83A of the Development Regulations 2008 states that all new Class 1a buildings (i.e. dwellings and dwelling additions) are required to have all connections made for the supply of water from all sources prior to the occupation of the dwelling. That is, all sources of water identified in the development approval (mains, rainwater tank, third pipe scheme) must be connected before the dwelling is occupied.

## Combined Retention and Detention Tanks

Where both detention and retention tanks are required, combination tanks are permitted. A combination tank is a tank constructed to store at least 1000 litres of water while also containing the required stormwater detention volume as specified under Option 1 on [Page 5](#) of this brochure. Such a tank would have to be connected to the dwelling as per the retention requirements and must also have the slow release orifice installed partway up to meet the detention requirements. You will need to consult a licensed plumber or tank manufacturer to assist in specifying the tank system.

Alternatively, a retention system can be provided in accordance with Option 2 on [Page 5](#) of this brochure to substitute for both detention and rainwater tanks.

# Stormwater Retention/Detention

Last Updated September 2017



## Other Information

### Development applications

All development applications lodged with local councils for new houses and relevant extensions/alterations for houses need to include details of how they will meet the water saving requirements. If rainwater tanks are to be used, details of the size, location, whether the tank is to be on a stand or at ground level, area of roof catchment to the tank and plumbing details for the installation of the tank must be included on the plans.

### Installation of new rainwater tanks to existing houses

Under Schedule 3 of the Development Regulations 2008, a new rainwater tank to an existing dwelling (and any supporting structure) does not require Development Approval if it meets the following requirements:

- is part of a roof-drainage system; and
- has a total floor area not exceeding 10 square metres; and
- is located wholly above ground; and
- has no part higher than 4 metres above the natural surface of the ground.

Irrespective of whether a tank requires Development Approval or not, the overflow from rainwater tanks should always be directed to the street. If the tank is to be supported by a stand, care should be taken to ensure that there is adequate support for the stand as a 1000 litre tank will weigh over 1 tonne when full. It is recommended that a licensed builder be consulted to provide advice on adequate support for the stand.

### Regulated trees

Any work that may substantially damage or affect a significant tree or trees, whether on your property or an adjoining property, requires approval from the Council. For clarification on what a significant tree is and what are considered to be tree damaging activities, please refer to separate Information Brochure "[Regulated and Significant Trees](#)".

Note that, a tree damaging activity may occur as a result of work associated with installation of a stormwater system (for example, digging of trenches for pipework may affect root systems). In these cases, a Development Application for tree damaging activities must be lodged with and approved by the Council before construction commences.

### Want to Know More?

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with the particular topic. It is not a substitute for reading the relevant legislation or the Development Plan.

It is recommended that if you are intending to undertake development, you seek professional advice or contact the Council for any specific enquiries or for further assistance concerning the use and development of land.

### Contact Details - City of Marion Development and Regulatory Services Division

245 Sturt Road  
Sturt SA 5047

PO Box 21  
Oaklands Park SA 5046

Telephone: (08) 8375 6685  
Facsimile: (08) 8375 6899

Website: [www.marion.sa.gov.au](http://www.marion.sa.gov.au)  
Email: [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)



# Stormwater Retention/Detention

Last Updated September 2017



<b>Option 1: Minimum Tank Requirements for On-Site Detention/Retention</b>					
Allotment/ Site Area <sup>2</sup>	Roof area <sup>3</sup> as percentage of allotment (or site) area:				
	<30%	30-35%	35-45%	45-55%	>55%
	Required minimum percentage of main roof area <sup>4</sup> directed to tank				
	N/A	60%	70%	80%	80%
350m <sup>2</sup> or less	Nil	1 x 2-module tank <sup>1</sup> , or equiv. volume (660L)	1 x 2-module tank, or equiv. volume (660L)	1 x 3-module tank, or equiv. volume (1000L)	2800L
351-450m <sup>2</sup>	Nil	1 x 2-module tank, or equiv. volume (660L)	1 x 3-module tank, or equiv. volume (1000L)	1 x 2-module tank + 1 x 3-module tank, or equiv. volume (1660L)	4400L
451-550m <sup>2</sup>	Nil	1 x 3-module tank, or equiv. volume (1000L)	2 x 2-module tanks, or equiv. volume (1320 l)	2200L	5800L
551-650m <sup>2</sup>	Nil	2 x 2-module tanks, or equiv. volume (1320L)	1 x 2-module tank + 1 x 3-module tank, or equiv. volume (1660 litres)	2900L	7400L
651-750m <sup>2</sup>	Nil	1 x 2-module tank + 1 x 3-module tank, or equiv. volume (1660L)	2 x 3-module tanks, or equiv. volume (2000L)	3700L	9200L
751-850m <sup>2</sup>	Nil	2 x 2-module tanks, or equiv. volume (1320L)	2 x 3-module tanks, or equiv. volume (2000L)	3400L	9500L
851-950m <sup>2</sup>	Nil	1 x 2-module tank + 1 x 3-module tank, or equiv. volume (1660L)	2200L	4100L	10500L
951-1050m <sup>2</sup>	Nil	2 x 3-module tanks, or equiv. volume	2700L	4700L	12130L
<b>PLUS</b>	<b>1000L retention (rainwater) tank</b> Rainwater from not less than 50m <sup>2</sup> of the roof must be collected by gutters and downpipes, stored in the tank, and plumbed to a toilet, water heater, or all laundry cold water outlets				

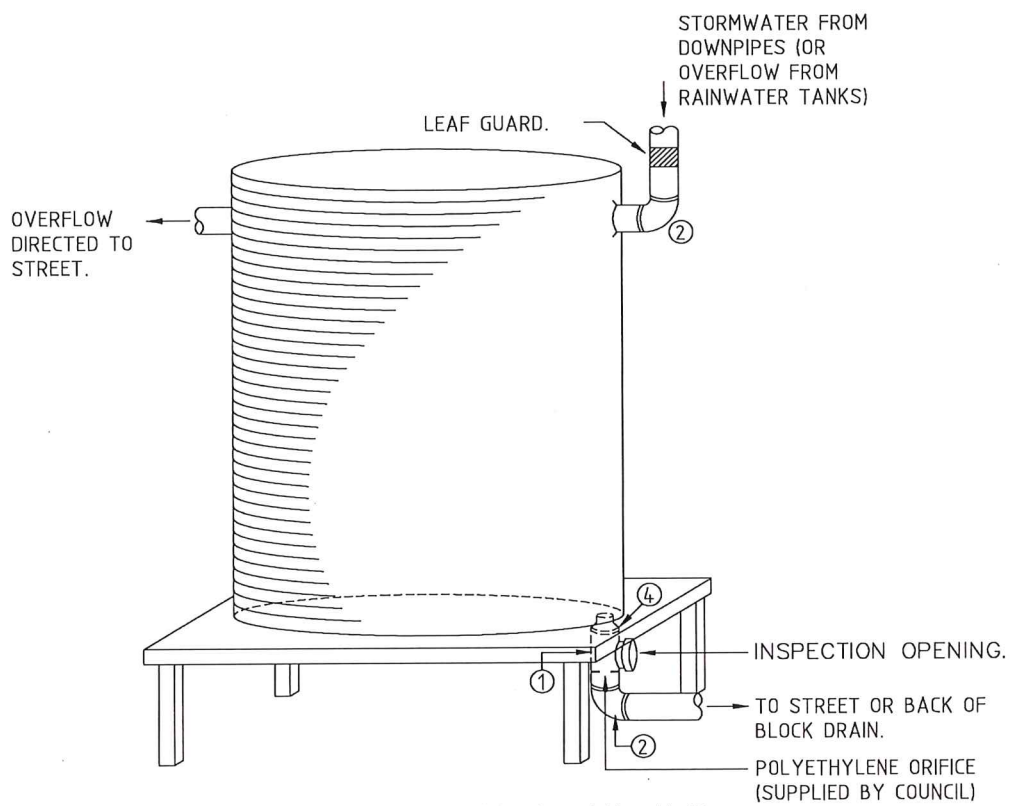
OR

<b>Option 2: Minimum Tank Requirements for On-Site Retention (recommended)</b>		
Roof Area <sup>3</sup>	Tank Capacity	Design Requirements
150m <sup>2</sup> or less	3000L	Fully plumbed into toilet and laundry <sup>5</sup> At least 80% of the main roof area connected to tank
Greater than 150 <sup>2</sup>	5000L	Fully plumbed into toilet and laundry <sup>5</sup> At least 80% of the main roof area connected to tank

1. A 2-module tank refers to a 660 litre rectangular tank and a 3-module tank refers to a 1000 litre rectangular tank
2. Allotment and site area to be rounded to the nearest whole square metre
3. 'Roof area' refers to the roof area of all buildings on the allotment, including any net addition to the roof area as a result of the proposed development
4. 'Main roof area' excludes any roof not contiguous with the main roof of the dwelling
5. Larger rainwater retention tanks that are also plumbed into a water heater are encouraged

# Stormwater Retention/Detention

Last Updated September 2017



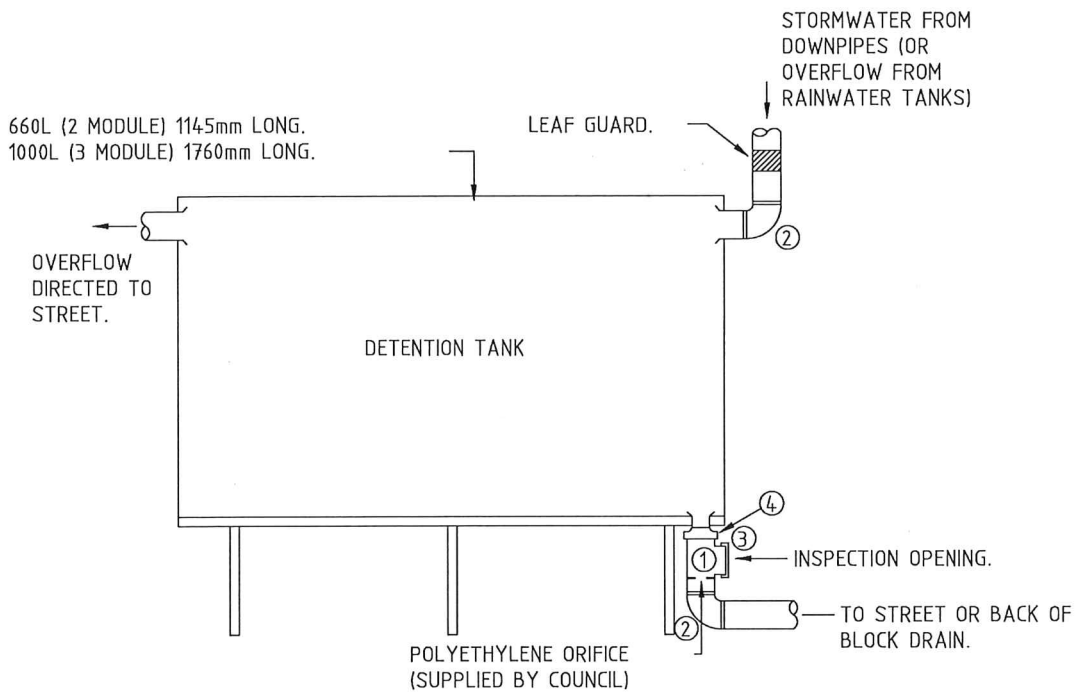
CIRCULAR DETENTION TANK ARRANGEMENT

#### FITTINGS

- ① 90mm TEE PIECE
- ② 90mm 45° BEND
- ③ 90mm PUSH ON CAP
- ④ 75/90mm EXPANSION

# Stormwater Retention/Detention

Last Updated September 2017



SINGLE DETENTION TANK ARRANGEMENT

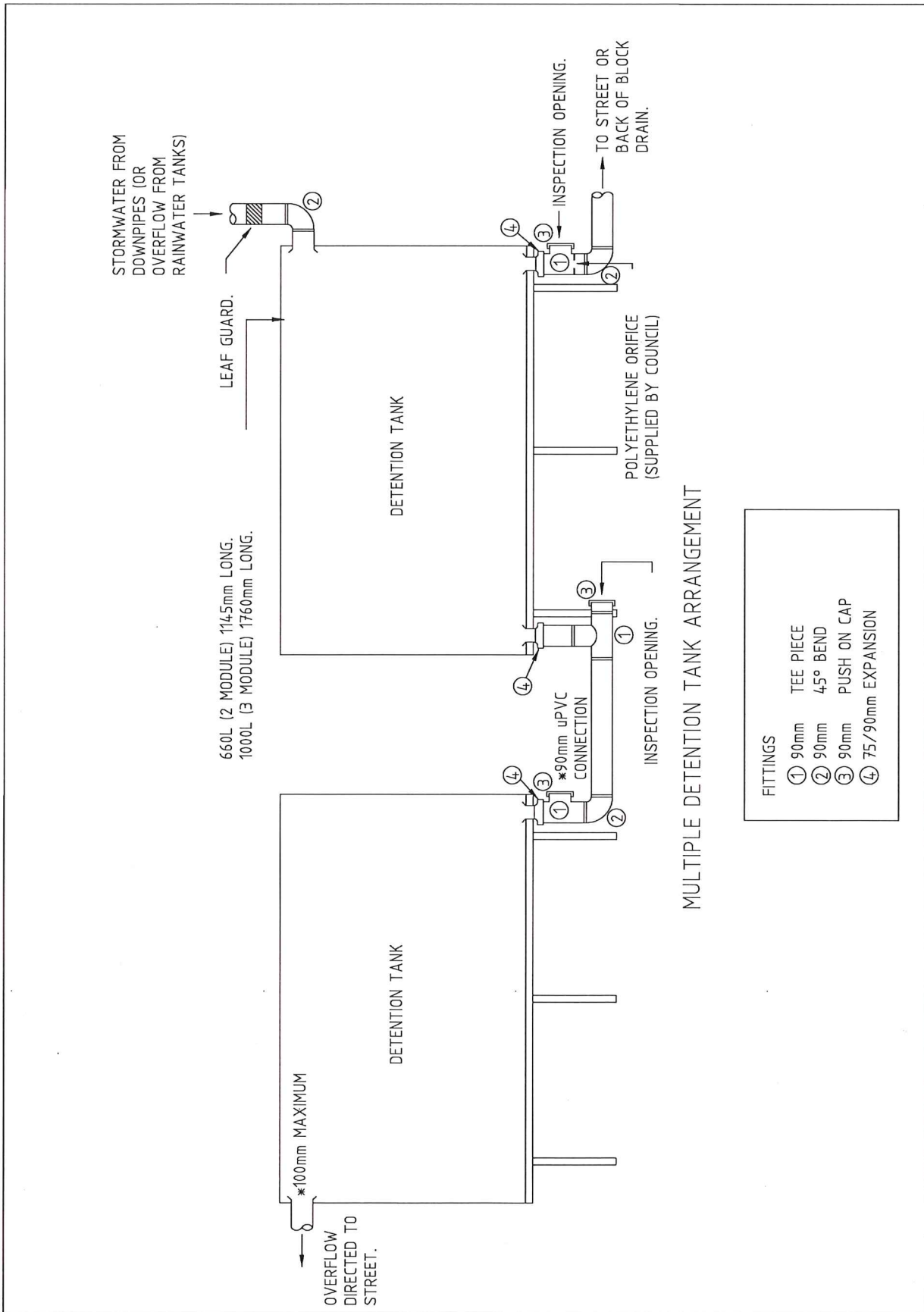
FITTINGS

- ① 90mm TEE PIECE
- ② 90mm 45° BEND
- ③ 90mm PUSH ON CAP
- ④ 75/90mm EXPANSION



# Stormwater Retention/Detention

Last Updated September 2017





# MORPHETTVILLE

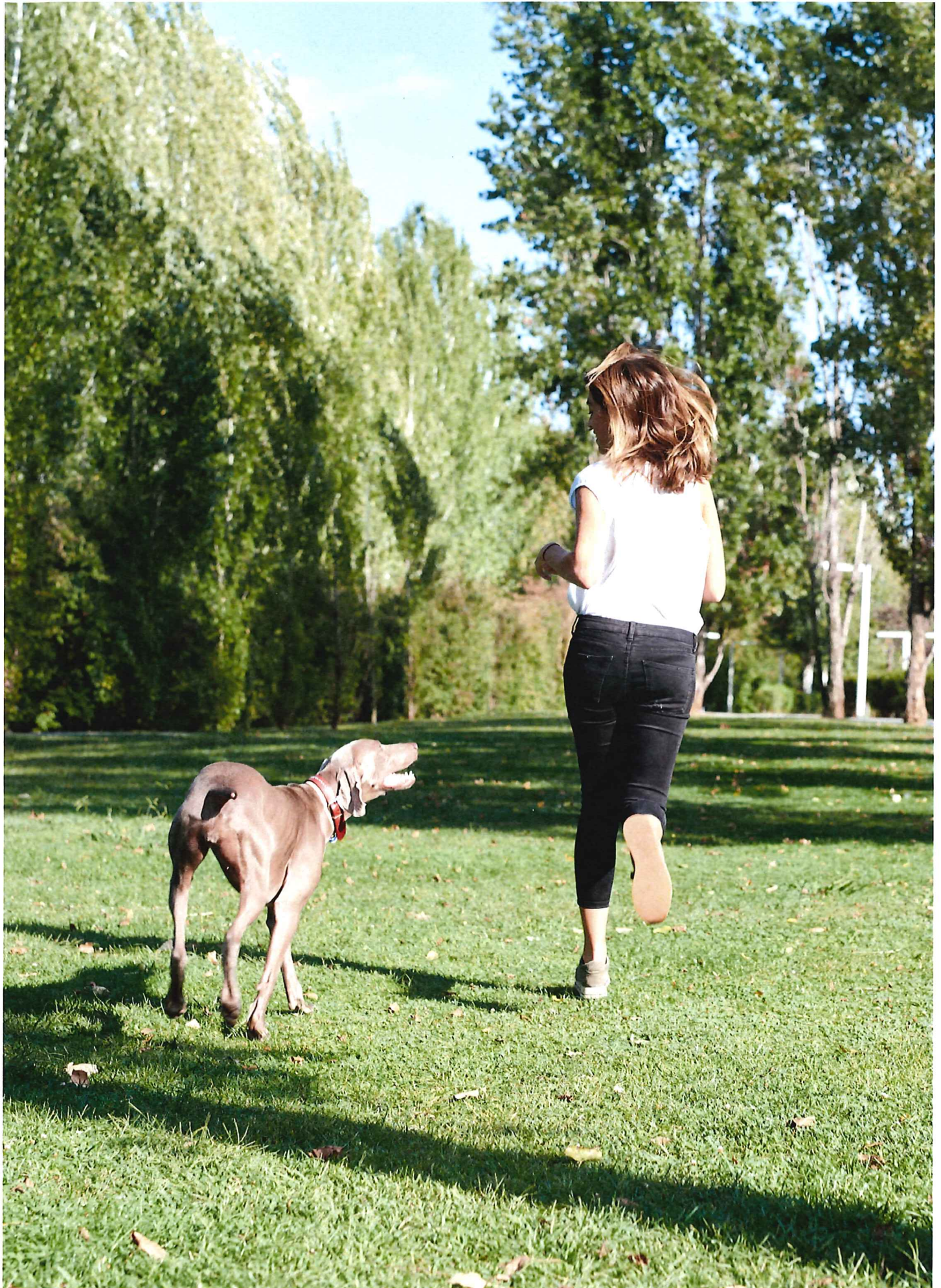
A NEW PERSPECTIVE

## RESIDENTIAL DESIGN GUIDELINES

April 2017











# CONTENTS

<b>1. ABOUT THIS GUIDELINE</b>	<b>4</b>
1.1 RESIDENTIAL DESIGN REQUIREMENT STRUCTURE	5
1.2 INCURRED COSTS	5
1.3 CONSTRUCTION TIMELINES	5
1.4 PROCESS FOR APPROVAL	6
<b>2. SUSTAINABILITY</b>	<b>8</b>
2.1 BUILDING ORIENTATION	8
2.2 WINDOW TREATMENTS	8
2.3 WATER HEATING	9
2.4 WATER CONSERVATION	10
2.5 CLEAN SITE CONSTRUCTION	10
2.6 ENERGY EFFICIENCY	10
<b>3. PLANNING THE SITING OF YOUR HOME</b>	<b>11</b>
3.1 BUILDING ENVELOPE PLAN	11
3.2 EXTERIORS	11
3.3 BUILDING SETBACKS	12
3.4 PRIVATE OPEN SPACE	12
<b>4. YOUR HOME AND THE STREET</b>	<b>12</b>
4.1 MATERIALS AND COLOURS	12
4.2 ENTRY PORCH & PORTICOS	13
4.3 CORNER ALLOTMENTS	13
4.4 ROOF DESIGN	14
4.5 PRIVACY AND SURVEILLANCE	14
4.6 WINDOWS AND DOORS	15
4.7 FRONT YARD LANDSCAPING	15
4.8 FENCING	15
4.9 GARAGES AND CARPORTS	16
4.10 DRIVEWAY AND CROSSOVER	16
4.11 OUTDOOR STRUCTURES	17
4.12 NATIONAL BROADBAND NETWORK (NBN)	18

CITY OF MARION  
DEVELOPMENT SERVICES  
15 SEP 2017  
RECEIVED



# 1. ABOUT THIS GUIDELINE

The Morphetville Urban Renewal project is a master planned urban and community development within the City of Marion involving renewal of an existing neighbourhood. It is being developed using 'traditional neighbourhood design principles', supporting the wider project objectives of sustainability, enhancing social interaction and returning a sense of community to residential areas.

A key goal of Morphetville Urban Renewal Project is the promotion of a variety of housing types with the objectives of:

- Providing greater housing choice;
- Creating a broad price range for housing, incorporating both traditional detached housing and a range of other new and innovative housing products;
- Delivering built form that will achieve consistent urban design within the project area;
- Redesigning the streetscape, and rebalancing the mix of public and private ownership.

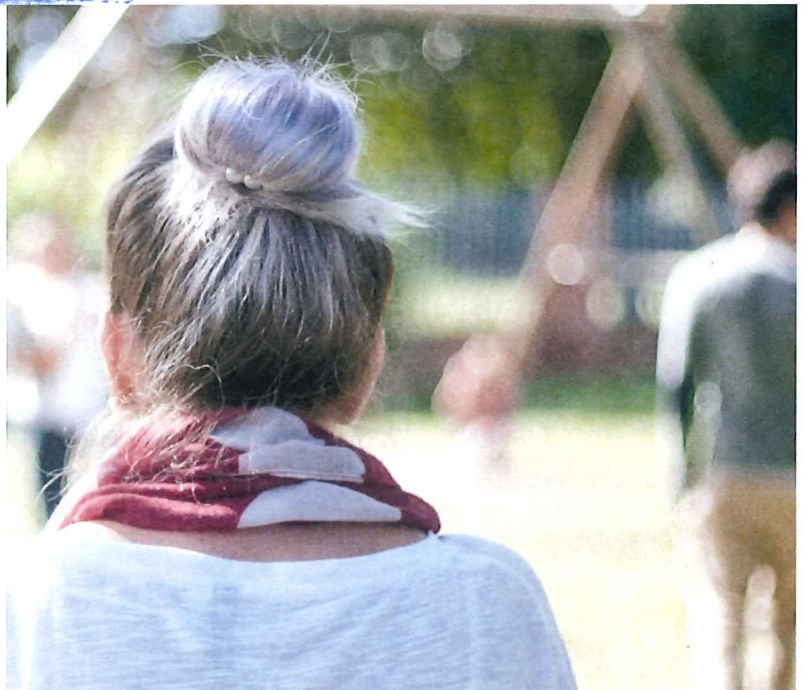
To achieve these aims, a level of development guidance is required, in this case in the form of a Residential Design Guideline.

Built form design guidelines will ensure Morphetville develops into a quality neighbourhood that provides investment protection to all, maintains flexibility to design your dream home while ensuring your home contributes to the creation of a neighbourhood that all residents will be proud to call home.

All purchasers of land at Morphetville have committed to the Encumbrance which is a legally binding document registered on your Certificate of Title.

Diverse and innovative housing designs are encouraged at Morphetville. Any application not strictly in accordance with the design guidelines that is high quality and meets the overall vision may be granted approval if the home has strong design merit. The Encumbrance Manager will make the final decision in respect to any variations.

Note: These Residential Design Guidelines will not apply to compact lots designated by Renewal SA which are subject to being constructed via House & Land packages.



## 1.1 RESIDENTIAL DESIGN REQUIREMENT STRUCTURE

The structure of this Residential Design Requirement follows the design process and is set out as follows:

### 1. ABOUT THIS GUIDELINE:

A background to the Residential Design Guideline and its role in the approval process;

### 2. SUSTAINABILITY:

Achieving a more environmentally friendly dwelling, aiming to reduce your energy consumption;

### 3. PLANNING THE SITING OF YOUR HOME:

Arranging your house in the best way on your allotment;

### 4. YOUR HOUSE AND THE STREET:

Ensuring your block and others work together to contribute to a great, safe and friendly street.

## 1.2 INCURRED COSTS

- As Renewal SA has carefully planned the location of services and infrastructure any costs related to relocation, removal or establishment of any infrastructure, services, utilities, street trees, landscaping, footpaths, crossovers, kerbing, fencing, retaining walls etc., required due to the design and siting of your home must be paid for by you. Renewal SA will not accept the responsibility or cost of altering any services or infrastructure beyond that which is already constructed or planned.
- If there is a level change from the existing levels at the property boundary, you are required to address the levels at your expense.

## 1.3 CONSTRUCTION TIMELINES

It is a requirement that for each individual site, construction of a dwelling will commence within twelve (12) months of settlement of the land sale contract, and be completed within 12 months of commencement, including front landscaping.

This ensures house construction gets underway soon after land has been purchased and that the landscaping of homes are quickly established and maintained.



## 1.4 PROCESS FOR APPROVAL

Prior to applying for Development Approval from the City of Marion to construct your house, the owner must submit all drawings, schedules and specification of the house to Renewal SA for an assessment of compliance with the Residential Design Guideline for the Morphettville Urban Renewal area.

A preliminary sketch plan can be submitted for preliminary discussion prior to formally submitting all appropriate documentation.

Submission to be forwarded by post as detailed below:

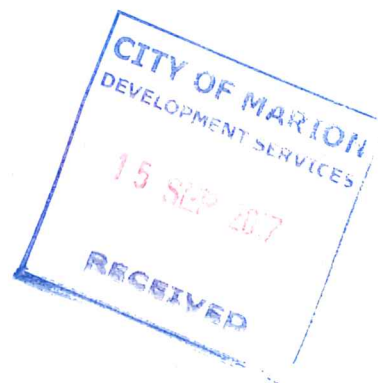
Project Manager  
(Encumbrance Assessment)  
Morphettville Urban Renewal Project  
Project Delivery (Renewal SA)  
Level 9 Riverside Centre North Tce  
ADELAIDE SA 5000

For queries about or help with this Residential Design Guideline, please contact 8207 1300.

Approval from Renewal SA does not constitute Development Approval, which is required from the City of Marion; rather a contractual agreement between landowner and developer that prescribed standards are met to achieve project objectives.

City of Marion endorsement and approval is still required following the encumbrance approval.

Applicants should consult the City of Marion and other relevant authorities for information on other legislation and policies concerning residential development.





## STEP 1

Read this Residential Design Guideline and consider the Building Envelope Plan for your allotment.

## STEP 2

Prepare plans for your allotment and home.

## STEP 3

Submit plans, materials and colour selections to Renewal SA for assessment (your builder will help you to do this, and may undertake this step on your behalf). Further information, clarifications, or amendments may be sought by Renewal SA to ensure your design meets this Residential Design Guideline.

## STEP 4

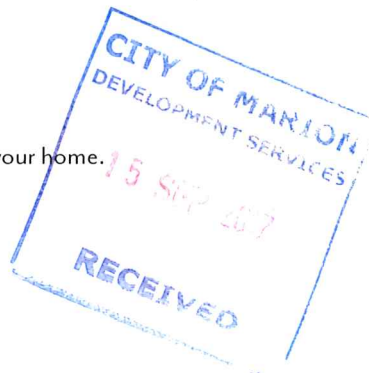
Approval granted by Renewal SA. Stamped plans will be supplied to your builder for submission to the City of Marion for statutory development assessment.

## STEP 5

Construction of your home.

## STEP 6

Landscape your home.





## 2. SUSTAINABILITY

### DESIGN INTENT

Consistent with the Renewal SA's commitment towards providing 'sustainable' developments to the community, Morphettville has endeavoured to fulfil the State Government's objectives of creating communities that balance social, environmental and economic outcomes, not only to those persons residing within the redevelopment area, but also for the wider community.

### 2.1 BUILDING ORIENTATION

#### DESIGN INTENT

Energy efficiency starts with clever design. The way in which a building is oriented contributes to the embodied and future energy uses of a building.

#### MANDATORY

- A living area with a north-facing window must be provided (and should be maximised) with appropriate shading.

### 2.2 WINDOW TREATMENTS

#### DESIGN INTENT

Effective shading from direct sunlight and heat gain can have a similar effect on the mechanical cooling needs of a home.

#### MANDATORY

Locate living areas to the North and where possible locate sleeping areas to the South.

- North facing windows should be maximised
- West windows should be minimised as they are difficult to shade
- Lower storey windows and glass doors which face north, west or east must also have their own adequate external shading. This may consist of eaves of not less than 400-450mm or other alternative external shading device.
- Roller shutters on publicly visible windows are not acceptable.



## 2.3 WATER HEATING

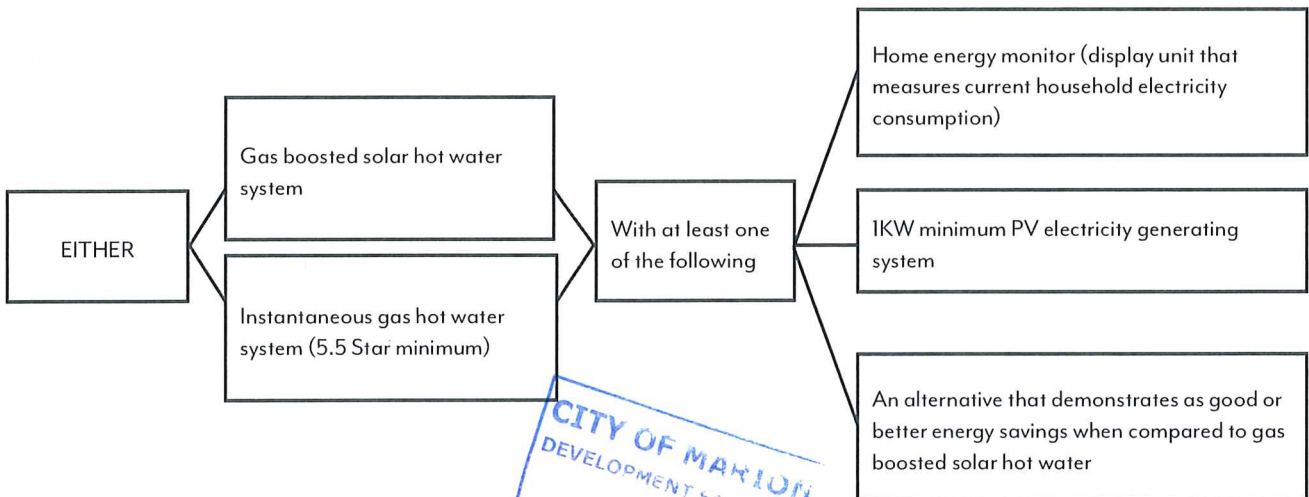
### DESIGN INTENT

An energy efficient water heater has the potential to reduce household energy bills significantly.

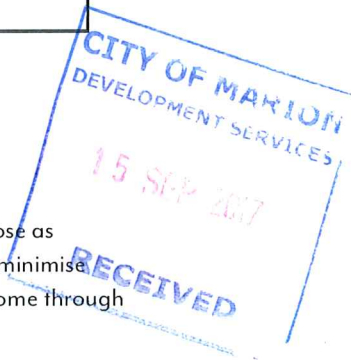
There are a range of energy efficient hot water heaters to choose from, depending on your fuel source, household size, budget, and preference for instantaneous or storage systems. By choosing the best hot water system for your needs and using it wisely, you can lower your hot water costs.

### FURTHER SUGGESTIONS

Choices for hot water systems are as follows:



Hot water systems should be located as close as possible to the kitchen and bathrooms, to minimise water loss when waiting for hot water to come through the shower/bath/sink.



## 2.4 WATER CONSERVATION

### DESIGN INTENT

When precious resources like water are in short supply, the advantages of collection, storage and re-use of water becomes crucial to their management.

Minimising mains water use and using fit-for-purpose water will reduce demand on the drinking water system and benefit the environment.

### MANDATORY

- All dwellings must include a rainwater (retention) tank, at the following minimum size, plumbed to a toilet.
- Allotments up to 300m<sup>2</sup> in land size require a 1000 Litre tank
- Allotments over 300m<sup>2</sup> in land size require a 3000 Litre tank
- All dwellings on all allotments will additionally need a detention tank, provided to meet all requirements in accordance with City of Marion (Council) Development Plan
- External taps must be provided at both the front and rear of the lot to enable garden irrigation.

## 2.5 CLEAN SITE CONSTRUCTION

### DESIGN INTENT

Morphettville is located within a beautiful environment; protecting this environment during construction is important and we encourage you to discuss with your builder how they will address these requirements as part of their construction plan.

### MANDATORY

- All building materials and wastes associated with construction must be contained on site with a bin provided on site at all times. Bins on site must be emptied regularly.
- Light wastes (plaster and cement bags, plastics, wrappings) should be disposed of in covered waste bins to avoid blowing into the surrounding environment.
- Site is to be kept in a clean and tidy manner throughout construction; Recycling of waste is encouraged where possible.
- Materials required for construction must be stored on sites in a neat and tidy manner and wholly within the property boundary.
- Any surplus soil from footing excavation must be immediately removed from site and legally disposed. Surplus soil is not to be stored on site or on adjoining allotments.
- Barriers may be required to be installed to prevent soil, debris and rubbish from entering the stormwater system.

## 2.6 ENERGY EFFICIENCY

### DESIGN INTENT

All new homes built in South Australia need to comply with the State Government's Sustainable Home requirements that require a '6-Star' Energy Rating.

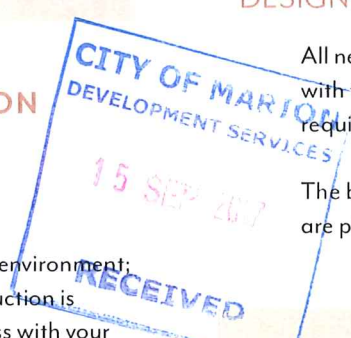
The best time to consider energy efficiency is when you are planning a new home.

### MANDATORY

- Minimum 6 star energy rating. Your builder will undertake a home energy rating assessment for submission under the Building Code.

### FURTHER SUGGESTIONS

- Further to the minimum 6 star energy rating, we encourage you to consider the inclusion of a range of efficiency measures including:
- Zoning your home with doors to allow efficient heating and cooling.





- Including external eaves and window shading devices to the north, east and western facades.
- We encourage the inclusion of Solar Hot Water and Photo voltaic (PV) cells. These panels should be supported on your roof not on a separate frame and be located where possible to reduce visual impact from the street. Solar Hot Water tanks should be located within your roof space or at ground level.
- The Australian Government website located at [www.yourhome.gov.au](http://www.yourhome.gov.au) has a wide variety of energy saving tips.

## 3. PLANNING THE SITING OF YOUR HOME

### 3.1 BUILDING ENVELOPE PLAN

#### DESIGN INTENT

Every allotment within the Morphettville project area is unique and guided by a Building Envelope Plan (BEP). Driveway locations, access points, easements and other impacting elements are detailed on the BEP.

You must ensure you apply this Residential Design Guideline in conjunction with the relevant BEP for your allotment.

Where the BEP may slightly differ from the building setbacks outlined below, the requirements outlined in the BEP will take precedence.



#### MANDATORY

- How you place your home on your block should be in accordance with the Building Envelope Plan (BEP).
- The BEP details the minimum front, side, and rear setbacks for your home; if your allotment has a single or double driveway; and if your allotment allows building on the boundary where a portion of the wall can be built up to the neighbouring boundary.
- You will need to make sure the location of your lot service connections and street infrastructure is considered in your design.

## 3.2 EXTERIORS

### DESIGN INTENT

A range of contemporary architectural styles will be supported to allow every resident to build the home of their dreams. All homes will sit comfortably side by side through the design guidelines focus on quality and street front design.

#### MANDATORY

The front and corner exterior of your home to a public street should present an attractive and interesting appearance through the use of a mix of the following treatments;

- Use of varied wall and roof lines to avoid long expanses of flat wall.
- Incorporation of contemporary windows at all levels of your home visible from a public street. High level windows on large blank walls are not acceptable.
- No bathrooms or ensuites should be visible on front elevations.
- Two storey is desirable with upper floor balconies to the front, and where on a corner allotment (only), side of your home.



X High level windows on large blank walls are not acceptable.



### 3.3 BUILDING SETBACKS

#### DESIGN INTENT

A setback is defined as the distance between a property boundary and the main wall.

#### MANDATORY

- Dwellings should conform to the setbacks shown on each allotment's BEP.
- Boundary walls should not exceed 10 metres in length. Where there are two separate walls on a boundary they should be separated by a space of no less than 3 metres.
- Dwellings that encroach outside the setbacks shown on the BEP are unlikely to be approved and only minor encroachments will be assessed on merit.

### 3.4 PRIVATE OPEN SPACE

#### DESIGN INTENT

Open space is to be provided in accordance with the City of Marion Development Plan.

Minimum dimensions and overall sizes for private open space (POS) help to ensure the functionality of outdoor spaces and encourage indoor/outdoor living. Overly small or narrow spaces are less likely to be used regularly. Front yards are not counted as POS.

POS should be accessed directly from the 'living areas' of your home. 'Living areas' include, but not limited to: lounge rooms, family rooms, dining rooms, living rooms etc., but does not include bedrooms, or bathrooms, Renewal SA will consider the function of a room rather than its name on any plans when determining if it is a living area.

#### MANDATORY

- POS must be provided in accordance with the open space requirement in the Council development plan.

## 4. YOUR HOME AND THE STREET

### 4.1 MATERIALS AND COLOURS

#### DESIGN INTENT

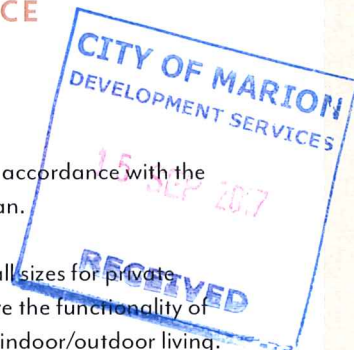
Your material and colour selections are an important part of creating an individual feel for your home to create interest.

Your encumbrance application needs to identify the mix of materials, colours and textures proposed.

When selecting materials you should ensure that they will provide a high quality appearance over time and be easy to maintain.

#### MANDATORY

- Your home must contain a range of building materials on visible facades and built using at least two of the following materials:
  - Rendered, bagged or painted masonry in a single or mix of complimentary colours
  - Stone
  - Feature face clay masonry brick
  - Feature panels including with expressed joints
  - Feature lightweight cladding painted or stained
  - Treated timber or steel as feature highlights to the facade in the form of high quality window frames, timber panel garage doors, feature front doors or feature front fencing may be considered based on architectural merit as the second material.
- Galvanised iron, zinc or plain aluminium coated steel, plain fibre cement sheet, bare concrete blocks or plain cement panels will typically not be permitted for use a feature building materials visible from a street or reserve. These materials may be used for feature highlights where they complement the home's architectural style.
- Alternative textures and material colours will be considered on merit.
- A full schedule of materials and selected colours must be included as part of your application.





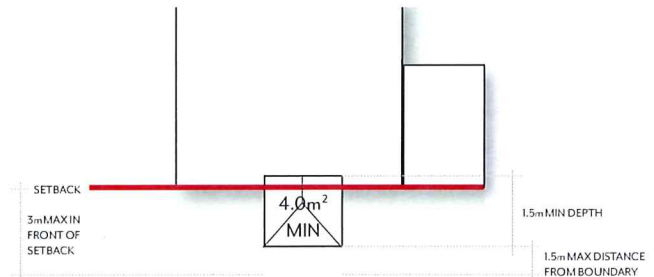
✔ Example use of at least two building materials on visible facade.

## FURTHER SUGGESTIONS

- Features including verandas, balconies, entry structures and window awnings create interest, particularly when used in conjunction with complementary colours, building materials and textures.
- Shadow effects created through projections and indentations in the floor plan and roof line reduce visual bulk and improve appeal, blank, featureless expanses will not be approved.
- A contemporary aesthetic could be expressed through quality wall treatments and finishes.
- Simplicity and balance should apply to the use of feature materials.
- Secondary street elevations must represent an extension of the primary elevation in terms of architectural expression.

## MANDATORY

- The size and design of the verandah or portico must complement the style of your home.
- A porch/portico should have a minimum area of 4.0m<sup>2</sup> and a minimum depth of 1.5 metres and feature substantial masonry columns and have a separate roof line.
- Verandahs, balconies and entry porticos and porches can be built forward of a 3 metre setback identified on the Building Envelope Plan to a distance of 1.5 metres from the front property boundary.
- The verandah (or portico) roof may have a flat, downslope, bullnose or concave shape but not an upslope and must be integrated into the design of the dwelling. Flat roof verandahs are required to have a fascia of minimum 0.3m to front and side elevations.
- Verandah or portico columns of masonry must be rendered or use feature/face brick.



## 4.3 CORNER ALLOTMENTS

### DESIGN INTENT

For all homes located on a corner the materials and features used on the front of the home must be used on the side wall that is visible from a public street or reserve. To achieve this, the following should be incorporated as a minimum standard.



✔ Continuing materials and features around visible side wall on corner allotments.

## 4.2 ENTRY PORCH & PORTICOS

### DESIGN INTENT

All homes must provide a clear and visible entry to define the front door entry and provide shelter for people when entering the home through the inclusion of a porch, entry portico or verandah that meets the following guidelines.



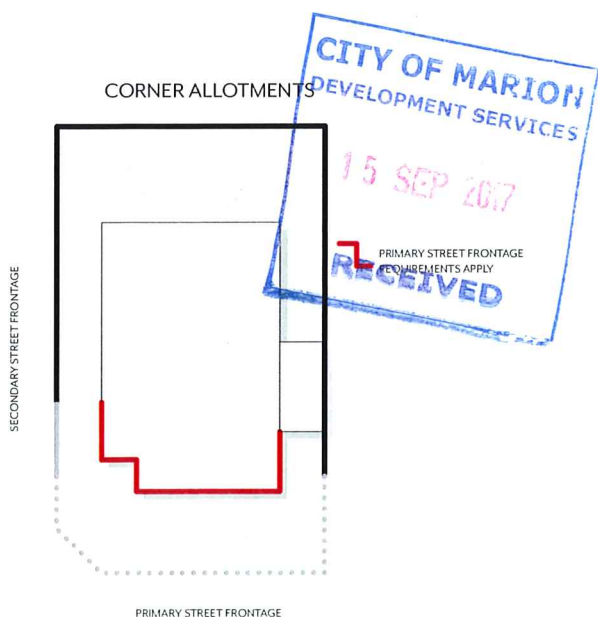


## MANDATORY

- Homes on corner allotments must address both public facades (including secondary streets, lanes and reserves) to the same quality of detail and articulation.
- The same quality of material, themes and detailing of the front facade is to be replicated on the secondary facades. Extension of front facade detail around the corner for a minimum of 2 metres.
- Windows are to match or complement the windows on the front of the home on all levels of the home visible from the street.
- Any side fencing must return to the edge of the house but should sufficiently expose the detail/treatment of the corner facade to view.
- Balconies and porticos must wrap around the corner and/or the building and must incorporate similar wall lines as the main building facade to create interest.
- Blank walls on secondary facades will not be permitted.

## FURTHER SUGGESTIONS

- The following elements should be considered to adequately address secondary streets facades:
  - Wrap-around verandahs;
  - Windows on secondary frontages (that also meet verticality requirements of front facades);
  - Blade walls;
  - Balconies;
  - Feature materials and detailing;
  - Wall articulation and modulation.



## 4.4 ROOF DESIGN

### DESIGN INTENT

The roof design of a building has a significant impact on its appearance and integration with adjacent buildings. The type, shape, materials and detailing can affect the amenity of the locality.

### MANDATORY

- For single storey homes, the roof pitch must be 25 degrees or greater.

### FURTHER SUGGESTIONS

- Skillion roofs may be considered to add visual interest to the streetscape.
- Flat roofs concealed by parapet walls and other architectural treatments will be considered on merit for 2 storey homes.

## 4.5 PRIVACY AND SURVEILLANCE

### DESIGN INTENT

Window and balcony placement should capture the long views to the surrounding open space and street network and encourage light into your home while minimising the direct overlooking into your neighbours' private space including garden space.

### MANDATORY

- For two storey homes directly overlooking into neighbouring property private open space must be avoided through the use of fixed obscure glass to a height of 1.5 metres above the internal floor with opening windows supported above this fixed height. Alternatively overlooking can be addressed through the use of fixed external feature screens to the outside of clear glass sliding windows.
- Where your home overlooks a street or public reserve your home must be designed to incorporate windows and balconies to capture views and provide surveillance into adjacent public spaces.
- Obscure glass should be minimised on street and park frontages with bathrooms located in an alternate location where possible.

## 4.6 WINDOWS AND DOORS

### DESIGN INTENT

The window design and placement of a building has a significant impact on its appearance and integration with adjacent buildings. The type, shape and materials can affect the appearance of your home.

### MANDATORY

- Windows on the front facade must have matching head and sill heights on each storey.
- Front facade windows (and secondary facade windows on corner lots) are to have a 1.5:1 or greater vertical proportion. That is, the height of the window must be at least 1.5 times the width.
- Horizontal windows are required to have a minimum 1:3 or greater vertical proportion. That is, the width of the window must be at least 3 times the height.
- Horizontal windows in groups of 2 or more which are vertically aligned (that is, one above the other) may be considered to vertical windows on public facades.
- For dwellings we encourage internal floor to ceiling heights of 2.7 metres which will best support the installation of ceiling fans and provide your home with a feeling of space. The minimum accepted ceiling height is 2.55 metres.

## 4.7 FRONT YARD LANDSCAPING

### DESIGN INTENT

Morphettville is a neighbourhood that is characterized by the established natural landscape that surrounds it. To complement and improve this landscape the developer will be enhancing public reserves, walking spaces and new environmental planting to the road reserves.

The Guidelines control the timing and establishment of the landscaping areas of your home visible from a public street.

### MANDATORY

- Landscaping works must be completed within 6 months of moving into your home.

### FURTHER SUGGESTIONS

- Plain mulch or gravel without supplementary planting or artificial turf will typically not be accepted where visible from a public street or reserve.
- Additional planting in the verge area is encouraged to meet the Marion Council verge development guidelines available on the Council website, which include plant selections that are non-invasive and will protect the natural environment. However, artificial turf should not be installed within the verge or front yard under the Encumbrance.
- Marion Council can suggest what grows well in the Morphettville area and requires minimal watering from experience maintaining the Council's parks and gardens.

## 4.8 FENCING

### DESIGN INTENT

Fencing contributes significantly to providing privacy and security to your outdoor space while also ensuring a quality street address for your home and contributing to the character of Morphettville.

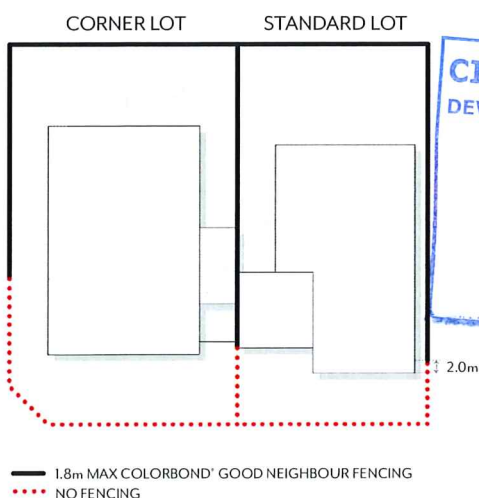


- ✓ 1.8 metres high Colorbond® fencing, good neighbour style with no exposed structural posts, in Grey Ridge®



## MANDATORY

- Side and rear boundary fencing between neighbours should be 1.8 metres high Colorbond® fencing, good neighbour style with no exposed structural posts, in Grey Ridge® or a colour to the satisfaction of the Encumbrance Manager.
- Corner fencing should be constructed from either painted or treated timber in natural tones, brick, rendered finish or Colorbond® sheet metal in Grey Ridge® or equivalent colour with expressed feature posts. Other decorative corner fence materials will be considered on merit. Plain Colorbond®, unfinished timber or zincalume will not be supported.
- Corner fence should finish back from your front wall by a minimum of 2 metres to expose the corner address of your home.
- Front fences must be a minimum of 0.9m high to a maximum of 1.2m high and must include transparent components.
- If you wish to install a front fence it should be open in style to ensure views are maintained into the street and of a design which complements the style of the dwelling.
- Solid fencing is not permitted forward of the front of the dwelling.
- Some allotments at Morphetville may have had fencing installed by the developer. This developer constructed fence should not be changed or adjusted without the prior approval of the Encumbrance Manager.



## FURTHER SUGGESTIONS

- The owner is responsible for serving fencing notices on neighbours and seeking any agreements under the Fencing Act 1975.
- The owner is responsible for ensuring any fencing erected is on the true boundary; any encroachment found later will be rectified at the owner's expense.

## 4.9 GARAGES AND CARPORTS

### DESIGN INTENT

The main house should be the dominant feature when viewed from the street with the carport/garage a secondary element.

The BEP specifies the driveway location and therefore also your garage location. The BEP also shows whether your garage should be located on the side property boundary.

### MANDATORY

- Unless otherwise stated in the BEP, garages must be set back a minimum of 5.5 metres from the front property boundary and must be a minimum of 0.5 metres and maximum of 2.0 metres behind the main face of the dwelling.
- Garages on secondary streets can be located a minimum of 2.5m from the side boundary and should be at least 0.5m behind the dwelling wall.
- Carports are required to have corner pillars, brick or be rendered to match the dwelling. Steel posts are not acceptable. If a carport is used then the roller door mechanism must be hidden from view by way of wing walls.
- Roofing in terms of materials, colours and styling must match the dwelling roof.

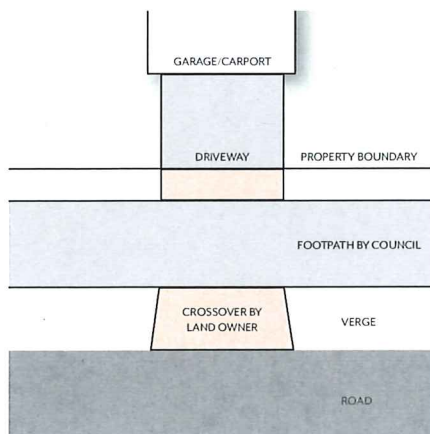
## 4.10 DRIVEWAY AND CROSSOVER

### DESIGN INTENT

The BEP specifies the driveway location. Driveway and crossover is to be completed as part of the dwelling construction to provide suitable vehicle access to properties.

## MANDATORY

- A driveway is to be constructed for each dwelling from the front property boundary to the main face of the garage or carport.
- A crossover is to be constructed from the front property boundary to the road edge/kerb edge.
- Acceptable materials for driveway construction will include exposed aggregate concrete, patterned concrete, block pavers. Construction is to include appropriate joints, grading, and drainage.
- The crossover must be constructed in accordance with the materials requirements and specifications of the City of Marion (Council).
- Crossover and driveway is to be constructed at the owner's cost (not by Renewal SA).



## FURTHER SUGGESTIONS

- Coloured finishes and patterns to enhance the aesthetics of the driveway material are considered desirable.

## 4.11 OUTDOOR STRUCTURES

### DESIGN INTENT

Any outdoor structures, utility elements such as meter boxes, hot water services, air conditioners, clotheslines, pool filters, TV antennas, outbuildings and sheds and services including solar hot water tanks, solar panels, air-conditioning units, rainwater tanks, verandahs and garages are required to be approved under the Morphettville Residential Design Guidelines prior to installation and must be located to be hidden from view from public areas.

The location of outdoor structures has the potential to negatively impact the visual appearance of the buildings and the amenity of adjacent spaces if not appropriately considered.





## MANDATORY

### Sheds

- As a minimum standard all sheds should be constructed from Colorbond® sheet metal or similar in Grey Ridge® or equivalent colour to match adjacent fencing and be screened with landscaping where visible from a street or reserve.

### Rainwater Tanks

- Rainwater tanks must be positioned in your rear yard to minimize impact of their view from the street and impact on neighbouring property owners and painted to match the fence or home depending on its position.

### Service Locations

- Air-conditioning units or solar hot water tanks must not be installed on your roof unless they can be appropriately screened to minimize the visual impact.
- Evaporative air conditioning systems must be of a low profile type, be well set back from the front facade and not visible from the street.

### Solar Panels

- Solar panels shall be located on the roof, ideally where they are not visible from public areas and should in the first instance be located on the northern elevation, otherwise on the western elevation.
- Solar panels must be supported on the roof and not on a separate frame unless they are concealed from view from a public road.

### Meter Boxes

- Meter boxes must be painted the same colour as the wall and should be located as far from the front of the house as possible while maintaining suitable access.
- Meter boxes are not to be visible on the public facades of dwellings unless located against the garage and in accordance with the following:
  - Located on the opposite side from a secondary street corner;
  - Painted to match the dwelling wall (render or brick); and
  - Located on a “wing wall” with a maximum depth of 1.5m forward of the garage.

### Garbage Bins

- Suitable screening may be necessary to screen utility elements and garbage bins.

## 4.12 TELECOMMUNICATIONS AND BROADBAND NETWORK

### DESIGN INTENT

It is important that you talk your builder and cablers about the telecommunications services you may wish to access in your home and provide guidance on where Broadband equipment, phone and data outlets should be located for the services you want.

## MANDATORY

- Wiring and cabling of your premises must comply with the relevant infrastructure service provider (wholesaler) for your allotment. Any failure to comply with this may result in additional costs being incurred by you.
- To utilise telecommunications and the Broadband network you will need to arrange access to the infrastructure through a RSP (retail service provider). This will require you to pay a fee for connection and ongoing services.









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people ▼ partnerships ▼ progress



Government  
of South Australia

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