

# Residential Character Policy Area 17



## Introduction

This brochure provides an extract of the objectives, desired character and principles of development control for the Residential Character Policy Area 17.

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. Preservation of the existing development patterns and built form.
2. Development which reflects the traditional character elements of the locality, particularly as presented to the streetscape.
3. Development that minimises the impact of garaging of vehicles on the character of the locality.
4. Development that reflects good residential design principles.
5. Development that contributes to the desired character of the policy area.

## Desired Character

### Marion

In that part of the policy area located in the suburb of Marion, the established character is primarily low density detached dwellings on large allotments. This form of development will continue through the replacement of detached dwellings with the same. In this area the maintenance and enhancement of the generous and vegetated garden character is most important.

Buildings should be well setback from all property boundaries, and existing vegetation should be protected and enhanced wherever possible. Front and side garden landscaping is particularly important and should complement and reinforce street tree planting to help enhance the leafy, garden suburb character and the visual separation between houses.

Buildings of up to two storeys in height are appropriate, provided that landscaping is available or proposed to soften the visual impact of the second storey.

Fences forward of the building line will be low and constructed of stone, masonry or timber and in a style that complements those in the locality.

### Edwardstown, Glandore and Glengowrie

New development in those parts of the policy area located in the suburbs of Edwardstown, Glandore and

Glengowrie will reinforce the attractive established character of predominantly single-storey, detached houses. New development will largely comprise the replacement of less attractive or unsound dwellings with new detached dwellings, and in more limited situations, new semi-detached dwellings.

Replacement dwellings will be appropriately designed modern interpretations of the pre-1950's buildings remaining in the area in the locality of the development site. Buildings will be sited so as to complement the siting of adjoining buildings and in such a way that the landscape character is retained and enhanced. Dwellings will incorporate elements typical of homes in the area, including articulated roof forms comprising combinations of gable, Dutch-gable and hips, chimneys, projecting front verandas/porches/porticos, timber-framed windows and external walls constructed of a mixture of brick, painted brick, stone, and rendered masonry. Garages and carports will be discreetly located well behind the main face of the associated dwelling or to the rear of the dwelling, with design and materials to complement the dwelling.

Alterations and additions to dwellings will occur without significantly altering the dwelling's appearance from the street unless it involves the removal of unsympathetic additions/alterations to the front facade or will improve the appearance of a building as viewed from a street frontage. Alterations and additions will reinforce and complement the existing scale, elevation treatments, and use of materials of the associated dwelling, particularly with respect to the design of roof form, the use of front verandas and porticos, building materials, colours, proportions of windows, the use of window shading devices and elevation detailing.

Alterations and additions in the form of adding a second storey will only occur where the addition is within the roof space of the dwelling and the external appearance of the dwelling as viewed from surrounding streets takes the form of a single storey plus attic form. Similarly, new two storey dwellings will take the form of a single storey plus attic in order to reinforce the attractive, low-scale character of the policy area.

Fences on or near the street frontage will be low and of a construction and style that complements those existing in the locality.

The density of development and siting of all buildings will not erode the landscape character of the site or locality, which is derived from mature vegetation in front and rear yards, alongside boundaries or within the public road reserve.

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## Land Use

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

- detached dwelling
- semi-detached dwelling within the suburbs of Edwardstown, Glandore and Glengowrie.

## Minimum Site Dimensions

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

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width (metres)	Minimum Site Depth (metres)
Detached*	420	15	20
Semi-Detached**	420	15	20

\* Land division should not result in the creation of battle-axe or similar allotments

\*\* Semi-detached dwellings are only permitted within the suburbs of Edwardstown, Glandore and Glengowrie, not in the suburb of Marion.

## Design Requirements

In addition to the minimum site dimensions prescribed for different dwelling types in the various policy areas, dwellings in the Residential Character Policy Area 17 should also be designed in accordance with the following design criteria:

### Site Coverage & Floor Area Ratio

Site coverage and floor ratio should not exceed **40%** and **0.5** respectively.

**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—

- 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
- 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 dwelling should be set back from the primary road frontage in accordance with the following table:

Where no established streetscape exists	8 metres from arterial roads
	5 metres in all other circumstances
Where an established streetscape exists	8 metres from arterial roads
	All other cases: a) where the setback difference between buildings on adjoining allotments with the same primary street frontage is less than 2 metres: the same setback as one of the adjoining buildings. b) Where the setback difference between buildings on adjoining allotments with the same primary street frontage is greater than 2 metres: at least the average setback of the adjoining buildings

## 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: 0.9 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.

## Rear Setbacks

Dwellings should be set back from rear boundaries the following minimum distances:

- 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres), and
- 8 metres for all other parts of the dwelling with a wall height greater than 3 metres

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## Building Height

Maximum building height (from natural ground level):

- i. within the suburb of Marion, 2 storeys of not more than 9 metres
- ii. in all other areas, one storey with an ability to provide a 2 storey addition within the roof space subject to Principles of Development Control within the policy area of not more than 7 metres



Except where located in the suburb of Marion, development should be limited to one storey unless a dwelling faces a public road (i.e. is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

(a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



(b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

(c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

## 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.

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

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

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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 Semi-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.
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\* "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.

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.

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## Visual Privacy

Buildings with upper level windows, balconies, terraces and decks (only permissible in the suburb of Marion) 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

Where a new dwelling is constructed alongside or within a group of pre 1950 residential buildings, the new

dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

Development should preserve and enhance streetscapes by:

- (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
- (b) limiting the number of driveway crossovers.

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, 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.

## 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.

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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.

## 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:

- (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event; and
- (b) 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](http://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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