



FORT LARGS



FORT LARGS - DESIGN GUIDELINES
DETACHED HOMES - FEBRUARY 2022



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ARCHITECTURAL / BUILT FORM VISION

The Fort Largs Style

Reminiscent of small coastal townships, Fort Largs provides the unique opportunity for people to live, work and play in a historically significant, yet untouched piece of Adelaide’s metropolitan shoreline. Fort Largs is a site that is steeped in history. The fort was built in 1878 for the strategic protection of Port Adelaide’s coastline. In 1961, South Australian Police commenced using the site as a police academy for training until the site’s ageing facilities were replaced by a new police academy to the east of the Fort Largs precinct.

Now the site has a new lease on life which enables you to create your own piece of history. In a community which demonstrates a rich blend of coastal and heritage themes, you have the opportunity for freedom of expression to design your own light, bright and airy beach home, which pays homage to the buildings of the past.

Key Themes

- It’s all about the beach
- Bare feet required
- Aspirational yet uncomplicated

A Social Community

Sense of space, through:

- Public open space
- View lines and vistas
- An outdoor lifestyle

But its ‘New and Modern’

- Consistent theme but full of unique homes

Authentic

- It just works

Forms

- Articulated skylines
- Considered proportions
- Unique compositions
- Visually interesting

Textures

- Sun bleached urban smart seaside colours
- Project palette consistency
- Fresh Beach influences
- White render as the dominant and link material

Landscape

- Coastal influences – pines/grass
- The connection between unique houses



DESIGN AND APPROVAL PROCESS

These design guidelines have been developed to provide guidance to purchasers, architects, designers and builders, with the aim of providing residents with certainty that the homes in the Fort Largs community will reflect a high quality and consistent character which achieves the vision.

Step 1 – Review guidelines and Allotment Development Plan (ADP)

You should familiarise yourself with these guidelines prior to, and during the design of your home. Use the checklist at the back of the guidelines to ensure that your home design is compliant with the encumbrance requirements, in conjunction with the Allotment Development Plan (ADP) provided in your land sales contract.

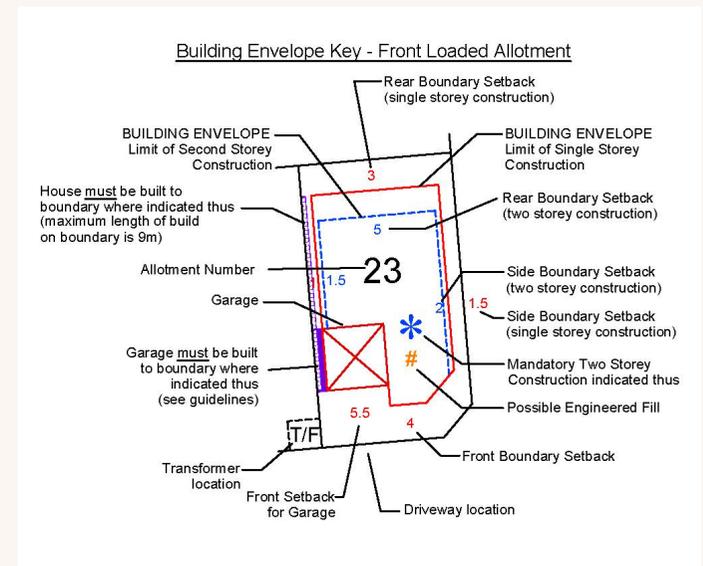
The ADP will form part of the contract of sale, and outlines the garage location, height requirements, minimum building setback distances to lot boundaries, and other details that may be specific to the lot. In some instances, greater setback distances may be required in order to comply with other planning requirements.

Step 2 – Submission of Encumbrance Application

When your plans have been finalised, you may apply for encumbrance approval through the encumbrance portal on the Fort Largs website, or at fortlargs.encumbrances@peet.com.au. Please ensure that all documentation listed in the checklist is provided for the encumbrance team to assess your application. The encumbrance team may require amendments or further information in order to provide approval, and approval is at the discretion of the Encumbrance Manager.

Step 3 – Encumbrance Approval and lodgement of Development Application with Port Adelaide Enfield Council

The design plans are stamped for approval to enable the plans to be lodged with Port Adelaide Enfield Council online through the Plan SA portal. Your builder may do this for you as part of the pre-construction process. Council cannot grant Development Approval without the encumbrance approved plans being provided.



BUILDING FORMS

The freedom of expression without the risk of chaos.

The architectural design intent at Fort Largs is of a modern style which is reflective of its beachside location.

Character elements of these homes include:

- Clean and composed architectural lines
- Lots of glazing and natural light
- A natural beachy colour palette, with feature colour elements (“hero materials”)
- Variation of roof styles and pitches



BUILT FORM REQUIREMENTS

1. Materials & Colour Palette

The use of beachy colours and materials will reinforce the character of your home at Fort Largs.

General Requirements:

1. White will be a required colour in the palette of your front façade. It can be a feature element, or the dominant colour – your choice. The shade of white may be Dulux “Lexicon” or similar.
2. A minimum of 2 predominant façade materials on the frontage, such as a combination of brick, render, decorative cladding, stone.
3. Contrasting colours – such as a complimenting dark and light colour, or complimentary colour shades.
4. High quality and modern cladding materials.
5. Other feature colours and materials not shown on the palette are encouraged as minor elements to give your home some “pop” and individuality.



1. Materials & Colour Palette (continued)

These colours and materials provide an example and starting point for the beachy theme of your home. Adding other feature colours and modern cladding materials is encouraged.

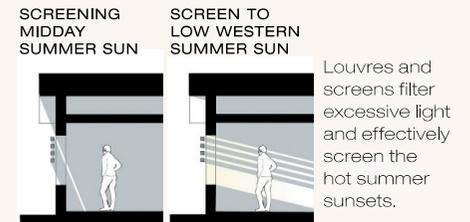
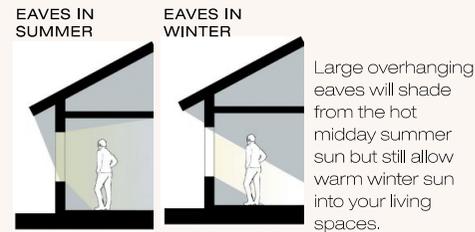


2. Sustainability

With considered design and the use of energy efficient appliances and inclusions, your home will be comfortable to live in all year round, without the need for excessive heating and cooling, and will help to reduce the environmental impact of your home.

General Requirements:

1. All homes need to achieve a 6-star energy efficiency rating in accordance with the Building Code of Australia
2. All homes require a minimum 1.5kW photo voltaic solar energy system to be installed.
3. Energy efficient appliances which can be powered or offset by renewable resources (i.e. electrical appliances offset by solar power) are preferred over appliances which rely on non-renewable resources (such as gas).
4. West facing windows to bedrooms and living areas are to include external or internal blinds, louvres, decorative blades/fins, slats or other shade devices to match the style of your home (external roller shutters and traditional style fabric blinds not permitted). Suitable glazing may be used as an alternative.
5. Each home needs to provide a minimum of a 1000 litre capacity rainwater tank, plumbed to a toilet, water heater and /or to all cold water outlets in the laundry.

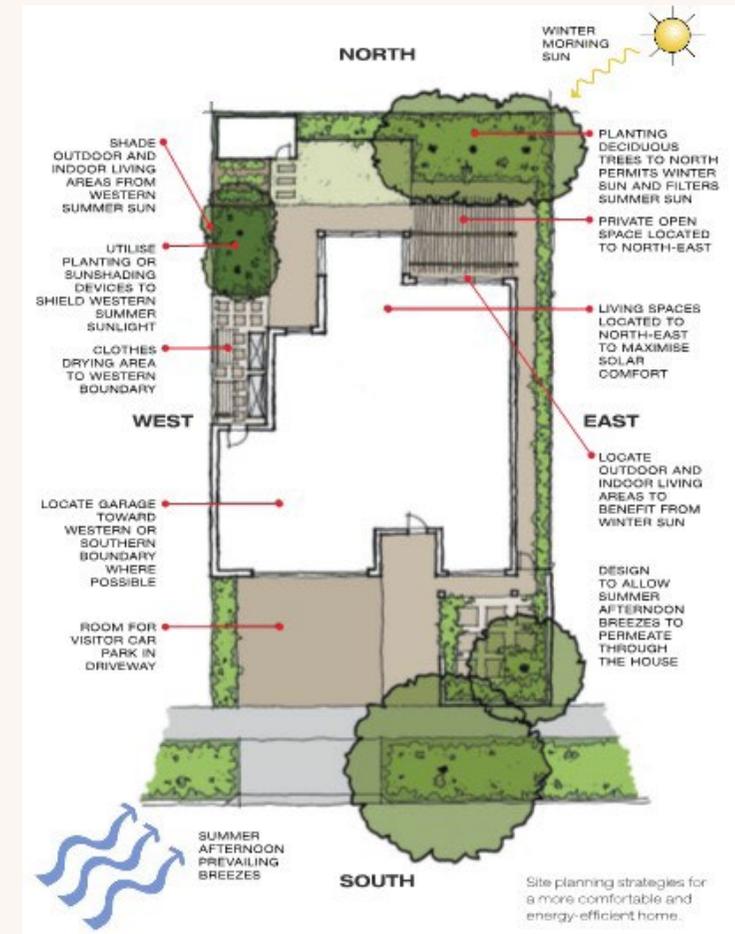


3. Siting and Private Open Space

The consideration of the siting and orientation of your home will maximise the usable space on your block and can create a more liveable home for you, and provide better privacy for both you and your neighbours.

General Requirements:

1. The private open space requirement for your lot is:
 - a. 24sqm for lots 300sqm and less in area
 - b. 37.5sqm for lots over 300sqm in area
2. Your home is required to have 16sqm of private open space directly accessible from a living room, of a minimum width of 3m.
3. Your home and garage are to be designed to fit within the setbacks as defined in your Allotment Development Plan (ADP). Minor protrusions may be accepted by the Encumbrance Manager.
4. Consider the coastal aspect to ensure that your living areas (indoors and outdoors) are comfortable all year round. This includes the consideration of prevailing coastal breezes and solar orientation.
5. Indoor living spaces which directly adjoin your main private outdoor space and provide solar access to the northern side of your home.
6. Upper level windows which overlook into the neighbours' property or the Police Academy will need to be permanently obscured up to 1.7m above the floor level, and are fixed in place, or not capable of being opened more than 200mm outwards (i.e. awning windows). Alternatively, windows are located 1.7m above floor level.



4. Front Articulation

The design of your house frontage is important to ensure consistency with the architectural design intent for Fort Largs, and to create a strong, attractive streetscape for the new community.

General Requirements:

1. To provide articulation, your home will need a combination of recessed and projected sections, as to avoid presenting as a flat façade, unless designed with considerable architectural merit.
2. The upper floor of your home (where applicable) needs to project forward of your garage a minimum of 1m with either a cantilevered room, entry feature, balcony, architectural blade wall or a combination.
3. Windows on any street frontage are to be contemporary in design, form and placement, and are to be commercial, semi-commercial, timber, or certain contemporary styles of window. Bay, Colonial, Federation, or traditional reproduction style windows are not consistent with the character at Fort Largs.
4. The minimum required ceiling heights to the ground floor is 2.7m to give your home a greater street presence.
5. Replica styles of architecture such as ‘villas’, ‘bungalows’, ‘Georgian’ or ‘colonial’ are not consistent with the character at Fort Largs. Traditional elements such as finials, quoins, banding, lacework, keystones or Dutch gables are also not permitted.
6. Your front façade design cannot be the same as your neighbour’s home. Please speak to your builder to ensure that the home next door will not match. If a similar design is chosen, there must be variation to:
 - a. The roof form
 - b. The colours
 - c. The placement and type of feature material



Traditional style facades, and elements such as quoins and finials are not permitted.



The upper floor cannot be set behind the garage.



Examples of an overhang forward of the garage, and combinations of recessions and projections in the façade.

4. Front Articulation (continued)

Front Entry Requirements:

1. All homes need an entry that includes a defined portico, porch, cantilevered canopy or other architectural feature with a minimum depth of 1.0 to 1.2m.
2. The entry to your home needs to be visually prominent and easily accessible from the street – not tucked away.
3. Prominent windows facing the street are required, to provide surveillance and an active frontage. External roller security shutters are not accepted, however security screens for windows and doors, such as woven mesh, and internal shutters that suit the style and colour of your home may be approved.
4. All front doors need to be contemporary in design, style and placement. They can either be oversized (2.4m high and 1.2m wide) or have top fan light and sidelight windows.
5. The meter box is to be painted to match the colour of the surrounding wall.

Alternative designs for front facades which demonstrate significant architectural merit and suits the beach character will be considered. They will need to include a façade which has features and finishes which meet a high specification, and a supporting statement from an architect on the design intent.



Security roller shutters and traditional lattice style security screen doors are not permitted.



Clean mesh screens for windows and doors are acceptable for security purposes.

5. Roof Forms

Your choice of roof form can make a striking statement in the look of your home, and will help to create a diverse and interesting streetscape.

General Requirements:

1. The roof that presents to the main street frontage can be one or a combination of the following:
 - a. An articulated (stepped) hip roof with a minimum pitch of 25 degrees, incorporating a balcony
 - b. A low profile, architectural style hip roof with a modern architectural gutter profile specified (such as edge gutter i.e. Mosman or quarter round gutter profiles)
 - c. Skillion roof forms with a minimum pitch of 7.5 degrees. Greater than a 15-degree pitch requires a decorative cladding infill or highlight windows
 - d. A box gable with a contemporary cladding infill or highlight windows
 - e. Parapets with a box gutter and decorative rainhead and down pipe, painted to complement the front façade
2. Bulky singular form hip, parapet, gable or skillion roofs are subject to architectural merit and require high design specification and intent to demonstrate that the design is consistent with the Fort Largs design character.
3. Where the roof gutter is exposed, 450mm depth eaves are required as a minimum.
4. The roof needs to be built with corrugated metal deck (custom orb profile) roofing, standing seam roof sheeting or flat tiled shingle design. The colour of your roof should be selected to complement the colour of the materials on your home.
5. Clean, uncomplicated roof lines that are uninterrupted by roof-mounted equipment, such as TV antennae and satellite dishes, which should be located at the rear of the roof space and not visible from the street.



An example of a gable end roof style with decorative brick infill.



An example of a hip roof style, articulated and stepped with a balcony.



An example of a low profile roof with wide eaves and a modern architectural gutter.

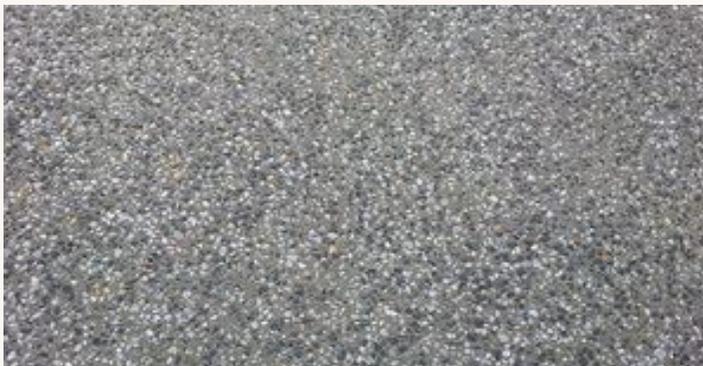
6. Garages and Driveways

The integration of the garage and driveway can complement the look of your home and have a positive impact on the streetscape.

General Requirements:

1. Double garages are permitted on lots 10m wide and above, with a double storey home. Triple width or oversized garage doors are not permitted.
2. Garage doors need to be modern and contemporary in design, such as a panel lift door with horizontal panelling. Roller garage doors and traditional style panel lift doors are not consistent with the desired character.
3. Garages are required to be set back a minimum of 5.5m from the front boundary to comply with Council requirements.
4. A landscape strip of 300mm between your driveway and your side boundary is required.
5. Driveways are to be constructed with exposed aggregate concrete ('Grey Stone' or equivalent), between your garage and the street kerb. The required specification is detailed below. Plain or stenciled concrete, or coloured concrete other than the specified colour and type is not permitted, and will not be consistent with the streetscape. Driveways installed with other materials (such as pavers, gravel, or bricks) are also not permitted.
6. The required maximum width of your driveway is:
 - a. 5m wide at your front boundary, for a double garage
 - b. 3m wide at your front boundary, for a single garage

Exposed Aggregate colour ('Grey Stone' colour or equivalent)



Concreter's specification

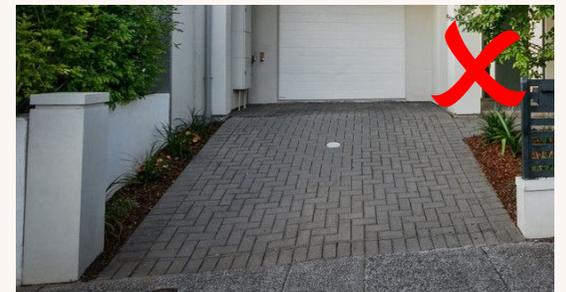
- Cement: 230 kg/m³
- Flyash: 60 kg/m³
- Clinton Sand: 825 kg/m³
- Penrice Aggregate 10mm: 985 kg/m³
- Water: 190 L/m³



An example of a modern horizontal panel lift garage door.



An example of a suitable modern panel lift garage door.



Paved driveways are not permitted.

7. Fencing and Landscaping

The Fort Largs vision is to create open streetscapes and a sense of space that comes with being close to the beach. Your carefully designed and landscaped front yard will provide a statement for your home. Front fences will be substituted with landscape features and trees, designed to extend your front yard all the way to the street.

Dividing Fence Requirements:

1. Dividing fences between you and your side neighbours are to be 1.8m high, pre-painted metal fencing without rails, such as Colourbond® “Good Neighbour” fencing. The colour is to be “Monument” or a similar alternative, as agreed with your neighbour.
2. Your 1.8m high metal dividing fence must not project further forward than the main building line (the front wall of your home).
3. Dividing fences forward of your home may be in the form of plain white rendered masonry, white concrete block walling or planters a maximum of 600mm high, which may also act as low retaining walls if there is a level difference between your lot and your neighbours. The low walls cannot protrude further than the front property boundary.
4. Side access gates are to be a decorative style and situated not forward of the front face of the garage. Metal sheeting is not accepted. Acceptable gate materials include timber or aluminium slats, iron or decorative panel style.

General Requirements:

1. Your front yard landscaping is to be designed to suit the coastal conditions, with appropriate native plant species where possible.
2. Your front landscaped area is required to include the verge area, between your front boundary and the street kerb.
3. Your letterbox is to be a freestanding modern pillar style which complements the design of your home, or an alternative design which complements the coastal location. Traditional style letterboxes are not accepted.



8. Retaining Walls

Earth retaining along the boundaries of your lot may need to be considered if there is a minor level difference, to create a flat building pad for your home. Retaining walls which are in front of your home and visible from the street and other public areas need to be carefully considered to work with the character at Fort Largs.

Retaining Wall Requirements:

1. Retaining walls forward of your home, or visible from public areas need to achieve the following requirements:
 - a. Can be no greater than 600mm in height.
 - b. Must be plain white rendered masonry or white concrete block walls only.
 - c. Concrete sleeper retaining, or sectional retaining walls will not be approved if they are visible from public areas.
 - d. May also form landscape feature planters.

2. For retaining walls that are not visible from public areas:
 - a. Retaining walls on side boundaries which are shared with neighbours require a written approval of the neighbouring owners. Where a neighbour is not defined, approval will be required from the developer.
 - b. Concrete sleeper or sectional retaining walls up to 1.5m in height are acceptable if they are not visible from public areas.



Sectional or sleeper retaining walls are not permitted where visible in public areas.



White rendered masonry retaining walls are acceptable.



White rendered masonry retaining walls may also form landscape feature planters.

9. Corner Blocks

If designed thoughtfully, corner blocks can provide extra usable yard space and bring more light into the home, to help create a greater sense of openness and space in your home.

Corner Frontage Requirements:

1. The secondary street frontage is to be designed with an articulation zone of at least 5m from the front corner of your home, where the materials, windows and other articulation are required to have equal quality as the main frontage of your home. This includes:
 - a. Window styles
 - b. Wrap around balconies and porticos
 - c. Roof form and detail
 - d. Decorative cladding materials, features and/or colours
2. The minimum setback on the secondary street frontage is 1m for articulated walls on the ground floor, and 1.5m for the first floor, unless otherwise stated on the Allotment Development Plan. ‘Box on box’ style designs, or straight walls for the entire length of the home without any projected or recessed sections are not consistent with the character at Fort Largs.

Corner Fence Requirements:

1. Side privacy fencing is required to be constructed at 1.8m high and in a feature material, such as:
 - a. Rendered walling
 - b. Breeze block wall
 - c. Post and slat fence (timber or aluminium/steel)
2. The side privacy (corner) fence is required to start behind the articulation zone.



10. Services and Ancillary Structures

Some aspects of your home are often afterthoughts when you are planning your new home. Services and other structures can be considered early to make sure they are screened from sight or located away from public view to ensure they don't detract from the appearance of your home.

General Requirements:

1. Roof mounted plant such as solar panels, air conditioning systems, evaporative coolers, antennae, satellite dishes etc are to be mounted so they are not visible from the main street frontage. They are also required to be lower than the peak of the roof.
2. Utility areas (clothes drying and storage areas) are not to be visible from streets or public areas. On corner allotments, they are required to be located on the opposite side of the lot to the secondary street.
3. Provision for all bins is required either within the garage or in a screened location not forward of the garage.
4. Solar hot water systems are required to be located on the ground and cannot be roof mounted.
5. Rainwater tanks are to be located in a suitably screened location and needs to be no more than 2.4m in height.
6. The meter box for your home is to be located in a discreet location, painted to match the surrounding wall colour.



SUBMISSION CHECKLIST

The checklist below is required to be submitted with your encumbrance application. Please ensure that all points listed below are noted on the plans to expedite encumbrance assessment and approval.

Required Documents

- | | |
|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Full Schedule of Finishes and Materials |
| <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Energy Assessment in accordance with the BCA |
| <input type="checkbox"/> Front, Rear and Side Elevation Plans | <input type="checkbox"/> Engineering Plan |
| <input type="checkbox"/> Coloured 3D Render of Facade | <input type="checkbox"/> Landscape Plan (if applicable) |
-

1. Materials and Colour palette

- Material specification and colour palette shown on plans
- 2 predominant façade materials shown on the facade
- Contrasting colours shown on the façade, including white

2. Sustainability

- Shade devices or glazing type is specified on the plans
- Minimum 1.5kW Photo-Voltaic panels are located on the plans
- Rainwater tank is located on the plans

3. Siting and Private Open Space

- Private Open Space – 24sqm for lots less than 300sqm, 37.5sqm for lots over 300sqm
- 16sqm of Private Open Space is adjoining a living room, minimum width 3m
- Setbacks in accordance with the Allotment Development Plan
- Upper level windows obscured to 1.7m above floor level
- Upper level windows unable to open more than 200mm outwards
- Location of outdoor living considers orientation and prevailing coastal breezes

4. Front Articulation

- The upper floor projects forward of the garage with a suitable articulated element
- Windows are commercial, semi commercial or other contemporary style
- The minimum ceiling height on the ground floor is 2.7m

- The specification for the feature front door is provided

- The meter box is painted to match the surrounding wall colour.

- A design statement is provided if an alternative front façade design is proposed

- External roller security shutters are not proposed to be used

5. Roof Forms

- An articulated roof form as selected from the options

- Minimum 450mm eaves are included on exposed roof gutters

- Roofing is corrugated metal deck (custom orb), standing seam or flat tiled

- The roof colour complements the front façade material colours

- Any roof-mounted equipment is not visible from the front the house

- No traditional articulation or façade details have been used

5. Roof Forms (continued)

- The front façade has been checked for similarities to the neighbouring homes
- The front entry is well defined with a portico, canopy overhang or feature, 1.0-1.2m deep
- The front entry is visually prominent and easily accessible
- Prominent windows facing the street to provide surveillance
- The feature front door is 2.4m x 1.2m, or has a top fan light and sidelight window

6. Garages and Driveways

- The garage door is modern and contemporary in design (specification to be provided)
- The garage is set back 5.5m from the front boundary (unless otherwise stated)
- The driveway and side boundary are separated by a 300mm wide landscape strip
- The driveway is exposed aggregate “grey stone” concrete as specified
- The driveway width at the front boundary is 5m (double garage) or 3m (single garage)

7. Fencing and Landscaping

- The dividing fence is 1.8m high metal fencing without rails (i.e. “good neighbour” fence)
- The metal dividing fence colour is “monument” or a similar alternative
- The metal dividing fence does not project forward of your home
- Any dividing fence forward of your home is a white rendered masonry / block wall or planter with a maximum height of 600mm
- The side access gate is a decorative / feature style and not forward of the garage
- The letterbox is a free standing pillar style and shown on the plans

8. Retaining Walls

- Retaining forward of the home (if required) is no greater than 600mm in height, in a white rendered masonry or concrete block form, and shown on the plans
- Retaining walls on lot boundaries (if required) are no greater than 1.5m in height, in a concrete sleeper or sectional walling form, and shown on the plans

9. Corner Blocks

- The corner address includes suitable detail in the articulation zone (window style, balcony, roof form detail, decorative cladding materials / features)
- The minimum corner setback to an articulated wall on the ground floor is 1.0m.
- The minimum corner setback to the first floor is 1.5m.
- The corner address includes projected and recessed sections.
- The corner fence starts behind the articulation zone.
- The corner fence is 1.8m high and a feature material noted on the plans, such as rendered masonry, breeze block, or post and slat fencing (timber / aluminium / steel)

10. Services and Ancillary Works

- Roof mounted plant is shown located so it is not visible from the street.
- The clothesline is shown located away from any street or public area.
- Storage and service areas are located away from any street or public area.
- The rainwater tank location is shown located away from any street or public area and is no more than 2.4m in height.
- Bin locations are shown in the garage or a suitably screened location.
- The solar hot water system location is shown on the ground.