

September 2026 onwards

**PLAYFORD
ALIVE**

RESIDENTIAL DESIGN CODE 2026



playfordalive.com.au



Government
of South Australia

A COMMUNITY BY

Renewal SA

Contents

1.	About this code	Page 2
2.	Sustainability	Page 4
3.	Planning the siting of your home	Page 6
4.	Private open space (POS)	Page 11
5.	Car parking requirements	Page 12
6.	Incurred costs	Page 13
7.	Upper-level balconies	Page 14
8.	Your home and the street	Page 15
9.	Fencing	Page 20
10.	Garages and vehicle access	Page 22
11.	Landscaping	Page 23
12.	Utility elements	Page 24
13.	Telecommunications network	Page 25
14.	Designing with slope	Page 26
15.	Letterboxes	Page 27



1. About this code

1.1 Introduction

Playford Alive is a master-planned urban and community development within the City of Playford involving new land releases and the renewal of existing neighbourhoods. It is being developed using traditional neighbourhood design principles that support the wider project objectives of sustainability, enhanced social interaction and a strong sense of community.

A key goal of Playford Alive is to promote a variety of housing types by:

- **Providing greater housing choice.**
- **Creating a broad range of housing opportunities, incorporating both traditional detached dwellings and innovative medium-density housing products.**
- **Delivering built forms that positively address the street and public domain.**

To achieve these aims, development guidance is required in the form of this Residential Design Code.

This Residential Design Code applies to residential development within Playford Alive and provides guidance for detached dwellings and terrace dwellings. It is intended to assist builders and designers in achieving high quality built outcomes that maintain property values, enhance lifestyle and contribute to a cohesive neighbourhood character.

While promoting an overall consistency of built form, the Code allows for individual diversity and choice in housing design.

1.2 Scope

This Residential Design Code applies to the Playford Alive East development, bounded by Fradd Road East to the north, Curtis Road to the south, Coventry Road to the west and the railway line to the east.

The Code applies to land within the Playford Alive East development that is zoned Master Planned Neighbourhood under the Planning and Design Code and provides design guidance for detached dwellings and terrace dwellings.

playfordalive.com.au/map

1.3 Design code structure

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

About this code

Provides background to the Residential Design Code and its role in the approval process.

Sustainability

Outlines measures to achieve more environmentally sustainable homes and reduce energy consumption.

Planning the siting of your home

Arranging your house in the best way on your allotment.

Our house and the street

Ensures homes contribute positively to the streetscape and work together to create attractive, safe and connected neighbourhoods.

1.4 Relationship to approvals by the City of Playford

This Residential Design Code is intended to help ensure your new home contributes to a high-quality neighbourhood outcome.

Approval from Renewal SA does not constitute Development Approval. Rather, it represents a contractual agreement between the landowners and developer confirming that the prescribed design standards have been met to achieve the objectives of the Playford Alive development.

Development Approval under Planning and Design Code from the City of Playford is still required.

Applicants should consult the City of Playford and other relevant authorities regarding any additional legislation, policies or approval requirements relating to residential development.

Step 1

Read this Residential Design Code and consider the Building Envelope Plan (BEP) for your allotment.

Step 2

Prepare plans for your allotment and home.

Step 3

Submit plans, materials and colour selections to enquiries@playfordalive.com.au for assessment. Your builder can assist with, or undertake, this process on your behalf. The encumbrance manager may request further information, clarification or amendments to ensure the proposal complies with the requirements of this Residential Design Code.

Step 4

Approval granted by the Encumbrance Manager. Stamped plans will be supplied to your builder for submission to PlanSA via the planning portal or a practicing Accredited Professional for Development Approval.

Please note that processing times may take up to 10 business days.

Step 5

Construction of your home.

Step 6

Playford Alive Bonus Pack. Contact Renewal SA on 1800 644 780 to arrange selection of fencing and landscaping and to coordinate installation on-site.

1.5 Playford Alive bonus pack

The Playford Alive Bonus Pack incorporates a number of bonus items which are included when you purchase your allotment, including:

FREE front, side and rear fencing.

FREE front landscaping design and installation.

FREE driveway crossover.

FREE letterbox.

\$250 hot water system rebate.

Additional return fencing panels, side, front and rear gates, boundary retaining walls and under-fence concrete plinths are not included in the Playford Alive Bonus Pack and are to be constructed at the owner's expense.

2. Sustainability

2.1 Energy rating

All new dwellings must achieve a minimum 7 Star NatHERS energy rating using an accredited assessor, or an alternative approved pathway that achieves the minimum standards of the National Construction Code (NCC) 2022.

2.2 Building orientation

All habitable room (living spaces and bedrooms) windows must have access to natural light (window or skylight).

A living area* with a north-facing window must be provided (and should be maximised, with appropriate shading) as per the following tables and diagrams for non terrace homes.

North facing living area window requirements (Front-Loading)

Window requirements when block faces

Frontage	North	South	East	West
<12m	No	Yes	No	No
12-15m	No	Yes	Yes	Yes
>15m	Yes	Yes	Yes	Yes

North facing living area window requirements (Rear-Loading)

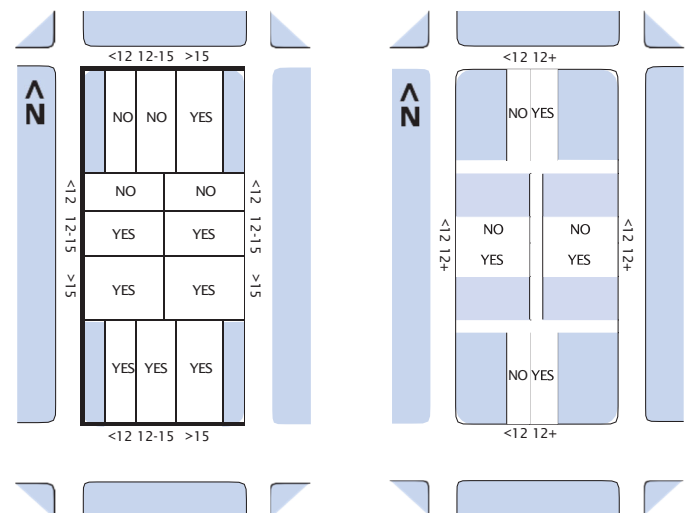
Window requirements when block faces

Frontage	North	South	East	West
<12m	No	Yes	No	No
12m+	Yes	Yes	Yes	Yes

2.3 Window treatments

Where eaves with a minimum width of 0.3m are deemed ineffective due to window location, sunhoods must be provided to north, west and east-facing windows to protect against summer sun.

Lower-storey windows and glazed doors facing north, west or east must also be provided with adequate external shading, shown on the building plans.



*'Living Area' includes, but is not limited to: lounge rooms, family rooms, dining rooms, living rooms, rumpus rooms etc, but does not include bedrooms, bathrooms, studies or kitchens. Renewal SA will consider the function of a room rather than its name on any plans when determining if it is a living area.

2.4 Water heating

This development will not include a gas service.
Acceptable hot water systems include:

- Electric heat pump hot water systems
- Solar hot water systems
- Alternative systems that demonstrate equivalent or greater energy savings than an electric heat pump or solar hot water system.

Hot water systems should be located as close as possible to kitchens and bathrooms to minimise water loss while waiting for hot water delivery.

2.5 Water conservation

Capturing and reusing stormwater minimises mains water consumption and benefits the environment. All dwellings must include a rainwater tank connected to at least 60% of the roof area in accordance with the following requirements:

For sites less than 200m²

- 1,000L minimum retention
- 1,000L minimum detention
- Connected to either a toilet, laundry cold water outlet or hot water service

For sites 200-400m²

- 2,000L minimum retention
- 1,000L detention if site perviousness <30%
- No detention required if site perviousness ≥30%
- Connected to one toilet and either the laundry cold water outlets or hot water service

For sites >401m²

- 4,000L minimum retention
- 1,000L detention if site perviousness <35%
- No detention required if site perviousness ≥35%
- Connected to one toilet and either the laundry cold water outlets or hot water service



3. Planning the siting of your home

3.1 Building envelope plan

Only one dwelling is permitted per allotment. Each allotment at Playford Alive will be allocated a Building Envelope Plan (BEP), which outlines the maximum extent of permissible development of the site.

Driveway locations, access points, significant tree protection zones, easements and other site constraints are identified on the BEP. This Residential Design Code must be read in conjunction with the relevant BEP for your allotment.

Where a requirement of the BEP differs from a provision of this Design Code relating to building setbacks, the BEP will take precedence.

3.2 Building setbacks

Building setbacks play an important role in creating attractive streetscapes, defining public spaces, providing adequate private open space and landscaping opportunities, accommodating vehicle access and parking and ensuring access to natural light.

Dwellings should conform to the setbacks shown on the relevant BEP. Proposals that encroach beyond the prescribed setbacks may be assessed on merit.

Setback is defined as the distance between a property boundary and a wall. For verandahs, the setback is measured from the property boundary to the outermost edge of the eaves.



3.3 Building setbacks – terrace dwellings

There are four allotment types for terraces within Playford Alive East. These include:

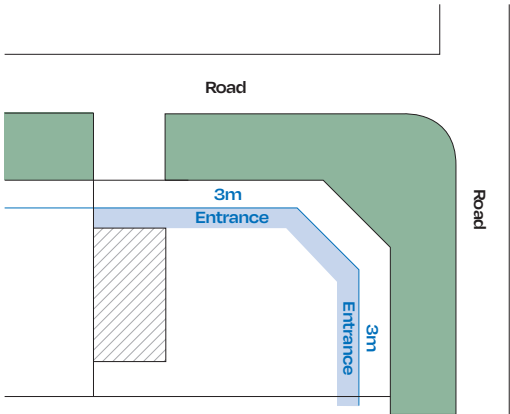
- **Corner Terrace A**
- **Corner Terrace B**
- **Front-Loaded Terrace**
- **Rear-Loaded Terrace**

The setback requirements will vary in accordance to your allotment type.

Corner Terrace A

Corner Terrace A is an allotment where the entrance of the Terrace can face either road. The required setbacks are as follows:

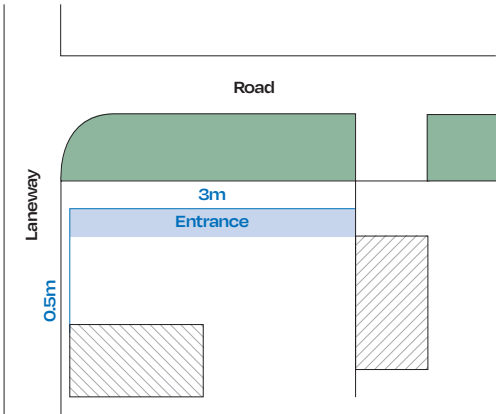
Setback requirements	
Wall to allotment front boundary:	
• First and second building level	3m
Wall to allotment front boundary facing a reserve:	
If allotment fronts public open space >2,000m ² (including where the allotment would adjoin a reserve if not separated by a public road) – front wall to allotment boundary	
• First and second building level	1.5m
Wall to secondary boundary:	
• Ground-level	0.9m
• Second-level	1.9m
Boundary walls are permitted where they comply with either:	
a. it adjoins or abuts a boundary wall of a building for the same, or lesser length and height	
b. it is no more than 3m high, 11.5m long, 45% of the total length of the boundary and does not encroach within 3m of any other existing boundary walls on the subject land.	0m
Verandah eaves, balcony, awning posts and protrusions to all public frontages.	min 1.5m
Garage/carport from front boundary. Garage/carport must also be aligned with or located behind the adjacent wall.	min 5.5m



Corner Terrace B

Corner Terrace B is an allotment where the entrance of the Terrace must face the road and will have vehicle access from a laneway. The required setbacks are as follows:

Setback requirements	
Wall to allotment front boundary:	
• First and second building level	3m
If allotment fronts public open space >2,000m ² (including where the allotment would adjoin a reserve if not separated by a public road) – front wall to allotment boundary.	1.5m
Wall setback to laneway:	
• First and second building level	
• Third floor level or above	0.5-1m
Boundary walls are permitted where they comply with either:	
a. it adjoins or abuts a boundary wall of a building for the same, or lesser length and height	
b. it is no more than 3m high, 11.5m long, 45% of the total length of the boundary and does not encroach within 3m of any other existing boundary walls on the subject land.	0m
Verandah eaves, balcony, awning posts and protrusions to all public frontages.	min 1.5m
Garage/carport from laneway.	0.5-1m

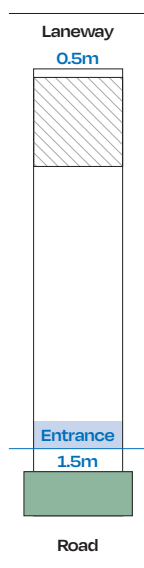


Rear-Loaded Terrace

Rear-Loaded Terraces are lots less than 9m wide with rear vehicle access from a laneway. The required setbacks are as follows:

Setback requirements

Wall to allotment front boundary.	
• First and second building level	3m
If allotment fronts public open space >2,000m ² (including where the allotment would adjoin a reserve if not separated by a public road) – front wall to allotment boundary.	
• First and second building level	1.5m
Wall to secondary boundary.	0.9m
Boundaries adjoining other properties. Boundary walls are permitted where they comply with either:	
a. it adjoins or abuts a boundary wall of a building for the same, or lesser length and height	
b. it is no more than 3m high, 11.5m long, 45% of the total length of the boundary and does not encroach within 3m of any other existing boundary walls on the subject land.	0m
Verandah eaves, balcony, awning posts and protrusions to all public frontages.	min 1.5m
Garage/carport from laneway.	0.5-1m

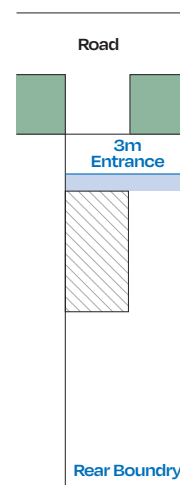


Front-Loaded Terrace

The Front-Loaded Terrace is an allotment less than 9m wide where the entrance of the Terrace must face the road and will have vehicle access also from the road. The required setbacks are as follows:

Setback requirements

Wall to allotment front boundary.	
• First and second building level	3m
If allotment fronts public open space >2,000m ² (including where the allotment would adjoin a reserve if not separated by a public road) – front wall to allotment boundary.	
• First and second building level	1.5m
Boundary walls are permitted where they comply with either:	
a. it adjoins or abuts a boundary wall of a building for the same, or lesser length and height	
b. it is no more than 3m high, 11.5m long, 45% of the total length of the boundary and does not encroach within 3m of any other existing boundary walls on the subject land.	0m
Verandah eaves, balcony, awning posts and protrusions to all public frontages.	min 1.5m
Garage/carport from front boundary. Garage/carport must also be aligned with or located behind the adjacent wall.	min 5.5m
Wall to allotment rear boundary.	3m



3.4 Building setbacks – detached dwellings

- The front wall of your home must be setback between 3m and 5m, apart from a garage, which must have a minimum setback of 5.5m and a maximum setback of 7m.
- Minor protrusions such as verandahs, eaves, balconies or similar may project forward of the front wall, but not more than 1.5m into the minimum front setback.
- Where the dwelling directly fronts public open space, the front setback to the entire front façade and dwelling reduces to a minimum of 1.5m and a maximum of 3m.
- The setback to a secondary street boundary must be a minimum of 0.9m. Walls visible from the secondary frontage must not be blank and must incorporate articulation, openings and material variation consistent with the Secondary Façade Design Requirements.
- The ground-level setback to a side lane must be between 0.9m and 1.9m.
- Side boundary setbacks must be at least 900mm at ground-level and at least 1.9m for a second-level, unless otherwise shown on the BEP.
- For front loading allotments, the rear setbacks are a minimum of 3m for single-storey and 6m for two-storey components of dwellings.
- For rear loading allotments, ground-floor elements and mews dwellings, the setback can be located a minimum of 0.5m from the rear boundary and must provide a minimum of 1m to one side setback for laneway pedestrian access. Second-storey elements must be setback a minimum of 0.5m from rear boundary.



Detached dwellings

Setback requirements	Front-loaded allotments		Rear-loaded allotments		Design Code Reference
	Min	Max	Min	Max	
Front wall to allotment front boundary • First and second building level	3m	5m	3m	5m	3.2
If allotment fronts public open space – front wall to allotment boundary • First and second building level	1.5m	3m	1.5m	3m	3.2
Garage/carport from allotment boundary	5.5m	7m	0.5m	1m	4.13
Garage/carport from front wall	0.5m	2m	-	-	4.12
Verandah footprint from allotment front boundary	1.5m	-	1.5m	-	3.2
Rear wall to allotment rear boundary	3m	-	0.5m	-	10.1
Second-storey rear wall to allotment rear boundary	6m	-	0m	-	3.2
Lower side boundary setback – (wall height up to 3m)	0.9m	-			9.1
Upper-side boundary setback – (wall height above 3m)	0.9m + 1/3 of wall height above 3m				9.1
Wall setback to secondary street boundary	0.9m	3m	0.9m	3m	3.2
Wall setback to side lane	0.9m	2.5m	1m	2.5m	3.2
Two-storey dwellings – second-storey side setback	1.9m	-	1.9m	-	3.2
Side setback for garages/carport located on secondary street	5.5m	-	-	-	4.13
Boundary walls	3m high / 11.5m long	≤45% of boundary length*			8.1

*Do not encroach within 3m of any other existing or proposed boundary wall

4. Private open space (POS)

Private Open Space (POS) provides functional areas for recreation, relaxation and service functions, complementing the quality public spaces throughout Playford Alive. POS should encourage indoor/outdoor living, provide access to sunlight, shade and shelter and be screened from public view.

POS must be for the exclusive use of dwelling occupants and may include verandahs, pergolas, alfresco areas, balconies, terraces, decks, courtyards, sun decks and roof-top gardens where they are not enclosed on all sides.

POS does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.

Minimum dimensions and overall sizes help ensure outdoor spaces are functional and usable. Overly small, narrow or poorly lit spaces are less likely to be used regularly.

Front yards are not counted as POS. POS must be provided behind the building line in accordance with the following requirements.

Lot size	POS
301m ² +	60m ² minimum
<301m ²	24m ² minimum

- As part of the POS requirement, a minimum area of 16m² with a minimum dimension of 3m must be provided that is directly accessible from a living area*.
- Where this cannot be achieved due to the size of the allotment, particularly on allotments with frontages of 10m or less, Renewal SA may consider a minimum POS area of 12m² (4m x 3m), provided the overall POS requirement is met.
- Ground-level POS must have a minimum dimension of 2m.
- Balconies may contribute towards the POS requirement and must have a minimum dimension of 1.8m.
- POS must be screened from public view by a building, fence, wall or similar structure with a minimum height of 1.8m and a maximum transparency of 20%.
- POS should receive direct sunlight where possible and incorporate opportunities for shade and shelter through pergolas, solar pergolas, canopies or similar structures.

*'Living Area' includes, but is not limited to, lounge rooms, family rooms, dining rooms, living rooms and rumpus rooms. It does not include bedrooms, bathrooms, studies or kitchens. Renewal SA will consider the function of a room rather than its name on plans when determining whether it is a living area.

5. Car parking requirements

On-site car parking helps alleviate pressure on residential streets and nearby activity centres, particularly in areas experiencing substantial infill development:

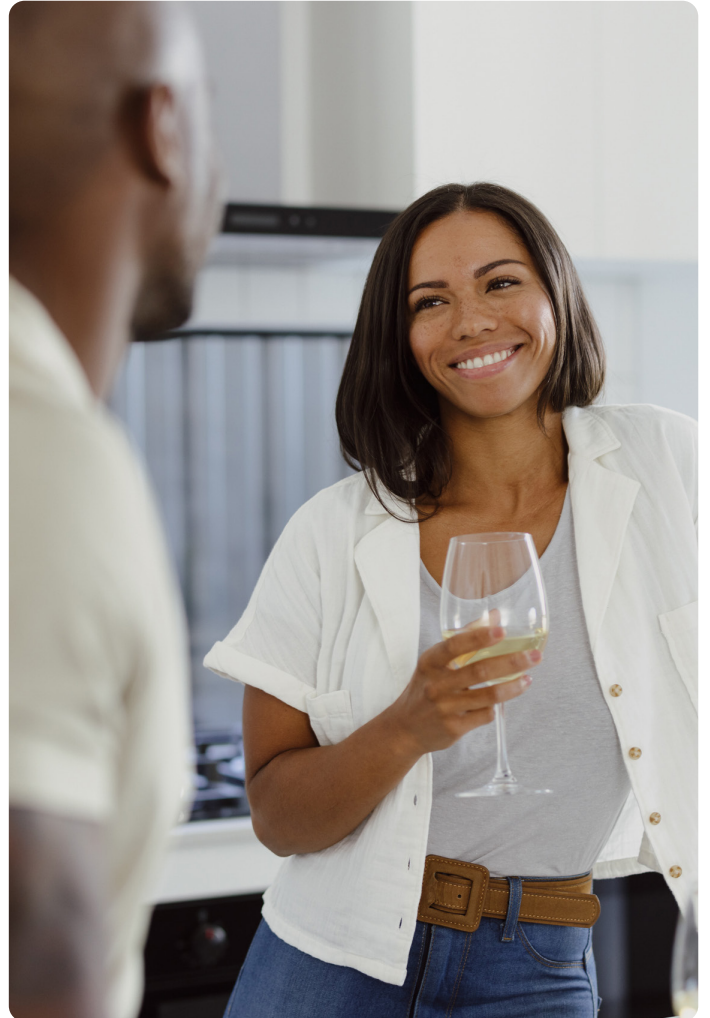
- For 1 bedroom dwellings – 1 vehicle park
- For 2 or more bedroom dwellings – 2 vehicle parks
- Enclosed vehicle parks spaces must meet the following internal dimensions

Vehicle park type	Width	Length
Single	3000mm	5400mm
Double	5400mm	5400mm

- A single garage or carport door opening must be a minimum of 2400mm.
- Undercover vehicle parks must conform with the following design conditions:
 - No part is in front of the building line of the dwelling.
 - It is set back at least 5.5m from the boundary of the primary street.
 - The garage door / opening does not exceed 7m in width.
- Uncovered vehicle parks must conform with the following dimensions:
 - Minimum length – 5.4m
 - Minimum width – 2.4m
 - Minimum width between the centre line of the space and any fence, wall or similar – 1.5m

6. Incurred costs

- Any costs related to relocation, removal or establishment of any infrastructure, services, utilities, street trees, landscaping, footpaths, kerbing, fencing, retaining walls etc, required due to the design and siting of your home must be paid for by you. Renewal SA will not burden any additional expense beyond that which is already constructed or planned.
- Any owner works required as per above must be constructed to match existing infrastructure (in terms of colours, materials, location etc) to the satisfaction of Renewal SA.
- If the alignment of your garage is more than 1m offset from the crossover, you are required to relocate the crossover (and any other affected infrastructure) at your expense.
- If there is a level change from the existing levels at the property boundary, you are required to rectify the levels at your expense.



7. Upper-level balconies

As well as being a great place to sit and relax, your upper-level balcony can perform an important role to help activate public spaces through the provision of passive surveillance. Whilst it is not mandatory for all Terraces to be provisioned with balconies (except where indicated on the BEP), balconies are encouraged to add visual interest, depth and shadow to the façade of your Terrace.

Your balcony should:

- Provide views to streets and public spaces (where possible).
- Minimise views into other balconies and living spaces through methods such as recessing, orientation and screening.
- Provide you with privacy and screen your space from public view.
- Act as a functional extension of your living space, or be capable of being fully opened up to living areas through wide sliding or stackable doors.
- Be comfortable to use through the capture of winter sun/protection from summer sun (where possible) and prevailing winter winds through the use of shading devices, roofs, screens and/or recessing. Fully protruding balconies with no protection should be avoided.
- Be designed to promote articulation and avoid a 'caged' or overly solid and constrained appearance.
- Provide a visual 'break' to the horizontal dimension of a solid balustrade that faces the street. Where the balcony balustrade exceeds 2m in width, a 'transparent to solid' ratio of a minimum 25% must be incorporated into the design.

- That is, at least one quarter of the front facing balustrade must be a transparent material. A change of material from the front façade may also be considered.
- However, if your front balcony is within 15m of another balcony or habitable room window on an adjoining allotment, privacy screening will be required as follows:
 - Permanently obscured with a maximum 25% transparency/opening fixed to a minimum of 1.7m above Finished Floor level.



25% transparent to solid ratio met in balustrade materials.



Change in balustrade materials from front.



25% transparent to solid ratio not met OR no change in balustrade materials from front.

8. Your home and the street

8.1 Materials, colours and façade design

The design of façades, materials and colours plays an important role in creating an attractive and diverse streetscape while contributing to the character of Playford Alive.

Material and colour selections should create visual interest and provide an individual identity to each dwelling. Encumbrance applications must identify the proposed mix of materials, colours and textures.

- Visible façades should incorporate a range of building materials and architectural articulation through recesses, projections and detailing. Examples of suitable materials include face brick, render, stone, timber and steel sheeting.
- The following requirements apply:
 - A minimum of two materials with varied texture and a minimum of two colours should be incorporated on publicly visible façades.
 - No more than 80% of the front façade should comprise a single material.
 - Render and stone are encouraged, with timber or steel sheeting used as feature elements where appropriate.
 - Blank or unarticulated walls will not be supported.
 - Corner allotments and publicly visible side elevations should maintain the same quality of materials, detailing and articulation as the primary façade.
 - Where multiple terrace dwellings are proposed in a row, variation in façade treatment, materials and colours should be incorporated between dwellings. Elevations showing the entire terrace group must be submitted for assessment.

8.2 Front entrances and verandahs

Frontages greater than 13.5m

- For allotments with frontages greater than 13.5m, the dwelling must have a ground-level verandah.
- The width of the verandah is to be at least 50% the width of your home (excluding garage/carport).
- Any part of a verandah that is located in the driveway will not contribute towards minimum width requirements.
- The depth of the verandah is to be at least 1.8m and can incorporate eave widths. The depth of the verandah must be clearly shown on the plans.
- Alternative design outcomes will be considered by Renewal SA on merit.

Lot frontages 13.5m or less

- For allotments with frontages of 13.5m or less, the dwelling must have a ground-level verandah or portico.
- The verandah or portico must have a minimum area of at least 2m².
- The verandah or portico must project at least 0.9m forward of the front wall.
- Alternative design outcomes will be considered by Renewal SA on merit.

General design considerations

The size and design of the verandah or portico should complement the style of your home.

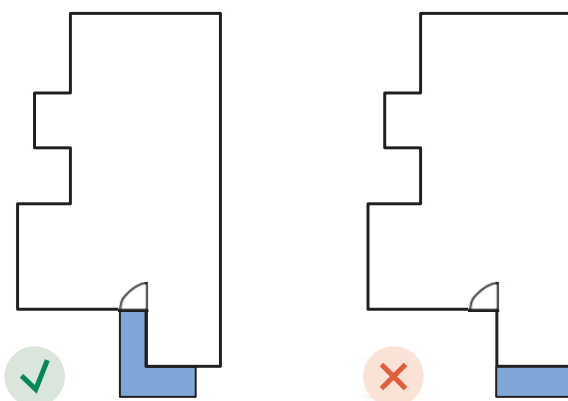
Steel posts are only acceptable when supporting a bullnose verandah.

Otherwise, verandah or portico posts must be masonry rendered or brick, to at least 33% the height of the post. Decorative timber posts may be considered by Renewal SA when keeping in style with the front façade treatment. Decorative timber posts may include turned timber posts or timber posts with dimensions of at least 0.135m x 0.135m or greater.

The entrance to your house must be under cover to provide shelter and shading.

The verandah (or portico) roof may have a flat, downslope, bullnose or concave shape but not an upslope and should be integrated into the design of the dwelling. Flat roof verandahs are required to have a fascia of minimum 0.3m to front and side elevations.

Examples of compliant and non-compliant verandah designs



Terrace dwellings

Building entrances should provide a clear and attractive transition between the public realm and private dwelling:

- Front entrance doors must be visible from the primary street frontage.
- Entrances should be contemporary in design, form and siting.
- Entrances must be clearly identifiable as the primary access point to the dwelling.
- Entrances must be protected from the weather by either:
 - Recessing the entrance door a minimum of 0.5m
 - Providing a portico, balcony or similar overhead structure.
- Security screen doors, where provided, should be simple in design, complement the architectural style of the dwelling and not dominate the appearance of the façade.

8.3 Roof design

Roof design plays an important role in defining neighbourhood character, enhancing the streetscape and contributing to the architectural quality and environmental performance of dwellings.

The design of roofs should respond to the orientation of the site, provide opportunities for solar capture, minimise glare to neighbouring properties and public spaces and integrate rooftop equipment to minimise visual impact.

The following requirements apply:

- Light roof colours must be considered as part of the external material palette. As a guide, metal roof colours should have a Solar Absorptance (SA) of 0.60 or less. A similar colour palette should be adopted for tiled roofs.
- Dark roof colours such as Gully, Wallaby, Monument, Night Sky and Woodland Grey will not be supported.
- Rooftop plant and ancillary equipment should be integrated into the roof design and screened from public view where possible.

Detached dwellings

- For single-storey dwellings, roof pitches must be 25 degrees or greater.
- A roof pitch of 22.5 degrees may be considered for dwellings with frontages of 13.5m or greater (excluding eaves).
- Skillion roofs may be considered by Renewal SA.

Terrace dwellings

- Roofs should comprise simple forms, including skillion, hipped, gabled or a combination of these roof types.
- Skillion roofs should have a minimum pitch of 7.5 degrees.
- Flat roofs and parapet elements may be supported where they complement the architectural design and contribute to a contemporary streetscape outcome.
- Parapet roofs proposed for 4.8m rear-loaded terraces must be at least 1m above ceiling height.
- Roof forms, materials and colours of garages facing rear lanes should be varied to create visual interest along the laneway.

8.4 Windows and doors

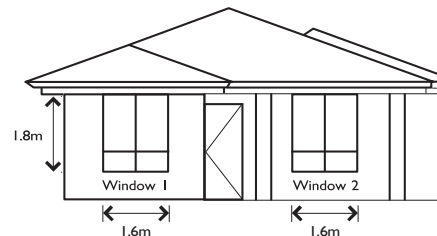
The design, placement and proportion of windows and doors contribute significantly to the appearance, functionality and energy efficiency of a dwelling.

Detached dwellings

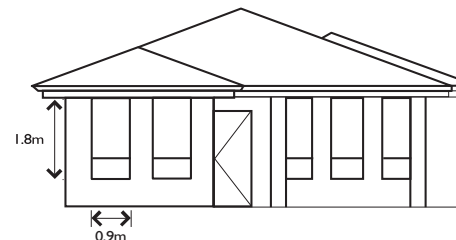
- Front elevations must include at least one window serving a habitable room with a minimum internal room dimension of 2.4m.
- Front façade windows must provide a combined glazed area of at least 2m².
- The primary entrance door should be visible from the primary street frontage.
- Front façade windows and secondary façade windows on corner allotments, must have a vertical proportion of at least 1.5:1, where the height of the window is at least 1.5 times its width.
- Groups of horizontally proportioned windows may be considered where they are vertically aligned and maintain a minimum width-to-height ratio of 3:1.
- Alternative window arrangements may be considered where:
 - Windows are located entirely beneath a verandah or portico
 - A bay window is incorporated into the façade.
- Square feature windows no greater than 0.6m x 0.6m may be considered.
- Upper-storey windows with the potential to overlook neighbouring private open space must:
 - Have a minimum sill height of 1.7m
 - Incorporate fixed obscure glazing to a height of 1.7m above floor level
 - Provide an alternative screening solution to the satisfaction of Renewal SA.

Terrace dwellings

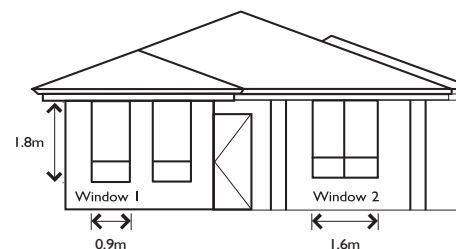
- Windows should be contemporary in design and complement the architectural style of the dwelling.
- The type, size, placement and glazing of windows should be consistent with the overall architectural theme of the terrace development.
- Windows should contribute positively to the appearance of the dwelling while supporting energy efficiency and occupant amenity.



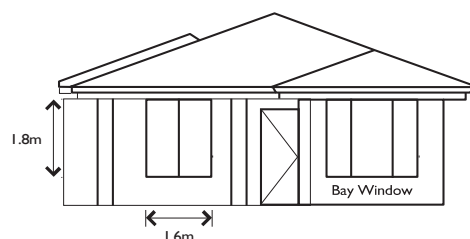
Window 1 does not meet 1.5:1 vertical proportion. Window 2 does not meet vertical 1.5:1 proportion and is not positioned entirely within the verandah (or portico).



All windows meet 1.5:1 vertical proportion.



Window 1 meets 1.5:1 vertical proportion. Window 2 does not meet 1.5:1 vertical proportion BUT is located entirely under the verandah (or portico).



1.5:1 vertical proportion not met BUT will be considered in conjunction with a bay window.

8.5 Building height

Building height should contribute positively to the streetscape, provide comfortable internal living environments and minimise visual bulk.

Detached dwellings

- Detached dwellings must not exceed 9m in height, measured from finished ground-level to the highest point of the roof.
- Roof spaces may be utilised as a third level, including dormer windows and similar features, provided they do not unreasonably impact the roof form or significantly increase building bulk.

Terrace dwellings

- Terrace dwellings should generally be a minimum of one storey and a maximum of three storeys.
- Terrace dwellings must not exceed 12m in height, measured from finished ground-level to the highest point of the roof.
- Living areas should provide a minimum internal ceiling height of 2.7m.
- All other habitable areas should provide a minimum internal ceiling height of 2.4m.

8.6 Corner allotments

Corner allotments occupy prominent locations within the streetscape and should be designed to positively address all public frontages, including secondary streets, laneways, reserves and public spaces.

The following requirements apply:

- Both public-facing façades must be designed to the same standard of quality, articulation, materials, themes and detailing.
- Blank walls on publicly visible façades will not be supported.
- Design elements that should be considered on secondary frontages include:
 - Windows
 - Wrap-around verandahs
 - Balconies
 - Blade walls
 - Feature materials and detailing
 - Wall articulation and modulation
 - Other architectural features that contribute to visual interest.
- Service infrastructure, including air conditioning units, hot water systems and similar equipment, should not be visible from secondary streets, laneways or public spaces.
- Meter boxes, including associated conduits and pipework, should be located away from prominent public frontages where possible and painted to match the adjoining wall surface.
- Secondary façades should contribute positively to passive surveillance, streetscape character and the overall appearance of the development.

9. Fencing

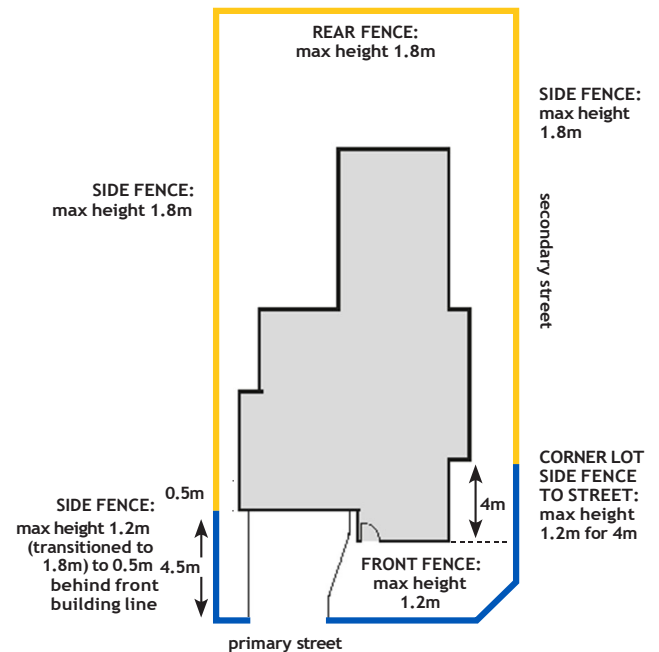
Fencing plays an important role in defining public and private spaces, providing privacy, contributing to streetscape character and enhancing the appearance of dwellings.

9.1 Front fencing

- Front boundary definition in the form of fences or low walls is required.
- Front fencing includes the front boundary and side boundaries forward of the building line.
- Colours must complement the dwelling external colours and materials.
- Front fencing must comprise a vertical open blade style to maintain visual permeability.
- Front fences must have a total height of 1.2m.
- Front fencing must extend a minimum of 0.5m along side boundaries behind the front façade of the building (or adjacent building, whichever is closer to the front boundary).

9.2 Secondary street fencing

- Secondary street fencing must match the design of the front fence for a minimum distance of 4m behind the front building line.
- Beyond this point, fencing may transition to 1.8m high Good Neighbour Colorbond® fencing.
- Side fences addressing secondary streets, reserves or public open space should be designed to the same standard as the front fence.
- The colour of fencing will be determined by Renewal SA.



SIDE FENCES when addressing secondary streets or open space to be designed to the same standard as the front fence.

9.3 Side and rear fencing

- Side and rear fencing between properties must be 1.8m high Good Neighbour Colorbond® fencing.
- Side fencing must commence at least 0.5m behind the front wall of the dwelling.

9.4 Corner allotments

- Corner allotments should minimise the extent of solid Colorbond® fencing visible from streets, reserves and laneways.
- Semi-transparent fencing and other decorative fencing treatments should be incorporated where appropriate.

9.5 Side access gates and fencing

- Where the distance between a wall and side boundary is 2m or greater, Colorbond® fencing is not acceptable.
- Alternative materials such as timber slat fencing, custom Mini Orb sheeting or similar materials approved by Renewal SA must be used.
- Details of fencing materials, design and any associated screening landscaping must be provided as part of the Design Code approval process.
- Any fencing not provided as part of the Playford Alive Bonus Pack is to be constructed at the owner's expense.



10. Garages and vehicle access

Garages and carports should be designed as secondary elements to the dwelling and minimise their visual impact on the streetscape.

10.1 General requirements

- The dwelling should remain the dominant feature when viewed from the street.
- Parking areas and driveways should be designed to minimise hardstand surfaces and maximise landscaping opportunities.
- Garage and carport materials, colours and detailing should complement the dwelling.

10.2 Front-loaded allotments

- Garages and carports must be located in accordance with the relevant Building Envelope Plan (BEP).
- Garages must be setback a minimum of 5.5m from the primary street boundary.
- Garages must be setback a minimum of 0.5m and a maximum of 2m behind the main face of the dwelling.
- Garage widths must not exceed 55% of the dwelling width.
- Triple garages are only permitted where accessed from rear lanes on allotments 12m or wider.

10.3 Rear-loaded allotments and secondary streets

- Where a rear lane is provided, vehicle access must be taken from the rear lane unless otherwise specified by the BEP.

- Garages may be located between 0.5m and 1m from the rear boundary.
- Roof forms, colours and materials of garages facing rear lanes should complement the dwelling and contribute positively to the laneway environment.

10.4 Garage and carport design

- Garage doors facing a street must not exceed 7m in width.
- Double garages and carports should provide a minimum opening width of 5.5m.
- Garage doors should be sectional panel lift doors. Roller doors will generally only be supported where they face a rear lane.
- Tilt-up garage doors will not be supported.
- Publicly visible garage and carport columns should be masonry, rendered or otherwise designed to complement the dwelling.
- Steel posts are not acceptable where visible from the public realm.
- Where a carport incorporates a roller door, the door mechanism must be screened from view by wing walls or similar architectural treatments.
- Double garages and carports constructed from Colorbond® materials may be required to incorporate a central column unless a sectional panel lift door or other approved design solution is used.

11. Landscaping

Landscaping contributes to neighbourhood character, enhances streetscape appearance and assists in reducing urban heat island effects.

11.1 Front yard landscaping and driveways

- Design and installation of front yard landscaping is included as part of the Playford Alive Bonus Pack.
- Once installed, homeowners are responsible for maintaining all publicly visible landscaping to Renewal SA standards.
- A sealed driveway must be installed prior to the installation of front yard landscaping.

11.2 Trees

- To maximise tree canopy coverage and reduce urban heat island effects, at least one feature tree must be provided within the front yard and one within the rear yard.
- One feature tree within the front yard will be provided by Renewal SA. Any additional trees are to be provided at the owner's expense.

11.3 Landscaped verges

- Renewal SA will landscape and install irrigation to the verge adjoining each allotment. Irrigation will be connected to the dwelling.
- Verges adjoining allotments with frontages of 10m or greater will generally be turfed.
- Verges adjoining allotments with frontages of less than 10m will generally be planted.
- The ongoing maintenance and watering of verge landscaping is the responsibility of the property owner.

12. Utility elements

Utility elements should be integrated into the design of the dwelling to minimise their visual impact on the streetscape and public realm.

12.1 General requirements

- Utility elements including hot water systems, air conditioning units, clotheslines, pool equipment, television antennas, outbuildings and sheds must be screened from public view.
- Suitable fencing, landscaping or other screening measures may be required to conceal utility elements and waste storage areas.
- Garbage bins must be stored on the property and screened from public view.

12.2 Air conditioning systems

- Evaporative air conditioning systems must be low-profile in design, set back from the front façade and not visible from the street.

12.3 Solar panels

- Solar panels should be located on the roof and positioned to minimise visibility from public areas where possible.
- Solar panels should preferably be located on northern roof planes, or alternatively western roof planes where appropriate.
- Solar panels must be mounted directly to the roof and not supported on separate frames.

12.4 Meter boxes

- Meter boxes should be painted the same colour, or a similar colour, to the adjoining wall surface.
- Meter boxes should be located away from prominent street frontages wherever possible.
- For terrace dwellings constructed boundary-to-boundary, meter boxes should be recessed into the portico and painted to match the adjoining wall surface.

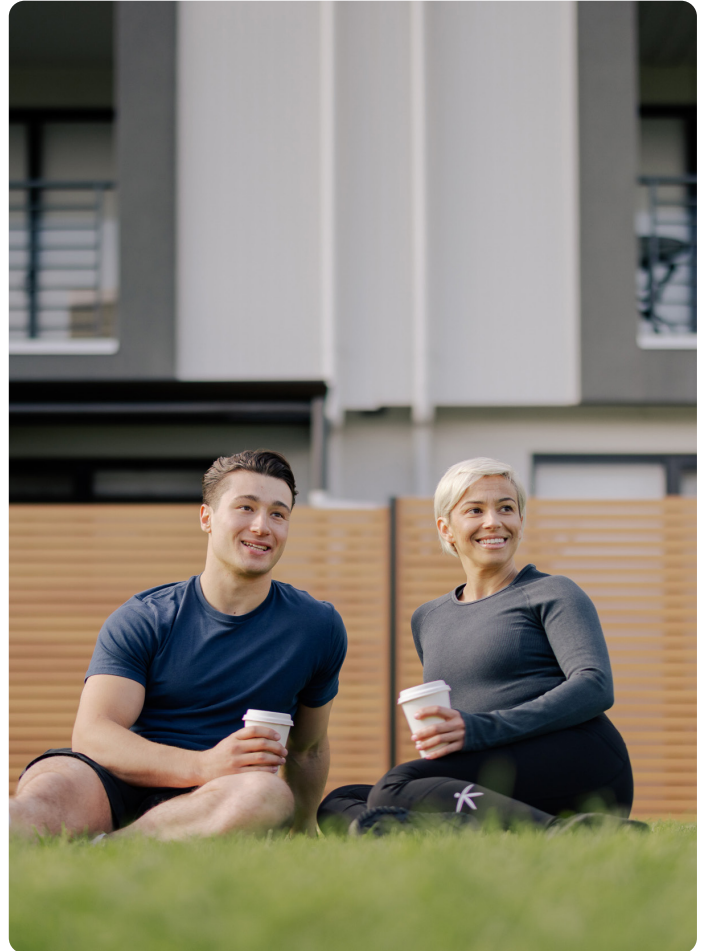
12.5 Outbuildings

- The height of any outbuilding must not exceed the underside of the eaves of the main dwelling.

13. Telecommunications network

- It is important to discuss your telecommunications requirements with your builder and cabling contractor during the design phase to ensure appropriate provision is made for telecommunications equipment, phone outlets and data connections throughout the dwelling.
- Opticomm has been nominated as the telecommunications provider for Playford Alive. Opticomm is also capable of providing free-to-air television services via the fibre network, removing the need for rooftop antennas and satellite dishes.
- All purchasers of land or premises where broadband services are available must ensure that all wiring complies with the current Opticomm Premises Installation Guide. Failure to comply with these requirements may prevent connection to the Opticomm network or result in additional connection costs.
- For further information, visit:

[opticomm.com.au](https://www.opticomm.com.au)



14. Designing with slope

While most land within Playford Alive has a gentle slope, dwellings should be designed to minimise excessive cut and fill and avoid unnecessary retaining walls that may detract from the appearance of the home and streetscape.

The relationship between finished floor levels, driveways, retaining walls and adjoining properties should be carefully considered during the design process.

14.1 Engineering plans

Renewal SA may require engineering plans showing:

- Finished floor levels
- Final site levels and grades
- Stormwater connections
- Retaining wall details.

14.2 Site design requirements

When considering the siting and levels of your home:

- Finished floor levels should minimise cut and fill across the allotment.
- Crossover grades must comply with relevant Australian Standards and Council requirements.
- Driveway grades must comply with relevant Australian Standards and provide safe and practical vehicle access.
- Existing levels at property boundaries should be maintained wherever possible.
- Any rectification works required due to changes in levels will be at the owner's expense.

14.3 Retaining walls

Retaining walls visible from public areas should be minimised and generally should not exceed 0.6m in height.

Where retaining walls are required and visible from the street or other public areas, decorative materials should be used, including:

- Stone or feature rock
- Exposed or rendered brick
- Interlocking feature panels
- Hardwood timber
- Other materials approved by Renewal SA.

Plain or coloured concrete sleepers will not be supported where more than 0.15m is visible above ground-level.

Alternative materials that complement the design of the dwelling may be considered by Renewal SA.

14.4 Boundary level changes

Where level differences occur at property boundaries:

- An under-fence plinth may be used where the level difference is 200mm or less.
- An engineered retaining wall is required where the level difference exceeds 200mm.
- Retaining walls required as a result of dwelling design are to be constructed at the owner's expense.

15. Letterboxes

Letterboxes associated with rear-loaded terrace dwellings fronting a reserve must not face the reserve walkway and must comply with the requirements of Australia Post.



