

**Urban Design  
Guidelines**

June 2024



# Contents.

<b>Seaton vision.</b>	<b>4</b>	<b>Sustainability.</b>	<b>32</b>
Welcome to Seaton.	4	Energy efficiency.	32
Vision.	5		
<b>About the Urban Design Guidelines.</b>	<b>6</b>	<b>Guidance for particular housing types.</b>	<b>34</b>
Purpose of the Urban Design Guidelines.	7	Detached and semi-detached guidelines.	34
Encumbrance Manager.	7	Townhouse dwellings guidelines.	36
<b>The approval process.</b>	<b>8</b>	<b>Glossary.</b>	<b>39</b>
What you need to know as a new purchaser.	8		
Planning and Design Code.	8	<b>Checklist.</b>	<b>40</b>
Getting your dwelling approved.	8		
Submitting your application.	8	<b>Owner declaration.</b>	<b>41</b>
<b>Designing your home.</b>	<b>10</b>		
Land use.	10		
Your building envelope.	11		
Understanding the site and orientation.	12		
Facade.	13		
Doors and entry.	13		
Porches and balconies.	14		
Garages.	14		
Roof design.	14		
Eaves and downpipes.	14		
Windows.	14		
Corner allotment/secondary frontage.	17		
Park (Reserve) sites.	18		
Colours and materials (external finishes).	19		
<b>Private landscape and fencing.</b>	<b>22</b>		
Landscape design principles.	22		
Design intent.	22		
Front and rear gardens.	24		
Driveways, garages and parking.	26		
Fencing and letterboxes.	28		
Sheds, refuse, ancillary items and signage.	30		

Seaton  
vision.

# Welcome to the next chapter of Seaton.

This is a place that respects the past while embracing the future. It's adding to the story of the suburb and creating more opportunities than ever before.

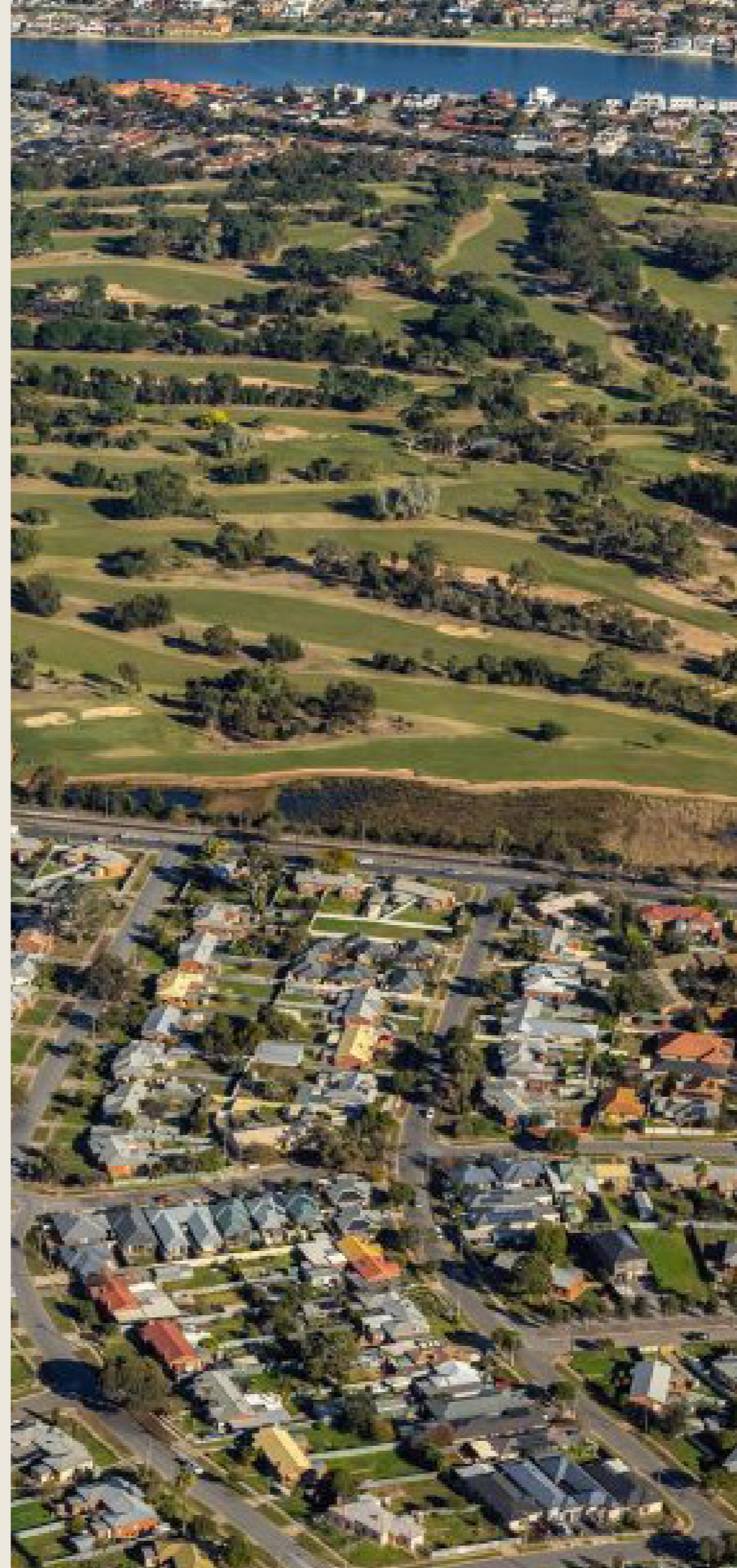
Built on integrity and the desire for transformation, Seaton is a bold endeavour where new homes are within everyone's reach.

Designed with community engagement and collaboration, this project offers diverse homes with surrounding infrastructure and open spaces to create meaningful value for all.

Seaton exists because everyone deserves to make their mark on the place they call home.

Perfectly positioned between the coastline and the city, Seaton offers a close and connected lifestyle in an established community.

Live among amazing with beaches like Henley, Grange and Semaphore just up the road, and the Westfield West Lakes Shopping Centre only a stone's throw away.



Feel the pride of the west side.

Experience more at your door, from the lake to The Port, from golf courses to nature reserves, and your own sanctuary right in the heart of everything.

It's all based upon a carefully considered master plan that's backed by the South Australian Government and puts people first. You can relax with a feeling of certainty, knowing that the quality and vision will become a reality.

Seaton is your dream around the corner.

It's where you can create what you love, where you love, in a place that already feels like home.

Take your life to the next level and discover the wonder of Seaton, 'cause there's so much more to come.

## Seaton vision.

# How the Urban Design Guidelines will help to deliver the vision:

Seaton celebrates the best of the west. The Urban Design Guidelines (UDGs) provide best-practice guiding principles to ensure that the rejuvenation of Seaton is authentic and respectful, building upon the established character of the past to develop a new place to call home.

### Housing options.

Seaton will be an inclusive community, offering a mix of different housing options (affordable housing, social housing, house and land, land, and apartments) to cater to the requirements of a diverse community. The UDGs provide the guiding framework to ensure that high-quality homes are designed to meet the vision for Seaton.

### Green space.

The UDGs inform obligations to private landscaping, tree zones and tree canopy to ensure that your homes, streets, and parks are comfortable, sustainable, and safe.

### A 'home of your own'.

The UDGs provide guidelines on creating a precinct where residents can have a true sense of ownership within the vibrant character of the suburb. The UDGs ensure dwellings are designed to celebrate the unique aspects of individual allotments.

### Between the coastline and the city.

The UDGs build guiding principles on creating dwellings that are contextual in their design response and celebrate the established qualities of living between the coastline and the city.

## About the Urban Design Guidelines.

### Purpose of the Urban Design Guidelines.

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

These UDGs provide guidance to you, your architect and builder, to design a high-quality dwelling that integrates into the project seamlessly.

The UDGs consist of mandatory requirements and recommended design elements; both of which provide you with guidance but flexibility for personal choice.

The UDGs are requirements that are in addition to the Planning and Design Code. Further detail of this is provided on page 8.

### Encumbrance Manager.

Renewal SA has appointed an Encumbrance Manager who is available to provide advice on how to take greater advantage of your site's opportunities and to help you address any elements in the UDGs.

Contact details for the Encumbrance Manager can be found on the Seaton website: [Seaton5023.com.au](http://Seaton5023.com.au).

### Design intent.

A general description of the principles intended to meet the vision for Seaton.

### Requirements.

Mandatory design requirements that must be complied with to receive approval from the Encumbrance Manager, prior to lodging for development approval.

### Recommendations.

Design suggestions to enhance your home and landscape.



# The approval process.

## What you need to know as a new purchaser.

Renewal SA has carefully planned the location of services and infrastructure for the development. If there is a need to relocate existing services or a level change from the existing levels at the property boundary, you will be required to address these at your own expense. Any changes require written approval from the Encumbrance Manager.

Required timeframes:

- Encumbrance Approval – within 6 months of settlement.
- Development Approval (granted) – within 9 months of settlement.
- Substantially commence – within 12 months of settlement and completion within 12 months of commencement.
- Front yard landscaping must be completed within 3 months of completion of your dwelling.

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

- Geotechnical soil classification.
- Existing infrastructure such as retaining walls, light poles, fences, utilities, or similar.
- Existing trees including street trees, regulated trees, and significant trees.

## Planning and Design Code.

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

The PDC identifies requirements for design conditions, for a copy of the PDC visit: [code.plan.sa.gov.au](http://code.plan.sa.gov.au)

## Getting your dwelling approved.

All dwellings, outbuildings and other structures need to receive Encumbrance approval, prior to lodging plans for development approval on the planning portal.

Refer to the approval process on page 9.

## Submitting your application.

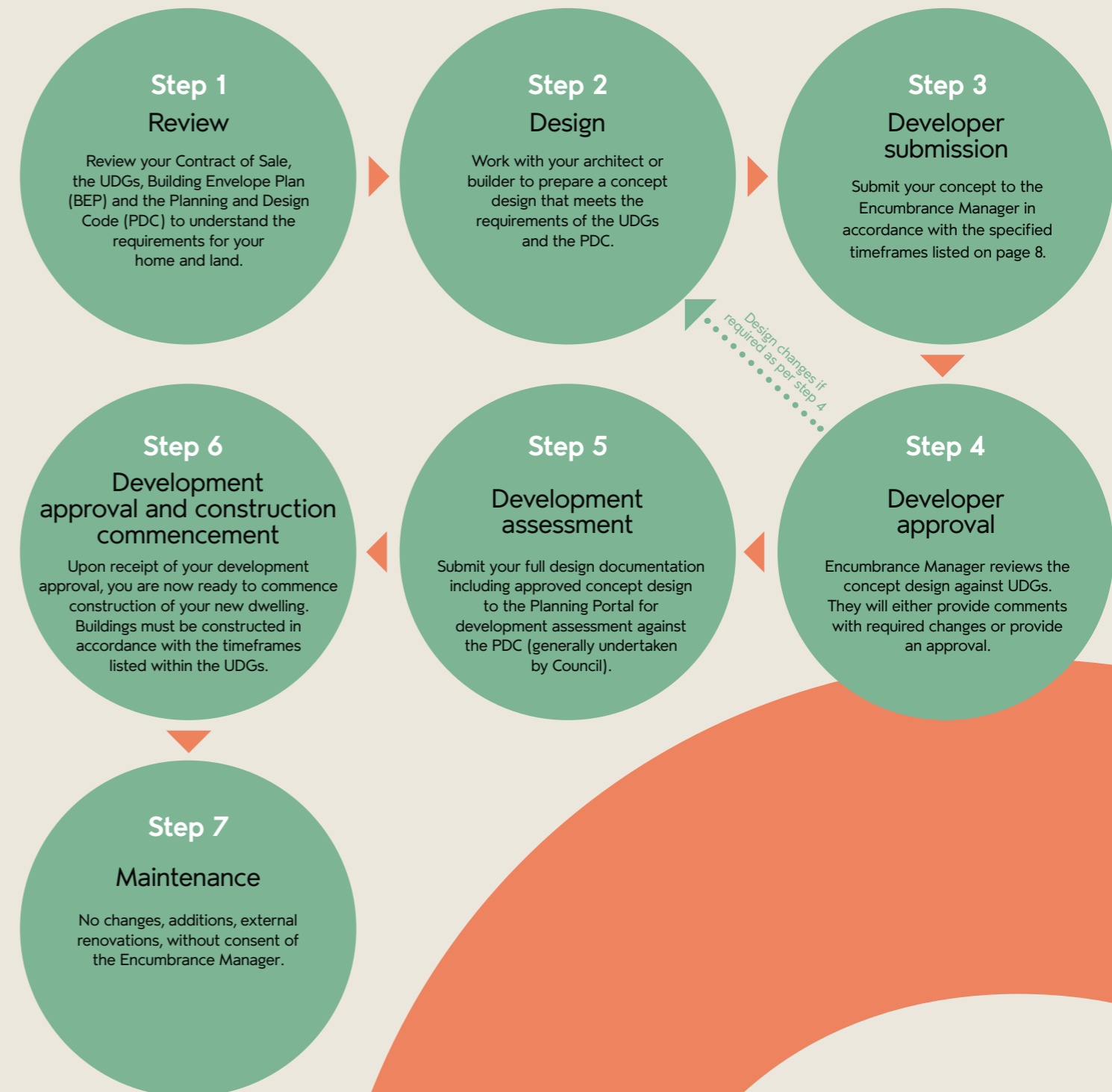
The following documents must be submitted to the Encumbrance Manager:

- **Completed checklist**
- **Site plan (to scale)**
  - Include location of dwelling, driveway, garage, boundary setbacks, all fences, plant and equipment, bin storage location and landscaping details.

- **Floor plan (to scale)**
  - The proposed floor plan, including window and door locations, alfresco areas, etc.
- **Elevations (to scale)**
  - Materials and colour selections for the dwelling exterior, garage, portico / porch, roof and trims as well as roof pitch. Ceiling height of front rooms (if single storey) are also to be shown.

**All applications are to be submitted to [encumbrance@seaton5023.com.au](mailto:encumbrance@seaton5023.com.au)**

Applicants must provide the following and should be lodged electronically in PDF format to Renewal SA's Seaton Encumbrance Manager at [encumbrance@seaton5023.com.au](mailto:encumbrance@seaton5023.com.au)



# Designing your home.

## Land use.

### Your dwelling.

Only one dwelling is permitted per allotment. Each allotment will be allocated a Building Envelope Plan (BEP), which outlines the maximum extent of permissible development on your site. If there are any discrepancies between the UDGs and the BEP, the BEP will prevail.

Materials used on your dwelling must be new and of sound quality.

### Subdivision.

The UDGs prohibit further subdivision of all allotments, unless otherwise agreed to by the Encumbrance Manager.

### Dual occupancy.

Relocatable dwellings/battleaxe allotments are not permitted in the project. Granny flats are allowed provided the design meets requirements of the UDGs and the Planning and Design Code.



# Your Building Envelope.

A Building Envelope Plan (BEP) has been prepared for each allotment that indicates the maximum area of the allotment which your dwelling should be sited.

Please note, your dwelling is not required to fill the full building envelope.

Your BEP reflects the requirements of these UDGs and Planning and Design Code, and illustrates:

- Your allotment boundary;
- The maximum buildable area;
- Minimum boundary setbacks;
- Garage location in association with allocated crossover;
- Indicative dwelling entry points.

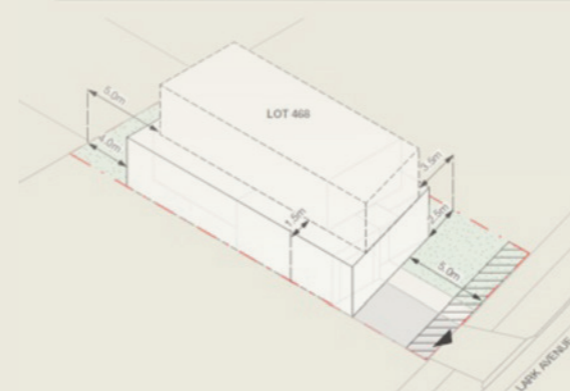
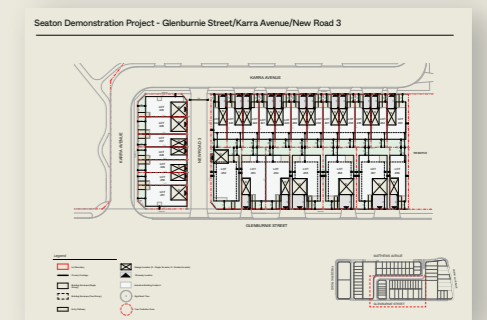


FIGURE 1 - BUILDING ENVELOPE - 3D

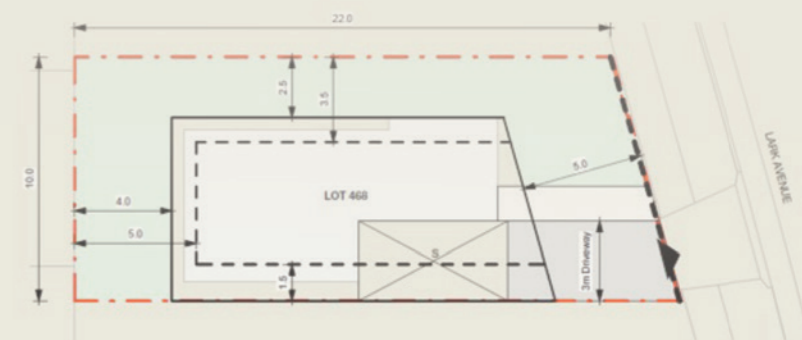


FIGURE 2- BUILDING ENVELOPE - PLAN

Note: Where the garage or dwelling is illustrated to be on one or more of the boundaries of your allotment, this does not represent a requirement to locate the building on the boundary. It is a requirement that the siting of your dwelling should comply with the nominated Building Envelope Plan and set backs for your allotment.

Legend	
Lot boundary	Garage Location (S - Single, D - Double)
Primary Setback	Driveway Location
Building Envelope (Single Storey)	Indicative building footprint
Building Envelope (Two Storey)	

# Designing your home.

## Understanding the site and orientation.

### Guidelines intent.

Allotments at Seaton offer unique opportunities to create your dream home. When designing or selecting your home, it is important to consider how to best design and site your dwelling to take advantage of those opportunities to maximise comfort and minimise the need for heating and cooling.

### Recommendations.

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

- Provide high-quality landscaping to front and rear yards including mandatory tree planting.
- Dwellings on corner allotments or with a side boundary to a public-facing street or park reserve must be designed to address both street frontages and contribute to passive surveillance of the street. This can occur through windows and balconies to maximise views of public areas.



### Requirements.

#### 1. Facade.

- Be inspired by Seaton 'colour your life', the streets and reserve colours and plantings.
- Your dwelling must have at least one window from a habitable room on the primary street frontage.
- Facades must include a minimum of two different materials/finishes with clear delineation of primary and accent materials.
- Dwelling entry must have articulation through variation in façade depth.
- Flat facades to the primary and secondary frontages are not permitted.
- Unpainted and/or untreated metalwork and reflective glazing will not be permitted.
- Light weight infill is not permitted above windows and doors on elevations visible to the public.
- Mock reproduction of historical style dwellings is not permitted, such as:
  - Federation
  - Victorian
  - Edwardian

#### 2. Doors and entry.

- Front doors must face the primary street and preferably incorporate a side light (unless on a corner allotment - see page 17).
- Access to the front door must not be through the garage.
- Door screens should be fine mesh. Patterned security doors such as diamond grill and/or any other decorative designs are prohibited. Colour encouraged to be the same colour as door.

# Designing your home.

## 3. Porches and balconies.

- Balconies are encouraged and preferably covered.
- A front porch is encouraged and can be used as a feature to your home. If incorporated, it must be a minimum of 1m in depth. On corner allotments, the porch is encouraged on both street frontages.

## 4. Garages.

- The garage door must be electric sectional, tilt, or panel lift. Roller doors are not permitted where visible to the public.
- Garages must not be forward of main building line.

## 5. Roof design.

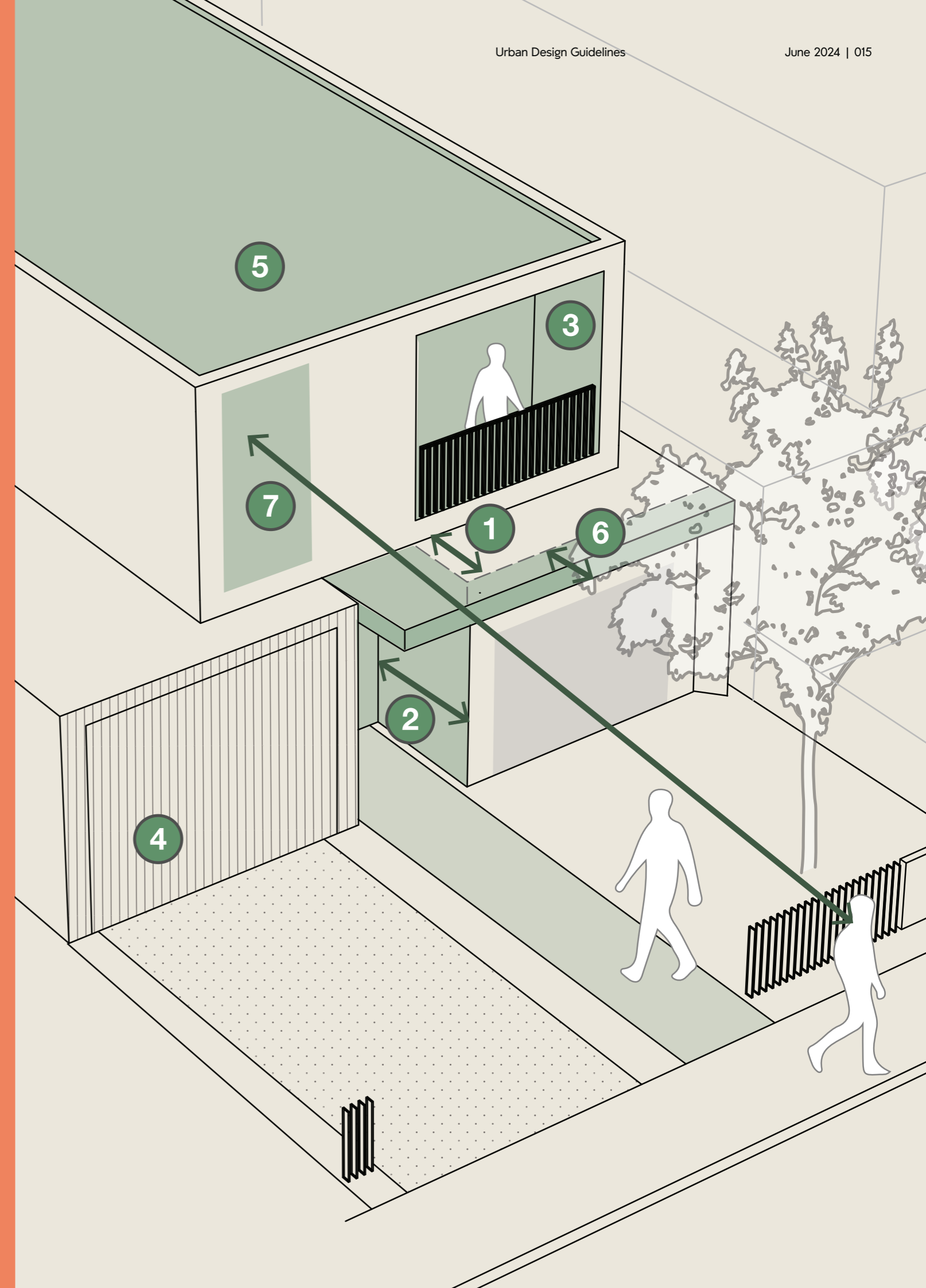
- Roof type can be parapet, skillion, hipped, or gable.
- Roof design is encouraged to be simple in form.
- Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet.
- Roofing to be either flat or low profile roof tiles or Colorbond® of similar light colours (see page 19).
- Galvanised or non-coloured zincalume is not permitted.
- Two-storey townhouse product may have lower roof pitches when not visible from the street hidden by parapet walls. Parapet walls are to be no higher than 1.2m above the upper floor ceiling height.

## 6. Eaves and downpipes.

- Consideration of eaves shading to windows and contribution to energy efficiency is encouraged.
- Where eaves are present, they must be a minimum of 450mm deep and return and continue around the house.
- A reduced eave is permitted on zero lot line.
- Downpipes are to be as discreet as possible.

## 7. Windows.

- Larger windows oriented north or east is encouraged for passive solar heating.
- Wrap-around windows on corner allotments are encouraged.
- Windows should have a strong horizontal or vertical emphasis.
- All windows to street frontages must be clear glazed. Obscured and frosted windows will not be supported for elevations facing public areas. Reflective or mirrored windows will not be supported.
- Provide passive surveillance to street-facing facades through windows and balconies.
- Roller shutters are not permitted.







## Corner allotment/secondary frontage.

Dwellings on corner allotments or with a side boundary to a public-facing street or park reserve must be designed to address both street frontages and contribute to passive surveillance of the street. The following requirements are in addition to the other requirements within the UDGs.

### Requirements.

- Dwellings on corner allotments must be designed to address both street frontages, with facade treatments that complement the primary street frontage (e.g. matching windows, materials, and other façade features).
- At least one habitable room is to be located on the secondary frontage in addition to the primary frontage.
- Front doors must be visible from a public street and can front either the primary or secondary street frontage.
- All windows visible to the public must match the same head and sill heights as those used on the primary façade. Frosted windows visible from a public space are not encouraged.
- Flat facades and blank walls on either frontage are not permitted.
- Downpipes to be as discreet as possible, preferably, not visible from the street.
- Service points including (but not limited to) meter boxes etc. are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Manager.

# Designing your home.

## Park (Reserve) sites.

Dwellings built on allotments that are adjacent to or adjoining open space are to be designed to appropriately address and overlook the adjacent public domain to ensure adequate passive surveillance and high-quality design. The below requirements are in addition to the other mandatory requirements applicable to your allotment.

### Requirements.

- Open-style fencing or landscaping must be provided to frontages adjoining open space (see fencing examples on page 29).
- A habitable space must be located adjacent to open space.
- At least one balcony opening must front public reserves (if double storey).
- Sufficient glazing fronting the open space is to be provided.

### Recommendations.

- Secondary entries offering direct access to open space/reserves is encouraged.



## Colours and materials (external finishes).

### Design intent.

Maintaining a consistent design for all developments is key in ensuring that the intended vision for Seaton is preserved. A calm, relaxed materials palette using lighter tones will highlight your dwelling's immersion in open space and lush plantings. Lighter tones of brick, metal sheeting, concrete and timber speaks of a place between the city and the coast.

### Requirements.

- A mix of complementary colour shades and materials.
- Colours must be comprised of predominantly lighter tones. Pockets of dark colours are acceptable.
- Colours must have a solar reflective index rating of 29 or more (see across for example colours).
- Materials to include:
  - Rendered brickwork
  - Feature cladding
  - Stone cladding
  - Timber cladding
  - Metal cladding
  - Other feature approved by the Encumbrance Manager
- Dwellings must not have primary and vivid colours or reflective surfaces.
- Shade cloth and profiled or flat acrylic roofing will not be supported.
- Garage doors should be constructed of complementary colour and material to dwelling.

### Recommendations.

- The use of an accent colour for the front door is encouraged to allow for individuality of dwellings.

### Recommended colours

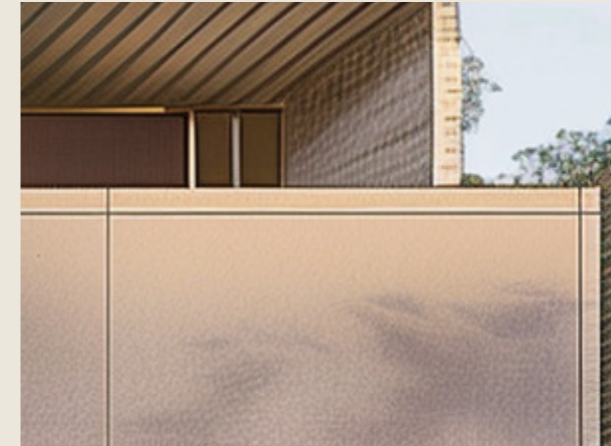


# Designing your home.

## Recommended materials.



Brick



Concrete



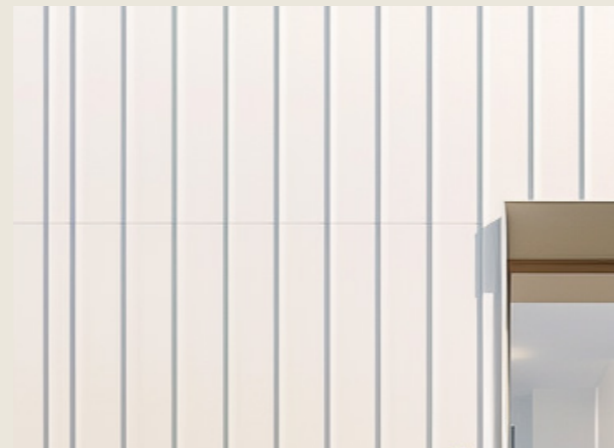
Weatherboard



Timber



Metal



# Private landscape and fencing.

## Landscape design principles.

### Design intent.

#### Screening and privacy.

- Screen planting is encouraged to be used where privacy or overlooking is a concern between blocks.
- Planting can soften fence lines and provide additional height while allowing air circulation and providing an overall cooling effect.
- Species selection must consider the overall mature height and width of any proposed planting to ensure that the plant species is suitable for the proposed location and purpose.

#### Being a good neighbour.

- Responsible landscape design also considers the impact of the landscape on neighbours and any other adjoining property. Care should be taken to allow adequate solar access into neighbouring properties and minimise excessive overshadowing.
- Tree species selection and planting locations are critical, as is the species selection of any hedging species proposed.

#### Solar access.

Your landscape design should consider the path of the sun throughout the day and throughout the year. Deciduous tree planting can be used to provide shade and relief from heat in summer, whilst allowing winter sun to penetrate into the garden and the dwelling.

### Heat load.

The heat island effect is the process by which hard surfaces such as concrete and paving absorb significant heat from the sun during the day and release it slowly at night, increasing the ambient temperature of the area. This results in more demand for cooling and increased electricity usage.

Clever landscape design can reduce heat load by shading western and eastern elevations, particularly where large, masonry walls are located. Heat absorption can also be reduced by careful selection of hard surfaces materials. Dark colours absorb more heat during the day and can become too hot underfoot for comfort if exposed to the sun. Selecting lighter colours can reduce heat gain and create a more comfortable and useful outdoor space.

Awnings with adjustable louvres, removable shade sails or umbrellas can allow for variable sun and shade access throughout the year, minimising heating and cooling requirements.

### Permeable area.

The permeable area of the landscape is any surface which allows water to pass through to natural ground below. It generally includes turf grass, planting, gravel, stepping stones (when laid on a sand or aggregate bed over natural ground). It does not include paving, concrete or pools.



# Private landscape and fencing.

## Front and rear gardens.

### Design intent.

Landscape design and its relationship with the built form defines the character of streets and neighbourhoods. Careful consideration of landscape ensures that the building integrates into, and improves the existing ecology and streetscape. It should ensure that there is high-quality amenity for residents which creates a strong connection to nature. Materiality, proportion, trees, planting, deep soil zones and well-designed building elements are all key contributors to landscape.

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun. Well-designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your dwelling and your family's asset. The plant species should be inspired by Seaton 'colour your life' and the existing reserves and street planting.

### Requirements.

- A clear pedestrian route to the front door.
- For corner allotments, the landscape treatment must be of consistent quality with treatment to all public facing frontages.
- Front and rear yards must include the planting of a minimum of one tree.
- Gardens and soft landscaping must comply with the requirements set out in the Planning Code.
- No fake lawn visible to the street or public spaces is allowed.

### Recommendations.

- Where possible, include a 500mm landscaping strip alongside boundary fences.
- Planting species consistent with the Seaton planting palette.
- See Adelaide Garden Guide for New Homes for inspiration.

The following species are consistent with the Seaton 'colour your life' planting palette and are recommended to make species selection easier.

### Recommended tree species.

- Hymenosporum flavum - Native Frangipani
- Lagerstroemia indica x fauriei 'Natchez'
- Ulmus parvifolia - Chinese Elm
- Sapium sebiferum - Chinese Tallow
- Sophora japonica 'Princeton Upright'
- Prunus cerasifera - Oakville Crimson Spire
- Lagerstroemia indica x fauriei 'Tonto'



Hymenosporum flavum - Native Frangipani



Lagerstroemia indica x fauriei 'Natchez'



Lagerstroemia indica x fauriei 'Tonto'



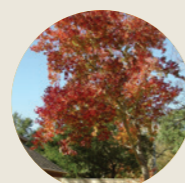
Ulmus parvifolia - Chinese Elm



Prunus cerasifera - Oakville Crimson Spire



Sophora japonica 'Princeton Upright'



Sapium sebiferum - Chinese Tallow

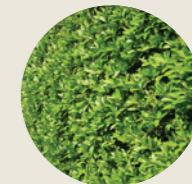
### Recommended plant species.

- Callistemon 'Little John' - Dwarf Bottlebrush
- Hardenbergia meema - Native Wisteria
- Rhabdolepis - Snow Maiden
- Hymenosporum flavum 'Gold Nugget'
- Pimelea ferruginea
- Leucadendron species
- Viburnum 'Emerald Lustre'
- Wahlenbergia Spp Native Bluebell
- Brachyscome species
- Echeveria species
- Senecio Serpens - Chalk Sticks
- Scaevola albida
- Grevillea obtusifolia
- Carex appressa Tall Sedge
- Crowea exalata 'Edna Walling'
- Juncus pallidus Pale Rush
- Juncus usitatus
- Schoenoplectus validus
- Ficinia nodosa Knobby Club Rush
- Wahlenbergia Spp - Bluebell
- Carex inversa Knob Sedge
- Goodenia ovata Hop Goodenia

### Suggested planting.



Leucadendron species



Viburnum 'Emerald Lustre'



Wahlenbergia Spp - Bluebell



Pimelea ferruginea



Scaevola albida



Grevillea obtusifolia



Senecio Serpens - Chalk Sticks



Hymenosporum flavum 'Gold Nugget'



Brachyscome species



Echeveria species



Callistemon 'Little John' - Dwarf Bottlebrush



Hardenbergia meema - Native Wisteria



Rhabdolepis - Snow Maiden

# Private landscape and fencing.

## Driveways, garages and parking.

### Driveway requirements.

- Driveways must be installed as per the BEP with a maximum width of 4m for a single driveway and 5.5m for double driveway.
- Your driveway must be constructed from brick paving, exposed aggregate concrete, rectangular or square geometry block pavers or patterned concrete.
- Grey or painted concrete is not permitted.
- Public footpaths take priority over private vehicular access therefore driveways must not cut through paths.
- For rear loaded products, vehicle access must only be from the laneway (as per the BEP).
- Your driveway must be constructed prior to occupation of your dwelling.
- Pathways and outdoor areas that are visible from the street, must be constructed from the same material as the driveway.

### Driveway recommendations.

- The use of permeable paving is encouraged.
- Fully detached carports are not encouraged but may be permitted in scenarios where there is limited open space or opportunity for weather protected parking.
- For allotments with limited private open space, an integrated carport or garage that opens onto a rear yard may be permitted to allow for the multipurpose use of the space. The design of any attached carport must be consistent with the overall dwelling design intent.

### Garage requirements.

- Garages must not dominate the front elevation of the dwelling and must not be located forward of the main dwelling's front facade.
- Where a garage or carport is not provided under the main roof its design materials must match those of the dwelling.
- If you have a caravan, boat, trailer or other recreational or commercial vehicle you must design your dwelling to ensure the vehicle is away from public view.



Exposed aggregate concrete



Patterned concrete



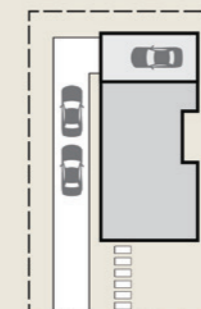
Block paving



Brick paving



Ecopave permeable paving



Garages should be visible and set back from the main façade, allowing space for a parked car in the driveway. Pre-determined exceptions may apply.

# Private landscape and fencing.

## Fencing and letterboxes.

### Fencing requirements.

- Front fences must be 0.6m high to a maximum of 1.2m in height and must include transparent components.
- Colorbond® fencing is only accepted for rear fencing and side fencing that is not visible from the street. It is not accepted for primary or secondary frontage fencing.
- Side and rear boundary fencing which is not visible to the street must be 1.8m Good Neighbour Colorbond® fencing with no exposed structural posts in 'Woodland Grey'.
- For corner blocks, primary fencing must wrap around the corner for 50% of the length of the boundary.
- For corner allotments, fencing can be 1.8m for privacy but for no more than 50% of the length of the boundary. Remaining fencing to be 1.2m.



Primary fencing treatment on corner blocks must wrap around to at least 50% of the boundary.

### Fencing recommendations.

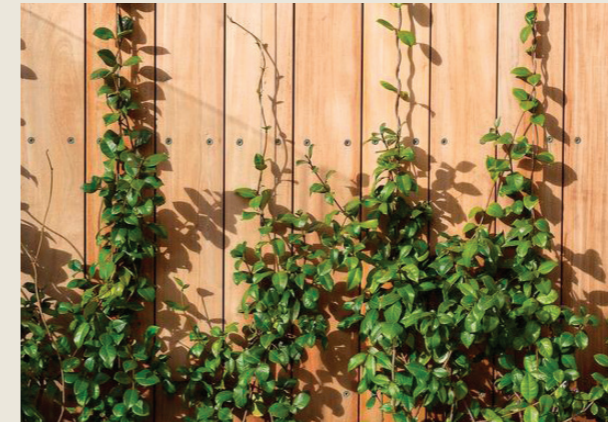
- Front fencing is encouraged, materiality must be batten fencing, rendered masonry with planting, timber panel, blade, Modwood (or similar).
- Integration of fencing design with letterbox is encouraged.
- Where possible offset the front fence by 150-300mm to allow for planting in front.

### Letterbox requirements.

- Letterboxes must be constructed in accordance with Australia Post standards.
- 'Box-on-post' letterboxes are not permitted.
- High-quality materials must be used, such as masonry or steel.
- Letterboxes must be clearly visible from the street.
- Materials used must be complementary to the main dwelling façade.
- Letterboxes must be located within the allotment boundary.
- Street numbers should be clearly visible from the street.

### Letterbox recommendations.

- Incorporated parcel delivery and Australia Post combined letterboxes are recommended.



Timber panel fencing with planting in front



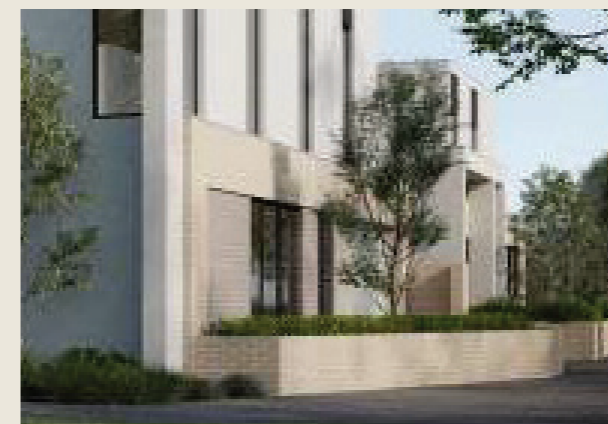
Parcel letterbox



Simple low hedging



Black batten fencing with planting in front



Low brick work or masonry wall



Batten fencing with solid corners

# Private landscape and fencing.

## Sheds, refuse, ancillary items and signage.

### Shed requirements.

- Sheds must be no greater than 10m<sup>2</sup> in area and be no higher than 3m.
- Sheds must not be visible from any public frontages.

### Household refuse requirements.

- All dwellings must have a designated storage area for bins.
- The storage area must be screened so bins are not visible from the street. This can be achieved through a purpose-built screen or soft landscaping. Bin storage is encouraged to be incorporated into the design of your fence and/or letterbox.
- A designated bin storage area within the garage can be considered acceptable where outdoor space is limited. This must not affect the ability to park cars within the garage and will only be accepted on specific allotments.

### Ancillary items requirements.

- Additional fixtures or equipment must be located at the rear of the dwelling or on the side but appropriately screened, to minimise impact to your surrounds and must not be visible from a public street. These include A/C units, external hot water services, solar hot water systems at ground level, water tanks, spa pumps, heating and cooling units, clotheslines, solar pool heating coils, play equipment etc.
- Utility meters should be positioned so that they are easily accessible for reading by utility providers; however must be screened from the street, either by being positioned behind the letterbox structure, or discreetly screened with landscaping.

- Clotheslines, garden sheds and evaporative cooling units must not be visible from the street or any public open space. The location of these services must be marked on building plans submitted for approval.
- Antennas and satellite dishes must not be located on the roof as free-to-air TV will be provided via broadband network service.

### Signage requirements.

- Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs at a maximum size 600mm x 600mm are permitted as required on allotments during the course of construction but must be removed prior to the Occupation Certificate being issued.





# Sustainability.

## Energy efficiency.

### Guideline intent.

Supporting the environment is important to our future wellbeing, and at Seaton, sustainability is the focus for the development of all new dwellings. Considering sustainability from the initial design stage will assist you in creating a home that optimises the amenity and quality of your living environment.

### Requirements.

- All dwellings are required to comply with the NCC minimum 7-star rating.
- All dwellings must be all electric.
- A heat pump hot water system is required (an electric-boosted solar hot water system can be considered as an alternative), with minimum Coefficient of Performance (COP) 3.0, or higher.
- Battery and EV charger ready.
  - Provision of an electrical outlet in your garage capable of providing charging for an electric vehicle (Level 2/ Mode 3 is recommended).

### General recommendations.

- Contact an accredited energy assessor early in your design process to obtain a preliminary home energy rating and advice.
- Installation of a minimum of 3kW solar, with good orientation of the panels.

### Sun and shade.

#### Recommendations.

- Place major living area/s and private open space to the north of your dwelling to take advantage of the winter sun.
- Provide appropriate outdoor shading, protecting the eastern and western façade.

### Ventilation.

#### Recommendations.

- Seek to place window openings to create cross ventilation, north-south, for example, and consider vertical ventilation for summer where cooler air enters at a low point and pushes warmer air out.
- Make sure toilets, bathrooms and laundries are naturally ventilated, e.g. with openable windows.
- Consider investing in double-glazed windows or filters to reduce energy loss, and windows with a thermally broken frame (timber, UPVC or aluminium thermally broken). Consider aiming for window frames with overall performance U value below 2.5.
- Use weather seals on external doors to prevent cold drafts in winter.



### Appliances.

#### Recommendations.

- Use zoned heating and cooling systems, calibrated for living or sleeping areas as needed.
- Locate hot water systems as close as possible to the kitchen and main bathroom.
- Locate air conditioning and heat pump condenser units away from windows in living spaces and bedrooms to reduce noise and heat intrusion.

### Water conservation.

#### Recommendations.

- Consider increasing the capacity of your rainwater tank to allow usage of your own water for gardens or other non-essential activities during times of government water restrictions.
- Install sub-surface irrigation systems or drippers for your garden.

## Guidance for particular housing types.

# Detached and semi-detached guidelines.

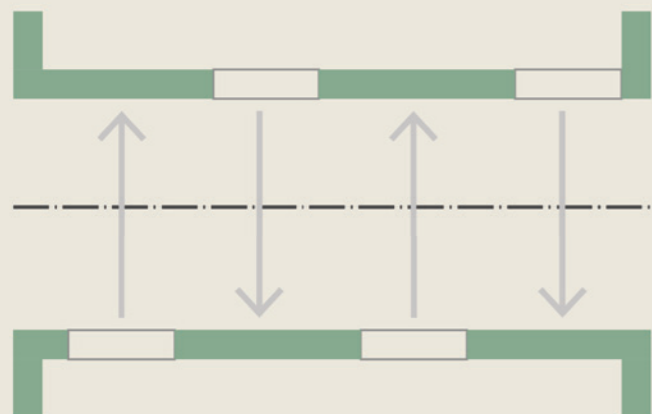
The specific requirements for detached and semi-detached dwellings must be read in conjunction with the remainder of the Seaton UDGs.

### Requirements.

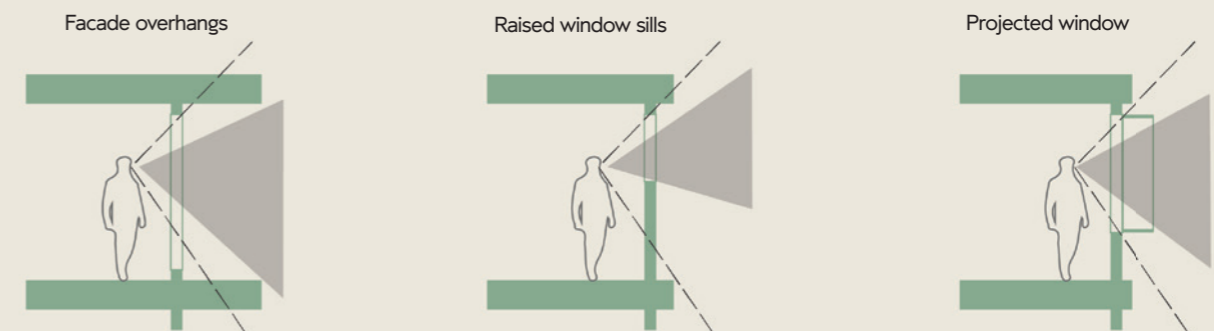
- For semi-detached dwellings, each dwelling must provide articulation in the facade or a deep shadow line to provide visual separation between attached dwellings. Flat facades spanning across attached dwellings is not permitted.
- Development avoids direct overlooking from upper-level windows to habitable rooms and private open space of neighbouring properties.

### Recommendations.

- Offset window locations to mitigate overlooking between neighbouring properties.
- Incorporate design details such as facade overhangs, raised window sills, and projected window hoods that mitigate overlooking while still maximising access to solar amenity internally.



Offsetting the positioning of windows from neighbouring properties is an effective solution to providing privacy while maximising solar amenity and outlook.



Small design details can provide alternative solutions to privacy screening which allow for maximum access to solar amenity and outlook.

## Guidance for particular housing types.

# Townhouse dwellings guidelines.

Townhouse dwellings at Seaton have been designed in a range of streets, to provide further architectural and housing diversity in the development. Townhouse allotments may or may not be constructed with shared side walls.

The specific requirements for townhouse dwellings must be read in conjunction with the remainder of the Seaton UDGs.

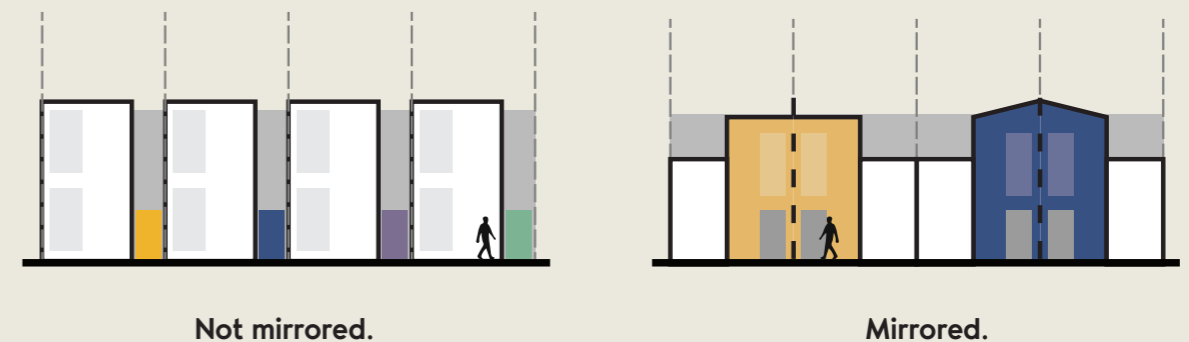
### Requirements.

- Each townhouse dwelling must provide articulation in the facade or a deep shadow line to provide visual separation between attached dwellings. Flat facades spanning across attached dwellings is not permitted.
- The location of the front door must be consistent for all attached townhouse dwellings. Mirrored front doors and entries are not encouraged.
- Townhouse dwellings which are all attached as part of a row are to be consistent in style and materials. Variation in front door colour and materiality is encouraged to allow for individuality.
- Balconies must be open-style balustrade or constructed of a clear/transparent material.
- All visible elevations must be detailed with window openings and recessed sections.
- Where a townhouse has two frontages to a street or laneway, both elevations must be of consistent design and materials used must be of equal quality. This includes frontages to internal pedestrian pathways within a development.

- Where the garage door does not extend for entire length of the facade, additional variation in the garage elevation must be provided in the form of recessed walls, feature gates/fencing and landscaping.
- External lighting must be provided to the laneway garage wall (if applicable).

### Recommendations.

- Where a balcony is not provided to the publicly visible facade, the dwelling design will be assessed on merit and must present additional articulation.
- Additional variation in the form of recessed or protruding walls, window shades/awnings, porches/porticos, etc. can be built forward of the main building line indicated on the Building Envelope Plan.
- Balconies may protrude forward of the main building line and encroach into the setback indicated on the Building Envelope Plan but must not encroach past the allotment boundary onto/over council land.
- Three-storey buildings will be considered on merit and may require additional setbacks to reduce the bulk of the upper level. Additional levels above two storeys may be subject to a more detailed assessment process under the planning and design code.



Each townhouse dwelling should be expressed individually through visual separation from shadow lines or articulation. Flat facades between dwellings is not permitted.

# Glossary.

## Amenity

An element or space within a building or development which provides a material or physical benefit to residents.

## Articulation

The offset and separation of planes on a building facade. These may take form as balconies, bay windows, verandas, offset walls, decks, patios, or shading structures.

## Awning

A roof structure supported by a frame and located over a window.

## Building Envelope Plan (BEP)

A plan that is prepared for the purposes of a land division (whether the land has been or is to be divided) within a master planned zone.

## Corner allotment

An allotment situated on the corner of two streets and therefore has both a primary and secondary street frontage.

## Crossover

The location where access is provided between private driveway and public road.

## Cross ventilation

The ability for wind, air or a breeze to enter a dwelling through an opening on one side of a building and exit through another opening on another side of the building.

## Detached dwelling

A single dwelling which does not share a wall with any other dwelling.

## Eaves

A roof overhang that provides shading to a wall face.

## Elevation

An external wall of a dwelling facing a boundary.

## Facade

The face of a building (including the secondary frontage if applicable) is typically the primary street elevation showing its most prominent architectural features.

## Front fencing

Any fencing forward of the main building line along the primary frontage.

## Gable

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

## Habitable room

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

## Main building line

Is measured from the front-most habitable room on the primary street elevation and does not include the garage.

## Passive surveillance

Sight lines and observation between residents and people in public spaces such as streets and reserves.

## Porch

A covered area generally at the entrance of a building.

## Portico

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

## Primary street frontage

The elevation facing the street providing main pedestrian access to the dwelling.

## Private open space

Open area which is exclusively for the sole use of the residents of a dwelling.

## Public view

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

## Retaining wall

A structural wall used to restrain ground soil to provide a vertical transition in the ground level.

## Secondary frontage

The elevation facing a secondary street that doesn't provide driveway access.

## Semi-detached dwelling

A dwelling which is on an individual lot but shares a single wall with one other dwelling.

## Solar amenity

Direct natural sunlight with no obstruction from other built form.

## Solar Reflective Index Rating (SRI)

An SRI is an indicator of the ability of a roof surface to reflect solar energy back to the atmosphere. The higher the rating, the cooler the surface will be on a sunny day. Light colours have a higher SRI compared to darker colours.

## Townhouse dwelling

A row of three or more individual dwellings situated side by side. They may or may not have shared side walls.



# Checklist.

Refer to individual chapters for full guidance.

## Facade.

- 1. Your dwelling must have at least one window from a habitable room on the primary street frontage.\*
- 2. Facades must include a minimum of two different materials/finishes with clear delineation of primary and accent materials.\*
- 3. Dwelling entry must have articulation through variation in façade depth.\*
- 4. Unpainted and/or untreated metalwork and reflective glazing will not be permitted.\*
- 5. Light-weight infill is not permitted above windows and doors on elevations visible to the public.\*

## Doors and entry.

- 6. Front doors must face the primary street and preferably incorporate a side light.\*
- 7. Access to the front door must not be through the garage.\*
- 8. Door screens should be fine mesh. Patterned security doors such as diamond grill and/or any other decorative designs are prohibited. Colour encouraged to be the same colour as door.\*

## Porches and balconies.

- 9. Balconies are encouraged and preferably covered.
- 10. A front porch is encouraged and can be used as a feature to your home. If incorporated, it must be a minimum of 1m in depth. On corner allotments, the porch is encouraged on both street frontages.

## Garages.

- 11. The garage door must be electric sectional, tilt, or panel lift. Roller doors are not permitted where visible to the public.\*
- 12. Garages must not be forward of main building line.\*

## Roof.

- 13. Roof type can be parapet, skillion, hipped, or gable.\*
- 14. Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet.\*
- 15. Roofing to be either flat or low profile roof tiles or light coloured Colorbond® or similar.\*
- 16. Galvanised or non-coloured zincalume is not permitted.\*
- 17. Two-storey townhouse product may have lower roof pitches when not visible from the street hidden by parapet walls. Parapet walls are to be no higher than 1.2m above the upper floor ceiling height.

## Eaves and downpipes.

- 18. Where eaves are present, they must be a minimum of 450mm deep and return and continue around the house.
- 19. A reduced eave is permitted on zero lot line.
- 20. Downpipes are to be as discreet as possible.

## Windows.

- 21. Windows should have a strong horizontal or vertical emphasis.
- 22. All windows to street frontages must be clear glazed. Obscured and frosted windows will not be supported for elevations facing public areas. Reflective or mirrored windows will not be accepted.\*
- 23. Provide passive surveillance to street-facing facades through windows and balconies.

## Corner allotment/ secondary frontage.

- 24. At least one habitable room is to be located on the secondary frontage in addition to the primary frontage.\*
- 25. Front doors must be visible from a public street and can front either the primary or secondary street frontage.\*
- 26. All windows visible to the public must match the same head and sill heights as those used on the primary facade.\*
- 27. Flat facades and blank walls on either frontage are not permitted.\*

## Park (reserve) sites.

- 28. Open-style fencing or landscaping must be provided to frontages adjoining open space.\*
- 29. A habitable space must be located adjacent to open space.\*
- 30. At least one balcony opening must front public reserves (if double storey).
- 31. Sufficient glazing fronting the open space is to be provided.

## Colours and materials.

- 32. A mix of complementary colour shades and materials.
- 33. Colours must be comprised of predominantly lighter tones. Pockets of dark colours are acceptable.\*
- 34. Materials to include rendered brickwork, feature cladding, stone cladding, timber cladding, metal cladding, or any other features approved by the Encumbrance Manager.\*
- 35. Dwellings must not have primary and vivid colours or reflective surfaces.\*
- 36. Shade cloth and profiled or flat acrylic roofing will not be supported.\*
- 37. Garage doors should be constructed of complementary colour and material to dwelling.

## Front and rear gardens.

- 38. A clear pedestrian route to the front door.\*
- 39. Planting species consistent with the Seaton Planting Palette.
- 40. For corner allotments, the landscape treatment must be of consistent quality and treatment to all public-facing frontages.
- 41. Front and rear yards must include the planting of minimum one tree.\*
- 42. Gardens and soft landscaping must comply with the requirements set out in the Planning Code.

## Driveways, garages and parking.

- 43. Driveway to be installed as per the BEP with a max of 4m wide for a single driveway and 5.5m for double driveway.\*
- 44. Your driveway must be constructed from brick paving, exposed aggregate concrete, rectangular or square geometry block pavers or patterned concrete. Grey or painted concrete is not permitted.\*
- 45. Public footpaths take priority over private vehicular access, driveways must not cut through paths.\*
- 46. For rear-loaded products, vehicle access must only be from the laneway.\*
- 47. Pathways and outdoor areas that are visible from the street, must be constructed from the same material as the driveway.\*
- 48. Garages should not dominate the front elevation of the dwelling and should not be located forward of the main dwelling's front facade.\*
- 49. Where a garage or carport is not provided under the main roof its design, materials should match those of the dwelling.\*
- 50. If you have a caravan, boat, trailer or other recreational or commercial vehicle you should design your dwelling to ensure that you can park the vehicle away from public view.\*

## Fences and letterboxes.

- 51. Front fencing is encouraged, materiality must be batten fencing, rendered masonry with planting, timber panel, blade, Modwood (or similar).
- 52. Colorbond® fencing is only accepted for rear fencing and side fencing that is not visible from the street. It is not accepted for primary or secondary frontage fencing.\*
- 53. Front fences must be 0.6m high to a maximum of 1.2m in height and must include transparent components.\*
- 54. For corner blocks primary fencing must wrap around corner for 50% of the length of the boundary.\*
- 55. Corner allotment fencing can be 1.8m for privacy but for no more than 50% of the length of the boundary, remaining fencing to be 1.2m.\*

- 56. Side and rear boundary fencing which is not visible to the street must be 1.8m Good Neighbour Colorbond® fencing with no exposed structural posts in 'Woodland Grey'.\*
- 57. Letterboxes must be constructed in accordance with Australia Post standards. Freestanding letterboxes of solid brick or masonry construction, as well as incorporated parcel delivery and Australia Post combined letterboxes are recommended. 'Box-on-post' type, and GRC constructed letterboxes are not permitted.\*
- 58. Letterboxes should be clearly visible from the street.\*
- 59. Letterboxes must be located within the allotment boundary.\*

## Sheds, refuse, ancillary items and signage.

- 60. Sheds must be no greater than 10m<sup>2</sup> in area and be no higher than 3m.\*
- 61. Sheds must not be visible from any public frontages.\*
- 62. All dwellings must have a designated storage area for bins.\*
- 63. Additional fixtures or equipment must be located at the rear of the dwelling or on the side but appropriately screened, to minimise impact to your surrounds. These include A/C units, external hot water services, solar hot water systems, water tanks, spa pumps, heating and cooling units, clotheslines, solar pool heating coils, play equipment etc.\*
- 64. Utility meters should be positioned so that they are easily accessible for reading by utility providers; however must be screened from the street, either by being positioned behind the letterbox structure, or discreetly screened with landscaping.\*
- 65. Clotheslines, garden sheds and evaporative cooling units must not be visible from the street or any public open space. The location of these services must be marked on building plans submitted for approval.\*
- 66. Antennas and satellite dishes must not be located on the roof as free-to-air TV will be provided via broadband network service.\*

## Sustainability.

- 67. All dwellings are required to comply with the NCC minimum 7-star rating.\*
- 68. All dwellings must be all electric.\*
- 69. A heat pump hot water system is required (an electric-boosted solar hot water system can be considered as an alternative), with minimum COP 3.0, or higher.\*
- 70. Battery and EV charger ready.\*
  - a. Provision of an electrical outlet in your garage capable of providing charging for an electric vehicle (Level 2/Mode 3 is recommended).
- 71. Locate hot water systems as close as possible to the kitchen and main bathroom.
- 72. Locate air conditioning and heat pump condenser units away from windows in living spaces and bedrooms to reduce noise and heat intrusion.

## Additional guidance for detached and semi-detached dwellings.

The following additional requirements apply to all detached and semi-detached developments.

- 73. For semi-detached dwellings, each dwelling must provide articulation in the facade or a deep shadow line to provide visual separation between attached dwellings. Flat facades spanning across attached dwellings is not permitted.\*
- 74. Development avoids direct overlooking from upper-level windows to habitable rooms and private open space of neighbouring properties.\*
- 75. Offset window locations to mitigate overlooking between neighbouring properties.
- 76. Incorporate design details such as facade overhangs, raised window sills, and projected window hoods that mitigate overlooking while still maximising access to solar amenity internally.

## Additional guidance for townhouse dwellings.

The following additional requirements apply to all townhouse developments.

- 77. Each townhouse dwelling must provide articulation in the facade or a deep shadow line to provide visual separation between attached dwellings. Flat facades spanning across attached dwellings is not permitted.\*
- 78. The location of the front door must be consistent for all attached townhouse dwellings. Mirrored front doors and entries are not permitted for townhouse dwellings.\*
- 79. Townhouse dwellings which are all attached as part of a row are to be consistent in style and materials. Variation in front door colour and materiality is encouraged to allow for individuality.\*
- 80. Balconies must be open style balustrade or constructed of a clear/transparent material.\*
- 81. All visible elevations must be detailed with window openings and recessed sections.\*
- 82. Where a townhouse has two frontages to a street or laneway, both elevations must be of equal quality. This includes frontages to internal pedestrian pathways within a development.
- 83. Balconies may protrude forward of the main building line and encroach into the setback indicated on the Building Envelope Plan but must not encroach past the allotment boundary onto/over council land.
- 84. Where the garage door does not extend for entire length of the facade, additional variation in the garage elevation must be provided in the form of recessed walls, feature gates/fencing and landscaping.
- 85. External lighting must be provided to the laneway garage wall.\*

\*Denotes mandatory criteria

## Owner declaration.

I accept the mandatory sustainability requirement of a minimum NCC minimum 7 star energy rating and will ensure my dwelling is designed to meet this requirement.

Signature \_\_\_\_\_



**seaton**

A COMMUNITY BY

**Renewal SA**



Government  
of South Australia

Delivered by Renewal SA in partnership with the  
South Australian Housing Trust.