

Escarpment Policy Area 19 (Formerly Hills Policy Area 11)



Introduction

This brochure provides an extract of the objectives, desired character and principles of development control for the Escarpment Policy Area 19.

For more information regarding design criteria for new dwellings, please refer to the brochure titled “Residential Developments” and the Marion Council Development Plan.

Objectives

- 1 A policy area primarily comprising detached dwellings at low densities.
- 2 Residential development which is sensitive to the particular topography of the locality.
- 3 Residential development which has minimal visual and environmental impacts.
- 4 Development that contributes to the desired character of the policy area.

Desired Character

The policy area encompasses parts of the escarpment which forms an east-west band through the centre of the council area, including elevated land visible from the Adelaide Plains in the suburbs of Seacliff Park, Seaview Downs, Seacombe Heights and Darlington. The policy area also contains undulating to steep land along the coast at Marino. Many dwelling sites have good views of the Adelaide Plains or the coast.

The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will continue to include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites.

Buildings, particularly on a site in a highly visible and prominent location or adjoining an area of open space or other natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that detract from the prevailing residential or natural character are inappropriate.

It is important when designing new buildings and extensions (and associated finished levels and decks) on sloping sites to pay considerable attention to, and reduce the potential impact on, the privacy and amenity of existing development.

Buildings and subdivision of land will reflect the existing pattern and scale of nearby development, except in areas where land has been subdivided into smaller allotments than now desired in this policy area, any new land division and development will be at a lower density and intensity than existing. In addition, larger-than-minimum allotments may be preferable due to the natural topography.

Land Use

The following forms of development are envisaged in the policy area:

- detached dwelling
- group dwelling.

Minimum Site Dimensions

A dwelling should have minimum site area and a frontage to a public road or allotment depth not less than that shown in the following table:

Dwelling Type	Gradient of Site	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached	Less than 1-in-10	700	18	20
	Between 1-in-10 and 1-in-5	900	20	20
	More than 1-in-5	1100	20	20
Group	Less than 1-in-10	700	24	45
	Between 1-in-10 and 1-in-5	900	26	45
	More than 1-in-5	1100	26	45

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Design Requirements

In addition to the minimum site dimensions prescribed for different dwelling types in the various policy areas, dwellings in the Hills Policy Area 11 should also be designed in accordance with the following design criteria:

Site Coverage & Floor Area Ratio

Dwellings should be designed to have a maximum site coverage of **35%** of the allotment area and a maximum floor area ratio of **0.4**.

Site coverage represents the proportion of an allotment (excluding the area of any "handle" of a hammerhead allotment) covered by the floor level of a building or buildings including the dwelling, garage, carport, verandah and outbuildings, but excluding unroofed pergolas.

Floor area ratio means the ratio between—
 (a) the total floor area contained on all floors within a building or buildings (excluding areas permanently set aside for the parking, loading, unloading or movement of vehicles); and
 (b) the area of the site, where the area of the site is expressed as unity.

Front Setback

The setback of buildings from public roads should:

- be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- contribute positively to the function, appearance and/or desired character of the locality.

The main face of a dwelling should be set back from the primary road frontage by a minimum of 8 metres.

Secondary Street Setback

In the case of a corner allotment, the minimum setback distance for a dwelling from the secondary road frontage should be 3 metres.

Side Setbacks

Minimum setback from side boundaries where the wall height is not greater than 3 metres: 2 metres

Where the wall height is between 3 metres and 6 metres:

- 3 metres if adjacent southern boundary
- 2 metres in all other circumstances.

Where the wall height is greater than 6 metres:

- if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres
- if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.

Building on a Side Boundary

Walls on boundaries are generally not appropriate in the Hills Policy Area 11.

Rear Setbacks

Dwellings should be set back a minimum distance of 8 metres from a rear boundary.

Building Height

Maximum building height (from natural ground level):
 2 storeys of not more than 9 metres.

Buildings on battle-axe allotments or the like should be single storey to reduce the visual impact of taller built form towards the rear of properties, and to maintain the privacy of adjoining residential properties.

Private Open Space (POS)

Dwellings should include POS that conforms to the requirements identified in the following table:

Minimum area of POS	Provisions
20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater and they have a minimum dimension of 2 metres. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10. The remainder of the space should have a minimum dimension of 2.5 metres.

Dwellings comprising of supported accommodation should provide a minimum area of private open space of 30 square metres, one part of which should be capable of containing a rectangle of at least 3 metres by 5 metres.

Private open space should be provided for exclusive use by residents of each dwelling, and should be sited and designed:

- to be accessed directly from the internal living rooms of the dwelling
- to be generally at ground level (other than for dwellings without ground level internal living rooms)
- to be located to the side or rear of a dwelling and screened for privacy
- to take advantage of, but not adversely affect, natural features of the site
- to minimise overlooking from adjacent buildings
- to achieve separation from bedroom windows on adjacent sites

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- g) to have a northerly aspect to provide for comfortable year round use
- h) to not be significantly shaded during winter by the associated dwelling or adjacent development
- i) to be partly shaded in summer
- j) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
- k) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

Private open space should not include:

- a) any area covered by a dwelling, carport, garage or outbuildings
- b) driveways, effluent drainage areas, rubbish bin storage areas, site for rainwater tanks and other utility areas
- c) common areas such as parking areas and communal open spaces
- d) any area at ground level at the front of the dwelling (forward of the building line)
- e) any area at ground level with a dimension less than 2.5 metres

A minimum of 50% of the private open space provided should be open to the sky and free from verandas.

Car parking

Dwellings should incorporate the following minimum number of on-site car parking spaces:

Detached	2 per dwelling containing up to 3 bedrooms*, one of which is to be covered. 3 per dwelling containing 4 or more bedrooms*, one of which is to be covered.
Group	1.5 per dwelling, one of which is to be covered, plus 1 visitor space per 3 dwellings.

* "Bedrooms" includes rooms capable of being used as bedrooms.

Garages, Carports, Verandas and Outbuildings

Garages, carports, verandahs and outbuildings, whether freestanding or not, should not dominate the streetscape and (except where otherwise specified) be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall or post height	3 metres
Maximum building height	5 metres
Maximum height of finished floor level	0.3 metres

Minimum setback from a primary road frontage	Garages and carports; 5.5 metres and at least 0.5 metres behind the main face of the dwelling, or in line with the main face of the dwelling if the dwelling incorporates minor elements such as projecting windows, verandas, porticos, etc which provide articulation to the building as it presents to the street. Outbuildings should not protrude forward of any part of the associated dwelling.
Minimum setback from a secondary road frontage	0.9 metres or in-line with the associated dwelling (whichever is the lesser)
Minimum setback from a rear or side vehicle access way	1 metre
Minimum setback from side or rear boundaries (when not located on the boundary)	0.6 metres for an open structure, or 0.9 metres for a solid or enclosed wall
Maximum length on the boundary	8 metres or 45 per cent of the length on that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing the street	6 metres or 50 per cent of the width of the front façade of the dwelling to which the garage or carport is associated (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum

Garages, carports, verandas and outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.

Vehicle Access

The width of driveway crossovers serving single dwellings should be minimised and have a maximum width of:

- (a) 3 metres wide for a single driveway
- (b) 5 metres wide for a double driveway.

Driveways serving hammerhead sites, or more than one dwelling, should satisfy the following:

Dwellings served	Trafficable width (metres)			Minimum landscape strips on both sides of driveway (metres)
	Intersection with public road and first 6 metres		Width beyond first 6 metres	
	Arterial roads	Other roads		
1 – 3	6	3	3	0.5
4 – 7	6	5	3	0.8
8 or more	6	6	5	1.0

Driveways serving 3 or more dwellings which exceed 30 metres in length should include one passing section of

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not less than 5 metres trafficable width for each 25 metre section of driveway.

The number of vehicle access points onto a public road should be minimised and each access point should be a minimum of 6 metres apart to maximise opportunities for on street parking.

A minimum of one on-street car parking space should be provided for every 2 allotments unless separately defined shared visitor parking spaces exist on-site and at the same ratio (e.g. for group dwellings or residential flat buildings).

Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).

On an arterial road, vehicle access points should be minimised or avoided where possible, and vehicles should be able to enter and exit the site in a forward direction. Council is required to refer most applications for development on land fronting an arterial road to the Commissioner of Highways for advice and direction.

Visual Privacy

Buildings with upper level windows, balconies, terraces and decks should minimise direct overlooking of habitable rooms and private open spaces of dwellings through one or more of the following measures:

- a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
- b) building setbacks from boundaries (including boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
- c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.

Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Overshadowing

The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

- a) windows of habitable rooms

- b) upper-level private balconies that provide the primary open space area for a dwelling
- c) solar collectors (such as solar hot water systems and photovoltaic cells).

Development should ensure that:

- a) north-facing windows to living rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 3 pm on the 21 June
- b) ground level private open space of existing buildings receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - i. half of the existing ground level private open space
 - ii. 35 square metres of the existing ground level private open space
- c) where overshadowing already exceeds the requirements contained in part (b), development should not increase the area overshadowed.

Design & Appearance

Development that would be prominently visible from the Adelaide Plains should:

- (a) achieve a profile that blends with the topography of the land
- (b) avoid the use of bright and highly reflective external materials and finishes
- (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:

- (a) incorporating stepping in the design in accordance with the slope of the land
- (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.

Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:

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- a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
- b) individual entries for ground floor accommodation
- c) opportunities to overlook adjacent public space.

Entries to dwellings or foyer areas should be clearly visible from the street, or from access ways that they face, to enable visitors to easily identify individual dwellings and entrance foyers.

Dwellings should be designed and oriented to address the street by presenting a front entrance door, porch/portico/veranda and habitable room windows toward the primary street frontage.

Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.

Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

Energy Efficiency

Development should provide for efficient solar access to buildings and open space all year around.

Buildings should be sited and designed:

- (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
- (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

- (a) taking into account overshadowing from neighbouring buildings
- (b) designing roof orientation and pitches to maximise exposure to direct sunlight.

Noise

Residential development close to high noise sources (e.g. major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living

rooms and private open spaces away from those noise sources, and protect these areas with appropriate noise attenuation measures.

Residential development on sites abutting established collector or higher order roads should include a landscaped buffer between the dwellings and the road as well as front fences and walls that will supplement the noise control provided by the building facade.

Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:

- (a) active communal recreation areas, parking areas and vehicle access ways
- (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Site Facilities and Storage

Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:

- a) mail box facilities sited close to the major pedestrian entrance to the site
- b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
- c) household waste and recyclable material storage areas located away from dwellings and screened from public view.

Sloping Land

Development should be designed and sited to relate to the slope of the land, so that:

- (a) the bulk and scale of the buildings do not dominate the landscape
- (b) the amount of cutting and filling of the natural ground profile is minimised.

Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.

The cutting and/or filling of land should:

- a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
- b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
- c) only be undertaken if the resultant slope can be stabilised to prevent erosion

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- d) result in stable slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

Retaining walls should:

- not exceed 1.5 metres in height
- be stepped in a series of low walls if more than 1.5 metres is to be retained in total
- be constructed to a high standard from high amenity materials
- be landscaped to enhance their appearance.

Other Information

Public Notification

Some types of residential developments require public notification. For more information, please refer to Council's information brochure titled "*Public Notification*".

Stormwater Detention

In residential areas north of Seacombe Road, all new houses must be provided with an on-site stormwater detention/retention system (this slows the flow of stormwater that is discharged to the street water table). Stormwater Detention Systems should be designed to meet the runoff flow requirements contained in Council's information brochure titled "*Stormwater Detention*".

Easement and Encumbrances

The Certificate of Title for a property contains information regarding the location and nature of any easements and the details of any encumbrances that apply to the land. If your proposed development extends over an easement or is affected by an encumbrance on your property, documentation must be submitted to the Council demonstrating that the authority controlling the easement (e.g. SA Water, SA Power Networks) have approved the proposed development.

Regulated and Significant Trees

Any work that may substantially damage or affect a regulated or significant tree or trees requires approval from the Council. For clarification on what a regulated/significant tree is and what are considered to be tree damaging activities, please refer to Council's information brochure titled "*Regulated & Significant Trees*".

Flooding

The Cities of Marion and Holdfast Bay have released a long-term plan which identifies properties at risk of inundation in a 1-in-100 year average return interval

(ARI) flood event. Properties at risk of inundation can be identified via maps on the following website:

<http://www.marion.sa.gov.au/page.aspx?u=858>

Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

- it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event; and
- buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

Proposed development in flood-affected areas will be subject to review by Council's Engineering Department to ensure that the above can be achieved.

National Broadband Network (NBN)

The Telecommunications Act requires new dwellings to be "fibre-ready". Residents and developers should familiarise themselves with the technical criteria for the required infrastructure. More information is available at www.nbn.com.au

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.

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