PLAYFORD ALIVE

RESIDENTIAL DESIGN CODE

PLAYFORD ALIVE

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PLAYFORD ALIVE

1. About this Code

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', supporting the wider project objectives of sustainability, enhancing social interaction and returning a sense of community to residential areas.

A key goal of Playford Alive is the promotion of a variety of housing types with the objectives of:

- Providing greater housing choice;
- Creating a broad price range for housing, incorporating both traditional detached housing and a range of other new and innovative housing products;
- Delivering built forms that address the street and the public domain.

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

This Residential Design Code is provided to assist builders and designers. It aims to create high quality built outcomes that maintain property values and enhance lifestyle over time. While promoting an overall consistency of built form, they allow for individual diversity and choice.

1.1 RESIDENTIAL DESIGN CODE STRUCTURE

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

1. ABOUT THIS CODE:
A background to the Residential Design Code and its role in the approval process;

2. SUSTAINABILITY:
Achieving a more environmentally friendly dwelling, aiming to reduce your energy consumption;

3. PLANNING THE SITING OF YOUR HOME:
Arranging your house in the best way on your allotment;

4. YOUR HOUSE AND THE STREET:
Ensuring your block and others work together to contribute to a great, safe and friendly street.

1.2 RELATIONSHIP TO CITY OF PLAYFORD DEVELOPMENT CONTROLS

The Residential Design Code is to help your new home be part of a great neighbourhood. Approval from Renewal SA does not constitute Development Approval, which is required from the City of Playford; rather a contractual agreement between landowner and developer that prescribed standards are met to achieve project objectives.

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

STEP 1: Read this Residential Design Code and consider the Building Envelope Plan for your allotment.

STEP 2: Prepare plans for your allotment and home.

STEP 3: Submit plans, materials and colour selections to Renewal SA for assessment (your builder will help you to do this, and may undertake this step on your behalf). Further information, clarifications, or amendments may be sought by Renewal SA to ensure your design meets this Residential Design Code.

STEP 4: Approval granted by Renewal SA. Stamped plans will be supplied to your builder for submission to the City of Playford for statutory development assessment.

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.

1.3 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.

For queries about or help with this Residential Design Code, please contact Playford Alive on 1800 644 780.

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2. Sustainability

2.1 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.

2.2 WINDOW TREATMENTS

- Where eaves of a minimum width of 0.3m are deemed to be ineffective due to the location of window, sunhoods must be provided to all north, west and east facing walls for protection from summer sun.
- Lower storey windows and glass doors which face north, west or east must also have their own adequate external shading, shown on building plans.
- Roller shutters on publicly visible windows are only acceptable on windows under eaves of at least 1m depth.

2.3 WATER HEATING

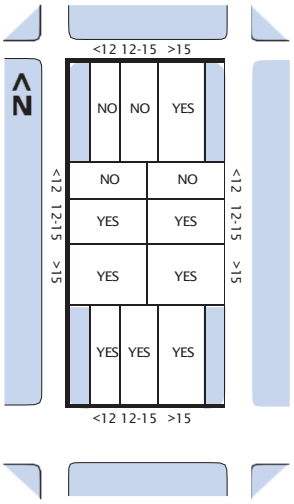
- Choices for hot water systems are as follows:
  - Gas boosted solar hot water system;
  - Instantaneous gas hot water system (5.5 Star minimum), with at least one of the following:
    - home energy monitor or smart meter (display unit that measures current household electricity consumption); or
    - 1kW minimum PV electricity generating system;
  - An alternative that demonstrates as good or better energy savings when compared to gas boosted solar hot water.
- Hot water systems should be located as close as possible to the kitchen and bathrooms, to minimise water loss when waiting for hot water to come through to the shower/bath/sink.

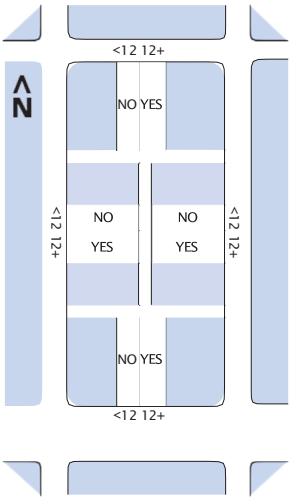
NORTH FACING LIVING AREA WINDOW REQUIREMENTS (FRONT LOADING)

	Window requirements when block faces:			
Frontage	North	South	East	West
<12m	No	Yes	No	No
12m – 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	No	No	No
12m+	Yes	Yes	Yes	Yes





*'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 CONSERVATION

Minimising mains water use and using fit-for-purpose water will reduce demand on the drinking water system and benefit the environment. Houses in Munno Para will be supplied with a recycled water connection (lilac pipe network). This system will not be initially operational and will be charged with mains water. When operational, salinity levels could be up to 1200–1300ppm which should be considered for plant selections.

2.4.1 MUNNO PARA

- Independent plumbing must be installed to enable garden watering and flushing of toilets with recycled water through the lilac pipe network and must comply with the requirements of SA Water.
- External taps connected to the lilac pipe network must be provided at both the front and rear of the lot to enable recycled water irrigation. These taps must be lilac in colour and can be located either in garden beds or on the side of the dwelling (with appropriate conduits in place under house footpaths).

2.4.2 SMITHFIELD PLAINS AND DAVOREN PARK

- All dwellings are to include a rainwater tank (minimum 1000L), plumbed to a toilet.
- External taps must be provided at both the front and rear of the lot to enable garden irrigation. These taps can be located either in garden beds or on the side of the dwelling (with appropriate conduits in place under house footpaths).

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3. Planning the Siting of Your Home

3.1 BUILDING ENVELOPE PLAN

Every allotment at Playford Alive is unique and guided by a Building Envelope Plan (BEP). Driveway locations, access points, significant tree protection zones, easements and other impacting elements are detailed on the BEP. Please ensure you apply this Residential Design Code in conjunction with the relevant BEP for your allotment. Please note, where the BEP may slightly differ from the building setbacks outlined below, the requirements outlined in the BEP will take precedent.

3.2 BUILDING SETBACKS

- Dwellings should conform to the setbacks shown on each allotment's BEP.
- Dwellings that encroach outside the setbacks shown on the BEP will be assessed on merit.
- A setback is defined as the distance between a property boundary and a wall (or in the case of verandahs, the eaves).
- 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 shall have a minimum front setback of 1.5m.
- Where the dwelling directly fronts public open space, the front setback to the entire front facade and dwelling reduces to a minimum of 1.5m and a maximum of 3m.
- The setback to a secondary street boundary must be between 1.5m and 3m.
- The setback to a side lane must be between 1m and 2.5m.
- Side boundary setbacks must be at least 1m 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 two storey dwellings on East/West allotments, the setback to the Southern boundary for the second storey component must be at least 1.5m.
- 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 can be built to the rear boundary, which helps to minimise visual bulk of garage doors.

SETBACK REQUIREMENTS	FRONT LOADED ALLOTMENTS		REAR LOADED ALLOTMENTS		DESIGN CODE REFERENCE
	MIN	MAX	MIN	MAX	
Front wall to allotment front boundary	3m	5m	3m	5m	3.2
If allotment fronts public open space – front wall to allotment boundary	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 eaves from allotment front boundary	1.5m	–	1.5m	–	3.2
Rear wall to allotment rear boundary	3m	–	0.5m	–	3.2
Second storey rear wall to allotment rear boundary	6m	–	0m	–	3.2
Wall setback to side property boundary	1m	–	1m	–	3.2
Wall setback to secondary street boundary	1.5m	3m	1.5m	3m	3.2
Wall setback to side lane	1m	2.5m	1m	2.5m	3.2
Two storey dwellings with allotment facing East/ West – second storey setback to Southern boundary	1.5m	–	1.5m	–	3.2
Side setback for garages/carport located on secondary street	2.5m	–	–	–	4.13

3.3 PRIVATE OPEN SPACE

Minimum dimensions and overall sizes for private open spaces (POS) help to ensure the functionality of outdoor spaces and encourage indoor/outdoor living. Overly small or narrow spaces are less likely to be used regularly. Front yards are not counted as POS. POS must be provided as per the rates shown in the following table:

LOT SIZE	POS
450m² +	60m² minimum
<450m² (3 + bedrooms)	35m² minimum
<450m² (< 3 bedrooms)	25m² minimum

- A minimum dimension of 2m applies to all POS calculations.
- As part of POS a minimum area of 4m x 4m (16m²) must be provided that is directly accessible from a living area*. Where this can not be achieved due to the size of the allotment, in particular to allotments with frontages of 10m or less, Renewal SA may consider a minimum POS area of 4m x 3m (12m²) subject to the total POS area meeting the minimum requirements.
- A balcony or roof patio of at least 8m² can form part of the POS requirement.
- A minimum of 75% of POS must be open to the sky (i.e. no verandahs, pergolas or alfresco areas).
- A maximum of 25% of POS can be a verandah, alfresco area, pergola or under eaves, subject to these areas not being fully and permanently enclosed.
- For mews dwellings on top of garages with rear lane access, POS must be at least 8m² and in the form of a balcony.

3.4 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.

*'Living Area' includes, but is not limited to: lounge rooms, family rooms, dining rooms, living 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.

4. Your Home and the Street

4.1 MATERIALS AND COLOURS

- Your material and colour selections are an important part of creating an individual feel for your home. Your encumbrance application needs to identify the mix of materials, colours and textures proposed.
- Your home should contain a range of building materials on visible wall facades to create interest. Examples include face brick, render and stone. Different colours are also encouraged.

4.2 FRONT VERANDAHS

4.2.1 Lot 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.
- Alternate design outcomes will be considered by Renewal SA on merit.

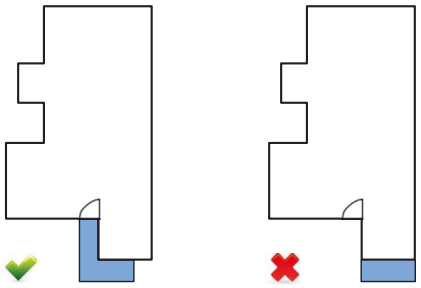
4.2.2 Lot frontages 13.5m or less

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

4.2.3 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 facade treatment. Decorative timber posts may include turned timber posts or timber posts with dimensions of at least 0.135m x 0.135m or greater.

Examples of Compliant and Non-compliant Verandah Designs



4.3 ROOF DESIGN

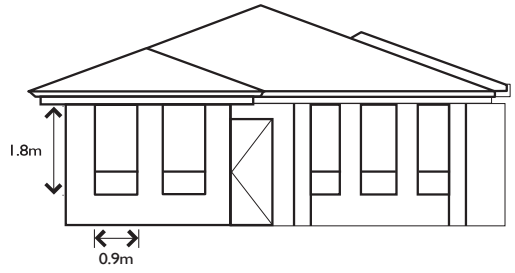
- For single storey homes, the roof pitch must be 25 degrees or greater.
- A roof pitch of 22.5 degrees is acceptable on dwellings 13.5m or wider (excluding eaves).
- Skillion roofs may be considered by Renewal SA.
- Light roof colours must be considered as part of your external materials selections. As a guide, we will support metal roof colours with a Solar Absorptance of SA=0.60* or less. A similar colour palette must be observed for tiled roofs. Darker roof colours such as Gully, Wallaby, Monument, Night Sky or Woodland Grey will not be supported.

* Refer Colorbond BlueScope colour chart.

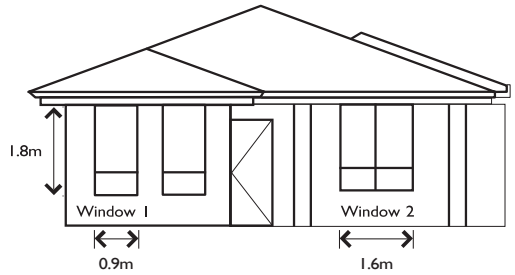
4.4 WINDOWS AND DOORS

- Front facade windows (and secondary facade windows on corner lots) are to have a 1.5:1 or greater vertical proportion. That is, the height of the window must be at least 1.5 times the width.
- Horizontal windows in groups of 2 or more which are vertically aligned (that is, one above the other) may be considered by Renewal SA as an appropriate alternative to vertical windows on public facades. Horizontal windows are required to have a minimum 1:3 or greater vertical proportion (that is, the width of the window must be at least 3 times the height).
- A single horizontal window may be considered on a secondary street facade, provided it has a minimum 1:3 or greater vertical proportion.
- If there is a request to diverge from the window design principles outlined above, alternative front facade windows shall be considered by Renewal SA when:
  - The windows are positioned entirely under the verandah or portico; or
  - A bay window design is incorporated into the front facade.
- Square feature windows no larger than 0.6m x 0.6m may be considered by Renewal SA.

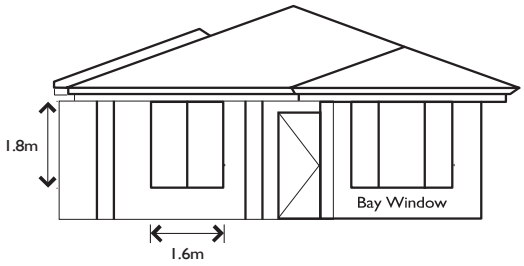
Example of Compliant and Non-Compliant Windows



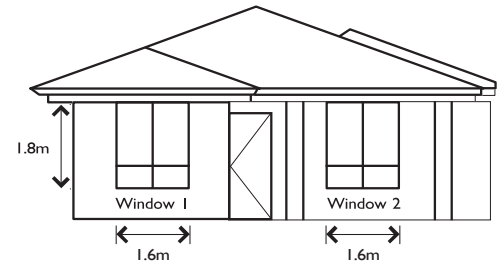
All windows meet 1.5:1 vertical proportion.



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).



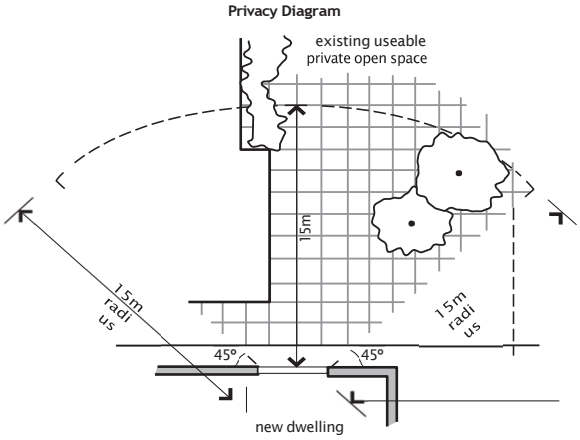
1.5 :1 vertical proportion not met BUT will be considered in conjunction with a bay window.



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).

- Upper storey windows with the potential for overlooking into a neighbouring property's POS are to have minimum sill heights of 1.7m or have fixed obscure glazing to 1.7m above floor level. Other screening solutions may be acceptable at the discretion of Renewal SA.



4.5 BUILDING HEIGHT

- Dwellings shall be no more than 9m in height from finished ground level to the top of the roof pitch.
- Roof space may be utilised as a third level with windows, dormers and the like, providing this does not unduly impact on the roof form or significantly increase building bulk.

4.6 CORNER BUILDINGS

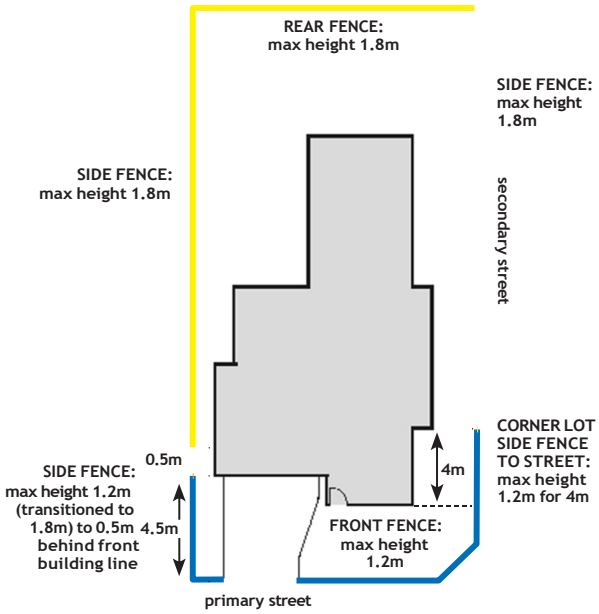
- Homes on corner allotments need to address both public facades (including secondary streets, lanes and reserves) to the same quality of detail and articulation.
- The same quality of materials, themes and detailing of the front facade is to be replicated on the secondary facades.
- Blank walls on secondary facades will not be permitted.
- The following elements should be considered to adequately address secondary streets facades:
  - Wrap-around verandahs;
  - Windows on secondary frontages (that also meet verticality requirements of front facades);
  - Blade walls;
  - Balconies;
  - Feature materials and detailing;
  - Wall articulation and modulation;
  - Air conditioning units and hot water services are not to be located on the secondary street/lane/reserve facade. Corner allotments are designed to accommodate services on the opposite side of the allotment, away from the secondary facade;
  - Meter boxes (including any associated pipes and/or conduit) are to be painted to match the dwelling wall (render or brick).

4.7 BONUS PACK FRONT FENCING

- Fencing and a letterbox are included as part of the Playford Alive Bonus Pack. You should consider the following when selecting your front fencing.
- Front boundary definition in the form of fences or low walls is required.
- Colours and materials are to follow the main building colour palette.
- Front fencing must include transparent components.
- Front fences must be a minimum of 0.9m high to a maximum of 1.2m high.
- All front fencing must extend a minimum of 0.5m on side boundaries behind the front facade of the building (or adjacent building, whichever is closer to the front boundary).

4.8 BONUS PACK SECONDARY STREET FENCING

A secondary street fence is to be installed as per the front fence for a minimum distance of 4m behind the front building line (front wall). The remainder of the secondary street fence is to be 1.8m in height and shall be Good Neighbour Colorbond®. The colour of the fence is determined by Renewal SA.



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

4.9 BONUS PACK SIDE AND REAR FENCING

Side and rear fencing between properties is to be 1.8m in height and shall be Good Neighbour Colorbond®, commencing at least 0.5m behind the front wall of the building.

4.10 BONUS PACK CORNER COTTAGE FENCING

Corner cottage lots or other corner lots which incorporate multiple dwellings, must be designed to minimise Colorbond® fencing on street/lane/reserve facades. Semi-transparent fencing or tubular fencing to 1.2m in height must be maximised.

4.11 SIDE ACCESS GATES AND FENCING

Where the distance between a wall and a side boundary is 2m or more, it is unacceptable to construct fencing of Colorbond® material. A different material, such as wood slat fencing, custom mini orb or other materials to Renewal SA satisfaction, must be used instead. Explicit commitment to fencing design and materials and any screening landscaping must be provided as part of the Residential Design Code approval process. This is to be provided at your expense.

4.12 GARAGE ACCESS – FRONT LOADING ALLOTMENTS

- The location of your garage/carport plays a big role in the visual presence of your house on the street. The aim in Playford Alive is to invite social interaction with neighbours and minimise the visual impact of garages. The BEP for your allotment specifies the location of the driveway and therefore the garage. The BEP also shows whether your garage/carport can be located on the side property boundary.
- Garages must be setback a minimum of 5.5m from the property boundary and must be a minimum of 0.5m and a maximum of 2m behind the main face of the dwelling.
- Garage widths must not comprise more than 55% of the dwelling width.
- Triple garages are only permitted off rear lanes on blocks of 12m width or more.
- Carports are required to have corner pillars, brick or be rendered to match the dwelling. Steel posts are not acceptable.

4.13 GARAGE ACCESS – REAR LANE AND SECONDARY STREETS

- When an allotment has a rear lane, vehicular access must only be from the rear lane unless otherwise shown on the BEP.
- Garages can be located a minimum of 0.5m to a maximum of 1m from the rear boundary.
- Garages on secondary streets can be located a minimum of 2.5m from the side boundary and should be at least 0.5m behind the dwelling wall.
- If a carport is used then the roller door mechanism must be hidden from view by way of wing walls.
- If solid walling is to be provided, colours and materials shall match the dwelling.
- Roofing in terms of materials, colours and styling must match the dwelling roof.
- The columns that front the rear lane should be brick or rendered to match the dwelling.
- Garage doors must be roller or panel lift doors and not tilt up doors.

4.14 GARAGE DOORS

- The house should be the dominant feature when viewed from the street with the garage/carport a secondary element.
- Where conventional Colorbond® materials are proposed for double garages/carports, it is required to have a central column, brick or be rendered to match the dwelling.
- Double garages/carports are not required to have central columns, if they are sectional panel lift in nature.
- Double garages/carports, when in association with a two storey house (where the house is above at least half the width of the garage) are not required to have a central column.

4.15 LANDSCAPING AND DRIVEWAYS

Design and installation of the front yard landscaping is included as part of the Playford Alive Bonus Pack. Once landscaping has been installed, homeowners are required to maintain all publicly visible landscaping to Renewal SA standards. A sealed driveway is required to be installed prior to the installation of the front yard landscaping.

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4.16 UTILITY ELEMENTS

- Utility elements such as meter boxes, hot water services, air conditioners, clotheslines, pool filters, TV antennas, outbuildings and sheds must be located to be hidden from view from public areas.
- Pitching height of any outbuildings shall not be higher than the underside of eaves of the main dwelling.
- Evaporative air conditioning systems must be of a low profile type, be well set back from the front facade and not visible from the street.
- Solar panels shall be located on the roof, ideally where they are not visible from public areas and should in the first instance be located on the northern elevation, otherwise on the western elevation.
- Solar panels must be supported on the roof and not on a separate frame.
- Meter boxes must be painted to match the dwelling wall (render or brick) and be setback 1.5m from the front corner of the house.
- Where possible, meter boxes are to be located on the opposite side from a secondary street corner.
- Garbage bins must be stored on the property out of sight from the street.
- Suitable screening may be necessary to screen utility elements and garbage bins.

4.17 NATIONAL BROADBAND NETWORK (NBN)

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

All purchasers of land or premises (where broadband services are available) must ensure that any wiring of those premises complies with the "NBN Co In Home Wiring Guide for single dwelling units (SDU's) and multiple dwelling units (MDU's)" which is published on NBN Co's website (see below). Any failure to comply with this guide may prevent connection to the NBN infrastructure or may result in additional costs being incurred by you in order to connect to the NBN.

For more information:
Visit the website www.nbnco.com.au/newdevelopments

Call on 1800 881 816 or email newdevelopments@nbnco.com.au

4.18 DESIGNING WITH SLOPE

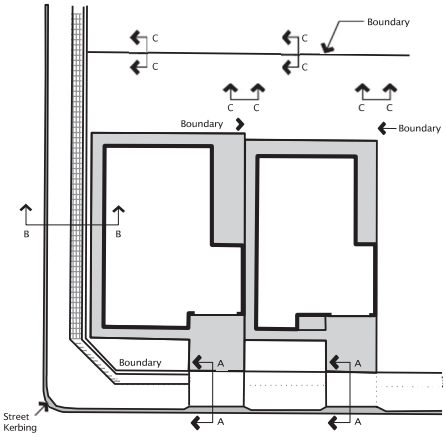
- While most land at Playford Alive has a gentle slope, it is important that you design the levels of your house to minimise excessive cut and fill that can lead to expensive retaining walls which can detract from your home's appearance. The floor level of your house in relation to the street can have a big impact on the overall appearance and cost of your home.

ENGINEERING PLANS

- Renewal SA will require engineering plans for assessment of final levels and grades, finished floor level of the house, stormwater connection and checking all the retaining wall details;
- When considering the siting of your home, make sure:
  - Your finished floor level is set to minimise cut and fill across the allotment and avoid unnecessary and expensive retaining walls;
  - Your crossover grade meets Australian standards and in accordance to council specification. Refer to Section A-A for details;
  - Your driveway grade meets Australian standards, enables easy access to your garage, and is constructed with the correct levels at the boundary. Refer Section A-A for details;
  - That levels at the property boundary are not altered from existing levels. If there is a level difference, any rectification works undertaken will be at your expense.

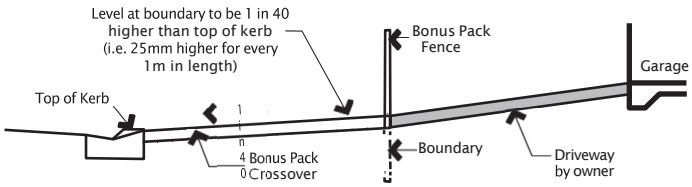
    Refer to Section B-B and Section C-C for details;
  - That retaining walls at the front of the home are minimised (generally less than 0.6m in height). If retaining to the front of the home is required, or is publicly visible, the height and the extent must be clearly shown on the plan and decorative material shall be used.

    'Decorative material' is considered as:
    - Stone or feature rock;
    - Feature exposed or rendered brick;
    - Interlocking feature panels;
    - Feature timber (not untreated pine);
    - Hardwood.
  - Plain or coloured concrete sleepers will not be accepted for retaining with a height greater than 0.15m visible above ground level;
  - Coloured concrete sleepers may be considered for retaining with a height of 0.15m or less that is visible above ground level;
  - Alternative materials that complement the style of your home may be considered by Renewal SA.



Typical Lot Plan

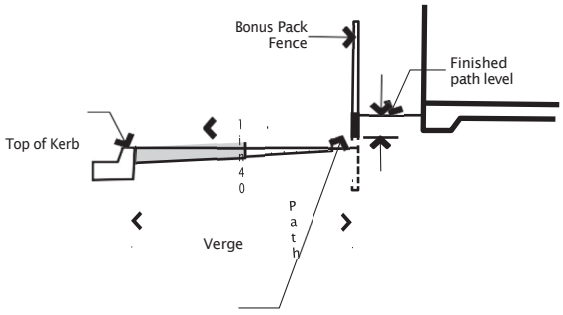
Typical Section A-A showing level of driveway and crossover



Note:

Levels along entire front boundary are to match 1 in 40 grade from top of kerb.
An edging beneath the tubular front fence may be required (edging) at your expense.

Typical Section B-B showing levels along side boundary of corner lots

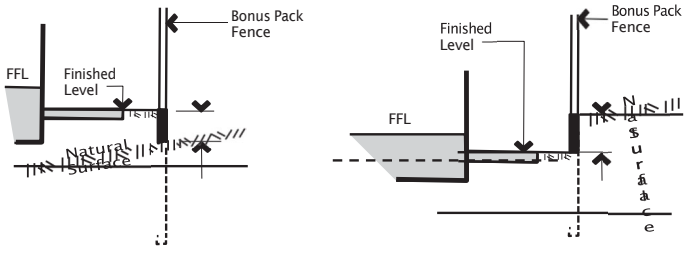


Finished verge level will be at 1 in 40 slope from top of kerb (i.e. 25mm higher for every 1m in length)

Note:

1. If the finished level is 200mm higher (or less) than verge level, an under fence plinth can be installed by the fencing contractor (at your expense).
2. If the level difference is greater than 200mm, an engineered retaining wall is required (at your expense).

Typical Section C-C showing levels at common boundaries



Filling at boundary **Cutting at boundary**

Note:

1. If you need to change a level at the boundary (either filling or cutting as above) you need to

provide a retaining wall.

2. If the level difference is 200mm or less, an under fence plinth can be installed by the fencing contractor (at your expense).
3. If the level difference is greater than 200mm, an engineered retaining wall is required (at your expense).
4. If the level differences are as a result of both neighbours' requirements, the costs should be shared.

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