

# Blakes Crossing Home Design Guidelines



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# INTRODUCTION

## Community Vision

Blakes Crossing is fast becoming a new iconic address in Adelaide's north. Only 30 minutes to the CBD and with all of the urban conveniences that people have come to expect from a Lend Lease development – IT'S ALL HERE at Blakes Crossing.

The vibrant heart of this growing community, the Blakes Crossing Village Centre is conveniently located within walking distance to all homes. A 1.4 hectare park will feature an expanse of open water, lush green lawns and a little something for everyone. Families will be able to enjoy a Sunday afternoon barbeque together in the picnic area, while children entertain themselves over at the playground.

Upon completion, Blakes Crossing will have 1,500 homes for around 4,000 residents. There are currently a wide range of land and home and land options in Blakes Crossing available to homebuyers.

Blakes Crossing will be more than a beautiful location – it will be a real community and a great place to live

## Blakes Crossing Home Design Guidelines

These Home Design Guidelines set out the minimum requirements for new homes and their front yard landscapes in Blakes Crossing. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lend Lease prior to obtaining your Building Approval.

Some lots in Blakes Crossing have special requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with special requirements are defined on Sales Plans and require both these Home Design Guidelines and the special requirements to be met.

Additional information is included in your Contract of Sale covering; number of dwellings permitted on your allotment, plan approval and building times, the period these Home Design Guidelines apply, site maintenance requirements prior to building and Lend Lease supplied fencing.

If you have any questions regarding the requirements in these guidelines contact Lend Lease on 1800 068 388 or at [BlakesCrossing@lendlease.com](mailto:BlakesCrossing@lendlease.com) to see how we can help.

Lend Lease encourages diverse and innovative design at Blakes Crossing. Any application that is not in accordance with the Home Design Guidelines but exhibits positive community and design outcomes may be granted approval.

## Compliance Bond

A \$1,000 compliance bond is required to be paid at the time of settlement. Once you have completed all works you can apply for this bond to be returned. You need to meet the following conditions:

- Your home has been built in accordance with the approved plans
- Damage to adjacent lots, streets, trees, footpaths and the nature strip caused by the construction of your home has been rectified.
- You have maintained your lot and met the contract commencement and completion dates.
- That all retaining walls, fencing, driveways, gardens and turf to front and secondary frontage areas have been completed in accordance with the approved plans.

## Fibre Optic Connection

The fibre optic network is available in Blakes Crossing, and we recommend that you connect to it and make use of the benefits it brings. To facilitate this there are specific requirements regarding connection. These are available from the Lend Lease Sales Office, or for more information visit [www.opticom.net.au](http://www.opticom.net.au) or contact 1300 137 800.

## DESIGN APPROVAL PROCESS

You must receive Design Approval for your home and landscape plans from Lend Lease prior to obtaining any relevant building approvals. Assistance is available to help you through each step of the approval process, call Lend Lease on 1800 068 388 or email [BlakesCrossing@lendlease.com](mailto:BlakesCrossing@lendlease.com)

### 1. Design your home:

While designing or selecting your home, work through the Home Design Guidelines with your selected builder or Architect.

### 2. Submit plans for Design Approval:

Complete the checklist and Design Approval Form included in this document and submit it with your plans through the Lend Lease Builder Hub at [www.lendleasebuilderagenthub.com.au](http://www.lendleasebuilderagenthub.com.au) or at [BlakesCrossing@lendlease.com](mailto:BlakesCrossing@lendlease.com).

- You must obtain your Design Approval no later than 12 months after the settlement of your land.

### 3. Receive Design Approval:

Lend Lease will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these guidelines, approval should take no more than 2 weeks.

### 4. Building Application:

Provide a stamped copy of your Lend Lease Design Approval as part of your Building Approval Application to your the relevant council/building certifier.

### 5. Construction:

Prior to and during construction your block should be maintained and free of rubbish.

- Construction of your new home and driveway must commence within 18 months and be completed within 30 months of the settlement date of your land.

### 6. Moving in:

On completion of your house and driveway you can move in.

- Your front garden must be landscaped in accordance with the landscape requirements within 6 months of moving in.

### 7. Final Approval & Return of Compliance Bond:

When you have completed all works in the required timeframe, you can apply in writing to request a compliance bond review. Your bond will be returned providing all requirements have been satisfied.

## DESIGN REQUIREMENTS

This section outlines the minimum requirements for your home and front yard landscape.

### Setback Plans

Setback Plans are created for each lot in Blakes Crossing. Your Setback Plan shows the minimum ground floor setbacks from each boundary of your allotment

When you lodge your building approval, the approving authority must ensure your home complies with the Setback Plan, so be aware of them as you design or select the home for your block.

Contact Lend Lease should you require any further information regarding setbacks.



Typical home built to its setback plan showing:

- A Setback to garage
- B Garage built to boundary
- C Portico projected forward of front wall
- D Side and rear boundary setback

# Facade Design

Great streets include well designed homes and high quality front yard landscaping complementing each other.

**Single storey homes**

- Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage.
- The minimum acceptable alignment variation is 560mm. It is preferred that the garage is setback behind the front wall.



Typical single storey home facade showing:

- A** Step between front wall and garage 560mm to 1 metre
- B** Covered entry area with roof projecting forward
- C** Eaves to primary street frontage facade, including garage

**Double storey homes**

- Double storey homes which incorporate a minimum width 1.5 metre covered verandah/balcony to the first floor for at least 40% of house width do not require the variation between the front wall and the garage.

Many other elements impact on the aesthetics of your house. These include:

- Windows facing the street work best when they complement the house style and make up at least 20% of the front façade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.



Typical double storey home showing:

- A** Garage and front not required to be articulated
- B** Covered veranda minimum 40% of width



## Entry

Good home design is welcoming to residents and visitors.

Some elements to consider include:

- Ensure your entry is visible to the street and includes a roofed area such as a porch, verandah or portico
- Highlight the entry by ensuring that the roof over the entry extends forward of the roof of the house.



Typical approach to entry with:

- A** Planting beside driveway
- B** Covered entry pushed forward
- C** Pedestrian path separate from driveway for safety



Typical side entry:

- A** Path to highlight front door
- B** Covered entry area

## Secondary Frontages

Homes on corners of streets or parks must address both the front and side streets and any frontage visible from a park.

- Homes on corners must provide articulation to the roof and walls along the secondary frontage or extend the detailing of the primary street façade to the front 4m of the secondary frontage.

- Elements to address the above requirements include windows and secondary materials that complement the front facade.



Home on corner lot showing:

- A** Primary frontage treatments continued 4 metres around corner
- B** Articulation of roof and walls to secondary frontage
- C** Side fencing setback 4 metres behind front wall

## Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape. While we require eaves to any of your home's frontages visible to a street or park, we recommend that you consider eaves to all aspects of your home.

○ Your roof must incorporate 450mm minimum width eaves to any street or public open space frontage. Eaves are required to extend over garage doors and wrap around a minimum of 1500mm from the publicly visible frontage. Eaves are not required to sections of the facade finished to the boundary, parapet, verandah, pergola or patio.



Eaves on the primary frontage of a home over:

- A Eaves above the garage and front wall
- B Entry area roof extended beyond the eave

## Roof Pitch & Form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

For your roof to be in balance with your home and others in the street, it is recommended that the pitch of a hip or a gable is a minimum of 20°. The pitch of a skillion roof is recommended to be between 7° and 15°. Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof showing:

- A A hip end to the pitched roof form
- B A gable end and entry portico with gable



Skillion roof form showing:

- A Counterpointed skillions to give home a sense of balance
- B Skillion over the entry area

## Building Materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front façade must be shaded by a covered verandah or include at least 2 different wall materials or finishes.
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your house.



Two approach to materials on a house showing:

- A** Two materials to the front of the house
- B** A covered veranda with a façade with only one material.

## Garages & Driveways

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Driveways and paved areas within your property cannot exceed 500mm wider than your garage door. Driveways across the verge must comply with local council requirements and cannot exceed 3 metres for a single garage or 5 metres for a double garage.
- Your driveway must be complete before you occupy your home.
- Acceptable driveway materials include stone, cobbles, pavers, plain, exposed, or finished concrete, or a combination of these elements.

Additional elements to consider include:

- Garage doors on the primary frontage should be no wider than 50% of the width of the block.
- Any garage door should not exceed 5.4 metres wide.
- Where a triple garage is allowed by the local authority, the additional door should not exceed 3 metres wide and should be articulated between the garage doors with both garage doors setback behind the front wall.



Typical driveway showing:

- A** Driveway across verge cannot exceed 5 metres
- B** Triple garages must be stepped and setback from the front wall

# Front Landscape

Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard including the verge must be landscaped within 6 months of moving into your home.
- At least 50% of your front yard must be landscaped with grass and garden beds. A significant portion of this area must include gardens with trees or shrubs capable of growing to 3 metres tall and at least 0.6 metre high at the time of planting.
- Landscaping is required to the strip between your driveway and the side boundary.

Other elements to consider in your landscape include:

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- On corner lots, planting to secondary frontages should include further trees or shrubs to the secondary frontage.
- Select plants that are suitable for your lifestyle, the local climate and your block.



Typical front yard showing 50% softscape with:

- A** Trees and shrubs capable of growing to 3 metres
- B** At least with 50% grass and gardens with significant plantings



Typical landscape secondary frontage:

- A** Additional trees and shrubs to secondary frontage
- B** Front yard landscape returns around corner



## Fencing & Screening

Fencing that is well designed has a positive impact on your house and street. Generally it is preferred that your landscape flows from the street to the front of your home including path; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Local Council requirements.



Typical front fencing showing:

- A** Detailed front fence with screen planting
- B** A front fence returning to side fence which stops 1 metre behind the front wall
- C** Typical front fencing showing courtyard alternative courtyard to take advantage of aspect.

### Fencing generally:

- Generally fencing forward of the house must comply with the "Front Fencing" requirements. Fencing facing a park or secondary frontage must comply with the "Secondary Fencing" requirements. Fencing not visible from the street should match the standard fence type of the area and finish 1 metre behind the front wall of your home.

### Front Fencing - forward of your home is required to be:

- Maximum height 1.8 metres including retaining.
- The fence element can be solid up to 1.2 metres high, but must be at least 50% transparent where the height exceeds 1.2 metres,
- Acceptable materials include; painted timber with expressed posts and shaped palings or pool fence panels up to 1200 high. Fences over 1200 high require a masonry pier and plinth in brick, stone or rendered / finished block with suitable timber, glass or metal infill. Solid metal fences are not permitted.

### Secondary Fencing - fronting a secondary frontage or park is required to be:

- Maximum height two metres including retaining
- The fence element cannot exceed 1.8 metres and can be solid to this height.
- Acceptable materials include; painted timber with expressed posts and shaped palings or a top rail, masonry fences in brick or finished block including render and paint, with suitable timber or metal infill.
- "Secondary fencing" must finish 4 metres behind the front wall of your home.



## Retaining Walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, timber or concrete sleepers and rendered or faced block walls.

- Retaining walls visible along street or park frontages cannot exceed 1m high in any single step and 1.8m in total height. A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls to side boundaries between lots cannot exceed 1.6m high at the front wall of the house and must taper down forward of the house.
- Retaining walls over 900mm high require a 1metre high fence above the wall and adequate landscape screening.



## Ancillary Elements & Structures

Ancillary elements and structures such as air conditioning condensers, wall mounted air conditioning units, satellite dishes, rainwater tanks, sheds and frame mounts for solar panels should be located so they are not visible from a street or park frontage.

Retaining walls forward of the house must taper on side boundaries:

- A** And must be stepped where they exceed 1 metre high on front boundaries
- B** Side retaining walls above 600mm should be fenced for safety



## SMART IDEAS FOR YOUR HOME

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.

### Household Energy Use

Heating & Cooling	40%
Water heating	21%
Appliances & equipment (including refrigeration & cooking)	33%
Lighting	6%

Source: DEWHA, 2008 Energy use in the Australian residential sector 1996-2020, data projected energy use for 2012

### Heating & Cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of the features can be achieved with little if any extra cost.

- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in the heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.
- To reduce cooling costs in your home, the use of ceiling fans and evaporative coolers are encouraged. If a reverse cycle air conditioner is desired it must comply with Australian Standard AS4755. This standard ensures that the unit can accommodate a future ETSA load limiter. Currently, load limiter use is voluntary across South Australia however embracing AS4755 will future proof your air conditioner if it is ever required.

### Solar Panels

Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.

- Solar photovoltaic panels will need to be on the north most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption, 1 – 1.5kW would be sufficient for most homes.

### Solar Hot Water

Solar hot water uses the heat from the sun to provide hot water for your home which reduces your energy consumption.

- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

### Hot Water

All homes in Blakes Crossing must install one of the following hot water options:

1. Gas boosted hot water system. The panels should be located on the north or western side of your roof, however the panels should generally be located so they are not visible from the street. The storage tank must be located at ground level and screened from view from a reserve or street; or
2. Gas instantaneous (5.5 star) with either home energy monitor or 1kw PV Solar System; or
3. An alternate hot water system that demonstrates better energy savings than a gas boosted solar hot water system.

### Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later.

- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- TVs with ratings of 7 stars or greater.

### LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.



## DESIGN APPROVAL CHECKLIST

The following information and Plans need to be submitted with the Design Approval Form. All plans need to be in A3 format. These would normally be prepared for you by your builder or architect.

### Site plans at 1:200 scale

- Street Address and Lot Details
- The house you are seeking approval for including;
  - Site Details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
  - Proposed contours and proposed finished floor levels
  - Easements
  - Private Open Space
  - North Point and Scale
  - Setbacks to all boundaries
  - Building outline and extent of overhangs
  - Driveway width, location and materials, including location of existing layback to kerb
  - Height and construction of all fences
  - Location and capacity of Solar panels and Solar Hot water system
  - Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools.
  - Proposed cut and fill and Retaining Walls including materials to be used
  - House footprint area and total house internal and covered areas

### House Plans at 1:100 scale

- These plans must include:
  - Room names
  - Internal and external dimensions
  - Location of meter boxes
  - Width and type of garage door
  - Elevations of all sides of the home
  - An indication of existing and proposed levels
  - Location and extent of proposed materials and colours
  - Location of any elements placed outside the walls or above the roof such as AC condensers, Solar panels, aerials and Satellite dishes
  - Roof pitch, eave widths, materials and heights

### Material and colour schedule

- House brick and tile selection, where applicable
- House materials and colours
- All information in the Design Approval Plan as notated overleaf

### Landscape Design at 1:200 scale

- A landscaping plan for all yard areas visible from any street or park must include paved areas, walls, fences and any planting including information about species, supplied plant size and location.

## DESIGN APPROVAL FORM

### Allotment Details

Lot Number: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Village: \_\_\_\_\_

### Owner Details

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Business hours phone: \_\_\_\_\_  
 After hours phone: \_\_\_\_\_  
 Mobile phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Builder Details

Builder Company: \_\_\_\_\_  
 Builder Name: \_\_\_\_\_  
 Builder Contact: \_\_\_\_\_  
 Builder Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Postcode: \_\_\_\_\_  
 Business hours phone: \_\_\_\_\_  
 After hours phone: \_\_\_\_\_  
 Builder Contact Mobile: \_\_\_\_\_  
 Builder Contact Email: \_\_\_\_\_

### Building Structure Details

Has this house been modified in any way from the standard builders plan for this house type and façade?

Y, N or Unsure: \_\_\_\_\_  
 Structure Area (m<sup>2</sup>): \_\_\_\_\_  
 Number of Bedrooms: \_\_\_\_\_  
 Levels / floors: \_\_\_\_\_

Wall Material: \_\_\_\_\_  
 Roof Material: \_\_\_\_\_  
 Roof Type: \_\_\_\_\_  
 Number of Garages: \_\_\_\_\_  
 NatHERs or Basix rating for home: \_\_\_\_\_  
 Rainwater Tank: \_\_\_\_\_  
 Number of Bathrooms: \_\_\_\_\_  
 Number of Living Spaces: \_\_\_\_\_

Gas Appliances: \_\_\_\_\_  
 Solar Panel System Size: \_\_\_\_\_  
 Hot Water System Type: \_\_\_\_\_  
 Air Conditioning percent of House: \_\_\_\_\_  
 Air Conditioning Energy Rating: \_\_\_\_\_  
 LED Lighting Installed Y or N: \_\_\_\_\_  
 Preferred contact, Builder or Owner: \_\_\_\_\_

### Submissions

You can submit your application through the Lend Lease builder Hub at [www.lendleasebuilderagenthub.com.au](http://www.lendleasebuilderagenthub.com.au) or via email at [BlakesCrossing@lendlease.com](mailto:BlakesCrossing@lendlease.com).

Alternatively you can submit your plans in person at the Lend Lease Sales Centre or by post to: PO BOX 100 Smithfield 5114

Please ensure the application form includes:

- Design Approval Checklist
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

# GLOSSARY

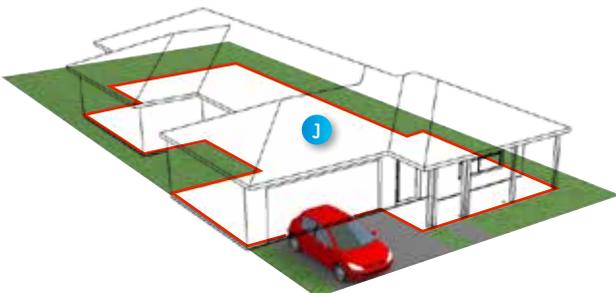


- A** Front Wall  
is the wall of the house closest to the front boundary
- B** Porch, Veranda  
a covered outdoor area
- C** Setback  
the distance between your property boundary and the wall of your house
- D** Portico  
walls
- E** Articulation  
walls on different setbacks from the property boundary
- F** Built to Boundary Line  
a portion of the house or garage that is built to the side boundary or within 200mm of it
- G** Pedestrian Path  
a path adjacent the driveway specifically for pedestrians



- H** Detailed Fencing  
Front fencing to primary frontage  
Secondary fencing to other frontages
- I** Side Fence  
the typical fence of the community
- J** Site Cover  
is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches.

- K** Gable Roof
- L** Hip Roof
- M** Skillion Roof



K



L



M





belong at Blakes Crossing

[blakescrossing.com.au](http://blakescrossing.com.au) 1800 068 388

  
**Blakes** CROSSING