BLUESTONE
MT BARKER

Residential Design Guidelines

Jensen
PLANNING
& DESIGN

25 February 2009

1 Introduction

1.1 Preamble

Bluestone is a prestigious new residential community at Mount Barker situated in the picturesque Adelaide Hills. This 100 Hectare development includes over 16 Hectares of public open space with over 4km of pathways and has been developed to ensure the character of Mount Barker is not forgotten.

At Bluestone we believe good design is essential for good living. After consulting Adelaide's best town planners and home builders we have developed design guidelines that embrace the concept of hills living.

These Design Covenants are in place to ensure that once you've found your ideal location, your new neighbourhood lives up to expectations.

They act to achieve a thoughtful blend of innovation and contemporary architecture whilst working to complement the natural environment. They also ensure the overall character and high quality of the address, protecting your investment now and into the future.

1.2 Purpose of the Residential Design Guidelines

These Guidelines are intended to assist owners, designers and builders when designing homes, and to provide greater certainty about the quality of homes that will be built within Bluestone.

The Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments and therefore all purchasers will be contractually required to comply with them.

1.3 The Approval Process

All dwellings, outbuildings, landscaping of front yards and other structures as detailed in these Guidelines will require an Encumbrance Approval prior to seeking the approval of Council.

The design and approval process is illustrated on the following page.

The attached checklist will provide some assistance to you when preparing an application. Generally, the following information will be required when submitting a new dwelling application for the approval of the Encumbrance Manager:

- Site plan(s) showing dwelling location, boundary set backs of single and two-storey components, north point, scale, driveway location and width, street and park frontages (where applicable).
- Building design plans showing detailed room layouts, doors, windows and eaves.
- Elevations of all building facades.
- Building heights and site coverage areas.
- Garage set-backs, driveway and crossover locations.
- Building materials and external colours (including garage if separate).
- Section of driveway or design levels on site plan.
- Septic tank location.
- Landscaping plans for front gardens.
- Fencing details.
- Domestic outbuilding details (where applicable).
- Energy Star Rating Certificate.
- Insulation specifications for walls and ceilings.
- Owner acknowledgement letter (attached to checklist).

The Encumbrance Manager or agent may agree to approve proposals that do not conform entirely with the Guidelines, provided that the non-compliance is considered to be minor, that the quality and character of Bluestone is not detrimentally affected, and that Mount Barker Council has no objection. Reasons for non-compliance with any of the **required** Guidelines must accompany the application.

Plans of the proposed dwelling must be lodged with the Encumbrance Manager no later than 18 months after settlement of the purchase of the allotment. Commencement of construction will be no later than 24 months after settlement of the purchase of the allotment, with commencement deemed to be the placement of footings/foundations on the allotment.

Once the submitted plans have been approved by the Encumbrance Manager they will be stamped and returned to the registered applicant. **Only when plans have been stamped and approved by the Encumbrance Manager should they be submitted to the Mount Barker Council for assessment against the Development Act 1993.**

These Guidelines may be updated without notice.

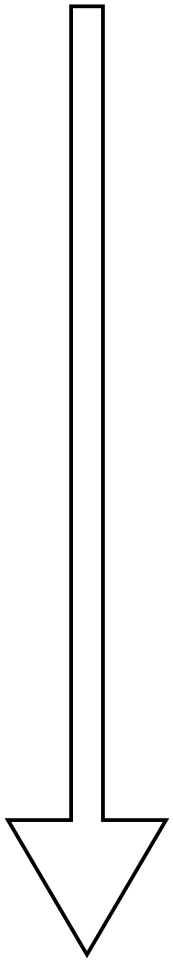
Payment of the Encumbrance Management Fee must be received in full by the Encumbrance Manager prior to approval.

1.4 Encumbrance Manager Contact Details

The Encumbrance Manager's contact details are:

Stephen Leybourne
Leybourne Collaborative Pty Ltd
PO Box 1817
GAWLER SA 5118

Ph: 08 8524 5569
Fax: 08 8524 5589
Email: leycol@chariot.net.au



Review Guidelines

Review the Guidelines and check if there are any specific provisions for your site.

Preliminary Design (optional)

Prepare a site analysis plan to identify the features and opportunities for your site. Work with your designer or builder to prepare a preliminary site and house plan. Discuss your preliminary design with the Encumbrance Manager who can help you to address any matters in the Guidelines prior to undertaking final design.

Prepare Final Design

Prepare Application

Prepare and submit an Application Form together with your house and landscape design plans and payment to the Encumbrance Manager for approval. Refer to the attached checklist. Generally within 10 working days the Encumbrance Manager will confirm that the application is acceptable or advise of any items that require further consideration.

Encumbrance Approval

Once approved by the Encumbrance Manager, the plans will be stamped and forwarded to the registered applicant.

Council Approval

Lodge your stamped plans for Development Approval (Planning & Building) with the Mount Barker Council. Once Development Approval has been issued by the Council you may commence building your home.

Construction

Must commence no later than 24 months after settlement.

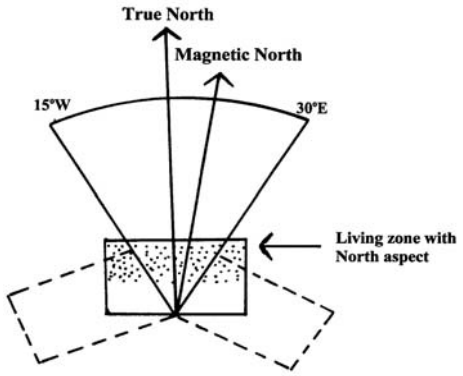
Inspection

Once construction is completed the Encumbrance Manager may inspect the works to ensure compliance with the approved plans.

2 Orientation, Setbacks and Building Envelope

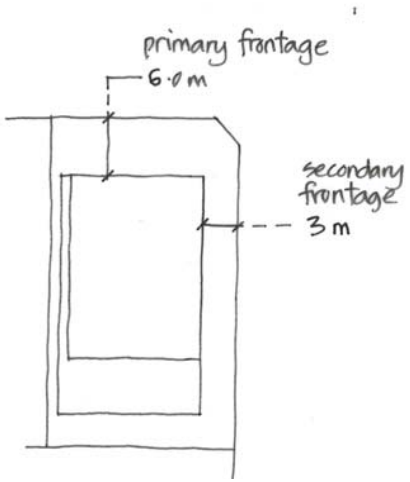
2.1 Orientation of Dwellings and Private Open Space

Dwellings should have a north-facing room (i.e. between 30° east and 15° west) capable of being used as a living area.



2.2 Setbacks* from Streets

- Except for dwellings on allotments with frontage to Hurling Drive, dwellings and other buildings should be set back:
  - from the primary street frontage**: 6 metres minimum;
  - from the secondary street frontage***: 3 metres.
- For dwelling on allotments 58 - 79 inclusive, which have frontage to Hurling Drive, dwellings and other buildings should be set back 8 metres from the primary street frontage.



* The following may encroach beyond the setbacks referred to in these guidelines:
- fascias, gutters, downpipes and eaves up to .45m;
- masonry chimneys, flues and pipes;
- unroofed balconies, landings, steps or ramps not more than 1m in floor level height;

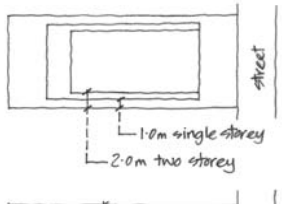
** The 'primary street frontage' is the frontage having the lesser length;

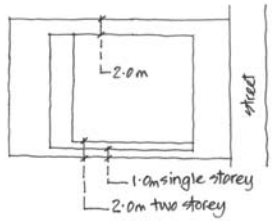
*** The 'secondary street frontage' is the frontage having the greater length, but not including a rear lane.

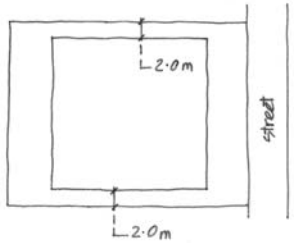
2.3 Setbacks from Side Boundaries

The setback of dwellings from side boundaries (except side boundaries that abut a public road), including attached carports, garages and verandahs (but excluding outbuildings), should be as follows:

Allotment Frontage Width	Minimum Side Boundary Setbacks
<18m	**Applicable to both boundaries** 1m for single storey dwellings. 2m for two storey dwellings with maximum wall height of 6m. 2m plus the increase in wall height above 6m for side walls greater than 6m.
18m - 25m	**From one boundary** 1m for single storey dwellings. 2m for two storey dwellings with maximum wall height of 6m. 2m plus the increase in wall height above 6 m for side walls greater than 6m. **From the other boundary** 2m and if the side wall is greater than 6m in height, then 2m plus the increase in wall height above 6m.
>25m	**Applicable to both boundaries** 2m and if the side wall is greater than 6m in height, then 2m plus the increase in wall height above 6m.



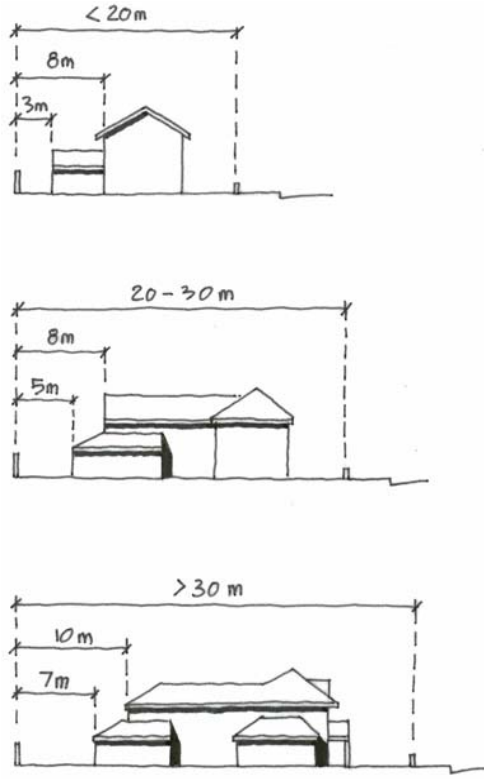




2.4 Setbacks from Rear Boundaries

The setback of dwellings, attached carports, garages and verandahs (but excluding outbuildings) from rear boundaries should be as follows:

Allotment Depth	Minimum Rear Boundary Setback (except if the rear boundary is a public road)
< 20m	3m for single storey dwellings. 8m for two storey dwellings.
20m - 30m	5m for single storey dwellings. 8m for two storey dwellings.
> 30m	7m for single storey dwellings. 10m for two storey dwellings.



Rear boundary setback requirements for different allotment depths

2.5 East Parkway Allotments

- Allotments that have their 'frontage' as East Parkway and their street access from an alternative road should satisfy the setback requirements referred to above, assuming that the East Parkway boundary constitutes the 'primary street frontage'.
- Garages and carports located on allotments that have their 'frontage' to East Parkway should be set back a minimum of 5.5 metres from the 'rear' street boundary.

2.6 Setbacks of Garages/Carports Relative to Main House

Garages and carports should be setback at least 1 metre from the main façade of the associated dwelling.

2.7 Site Coverage

Site coverage should not exceed the following:

Allotment Area (square metres)	Maximum Site Coverage (%)*
0 - 250	50
251 - 800	40
801 - 1200	35
Greater than 1200	25

* Site coverage represents the proportion of the site covered by the ground floor of a building including the dwelling, garage and carport, and outbuildings, but excludes unroofed balconies, verandahs and pergolas.

2.8 Protection of Trees

- Trees identified on Building Envelope Plans must not be removed or pruned without the prior approval of the Encumbrance Manager and Council.
- Trees identified on Building Envelope Plans must be retained and protected during construction by:
  - Erecting prior to any construction activity on the site a fence or barrier around the perimeter of the Tree Protection Zone (TPZ) to prevent vehicle or machinery access or parking or the storage of materials;
  - Providing a 100mm thick layer of organic mulch over the ground within the TPZ to assist with moisture retention. Supplementary watering may be required during any dry periods; and
  - Complying with any other conditions imposed by the Encumbrance Manager and/or Council.

3 Building Height

All dwellings should have a maximum building height of 9 metres (measured from natural ground level to the highest point of the building).

4 Vehicle Parking and Access

4.1 Number of Spaces

Two on-site resident parking spaces per dwelling should be provided, one of which is undercover (the second parking space can be tandem).

4.2 Size of Spaces

Uncovered car parking spaces should measure at least 5.5 metres by 3 metres.

4.3 Design of Garages and Carports

- Garages and carports should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- Garages and carports should have a maximum width of 50% of the allotment or building site frontage width.
- Double garage or carport doors should;
  - consist of two separate doors with a distance of not less than 300 millimetres between them; or
  - consist of a double tilt-up door with moulded door panels of a maximum width of 5 metres.

Double garage doors should consist of double tilt up doors (left) or two single doors separated by a 300mm column (right)

4.4 East Parkway Allotments

There will be no vehicular access from East Parkway where rear access is provided.

4.5 Hurling Drive Allotments

Allotments with frontage to and vehicle access from Hurling Drive must allow sufficient space on-site to allow vehicles to enter and leave the allotment in a forward direction.

4.5 Recreational / Commercial Vehicles

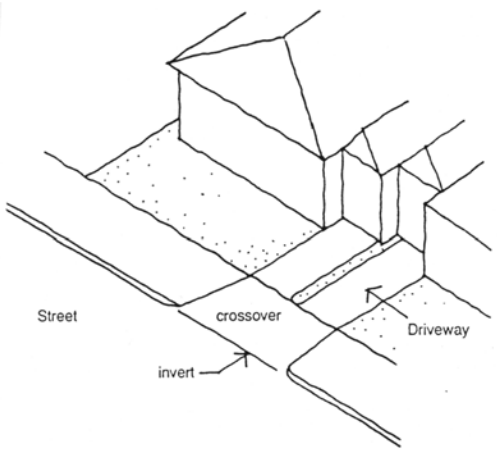
Recreational vehicles (e.g. caravans, boats, camper trailers) and commercial vehicles must not be parked on properties forward of any part of the dwelling, including on the street or the footpath, and should be screened from the street.

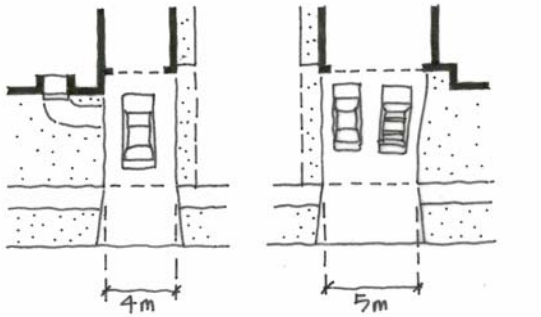
5 Vehicle Access to Allotments and Position of Crossovers

5.1 Definitions

For the purpose of these guidelines:

- an 'invert' is the point where the 'crossover' adjoins the kerb line of the roadway;
- a 'crossover' is that part of the driveway constructed between the kerb line and the private property boundary; and
- a 'driveway' is that part of the vehicle access located within the private property (see adjacent Figure).





Single and double driveway widths

5.2 Location and Width

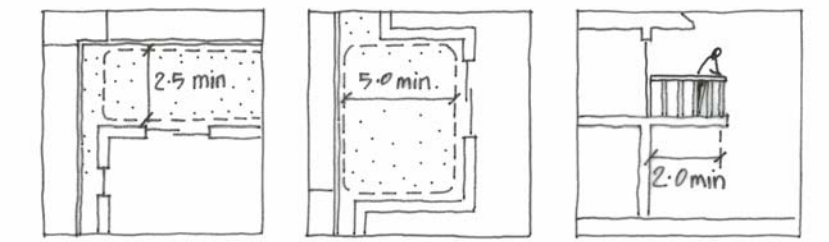
- Where included on Building Envelope Plans, driveways are required to be located in the positions shown.
- Driveways should:
  - Have a maximum width of 4 metres for single driveways and 5 metres for double driveways; and
  - be set back 1 metre from the side boundary.

5.3 Crossover Width and Materials

- Crossovers should be a maximum width of 5 metres.
- Crossover materials are required to be the same as those of the footpath located within the street.

6 Private Open Space and Impermeable Surfaces

- Each allotment should include private open space in accordance with the following:
  - a minimum of 15 percent of the site area;
  - a minimum dimension of 2.5m;
  - balconies, roof patios etc can comprise part of this area provided it has a minimum area of 10 square metres and minimum dimension of 2m;
  - one part of the private open space must be directly accessible from a living room and have a minimum dimension of 5m and a maximum gradient of 1 in 10; and
  - the private open space is screened from adjoining properties and public areas by a solid fence of at least 1.8m in height (except where stated in Section 12 of these Guidelines).
- No more than 30% of the total area of private open space should be covered by roofs or other impermeable structures or surfaces.

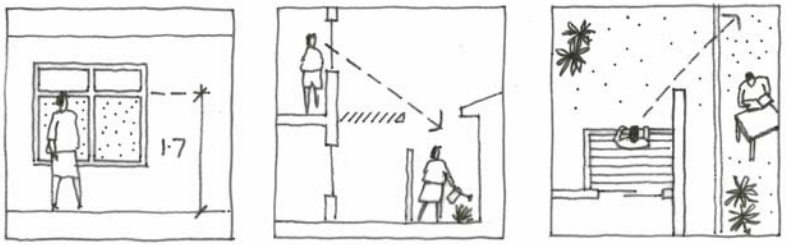


Minimum private open space and balcony dimensions

7 Privacy

Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and the useable private open spaces of other dwellings should be minimised by providing:

- permanently fixed translucent glazing in that part of the window below 1.7m above floor level;
- window sill heights of a minimum of 1.7m above floor level; or
- permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes to restrict site lines.



Techniques for minimising overlooking into adjacent properties

8 Building Appearance and Roof Form

8.1 Building Appearance

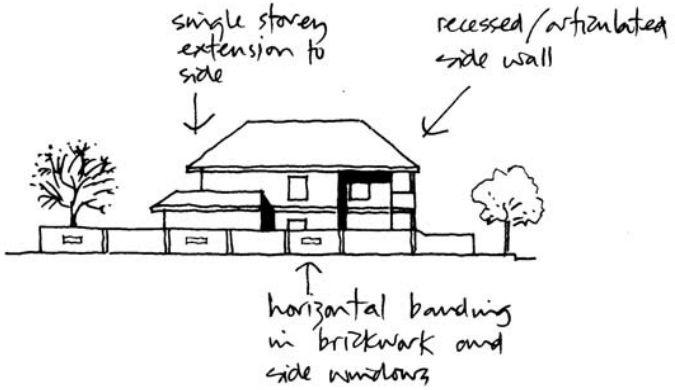
The appearance of dwellings, particularly two-storey dwellings, should be enhanced through architectural detailing and articulation of walls to avoid bulky, bland facades. Owners and designers should consider:

- various balcony forms projecting from the facade;
- projecting entry porches;
- recessed balconies, verandahs and porticos;
- single storey components that are visible from the street;
- window shade treatments.

Single storey elements help to reduce the bulk of predominantly two storey dwellings (left) while bay windows and verandahs introduce interest to facades (right)

8.2 Corner Allotments

- Where a dwelling is to be built on a corner allotment, a minimum of three of the following design elements are to be included in the building facade facing the secondary street:
  - veranda;
  - gable;
  - vertical elements to reduce the horizontal emphasis of the facade;
  - windows;
  - entry feature or portico; and
  - balcony / window boxes or similar elements.
- The material selection for the primary frontage of a dwelling should be extended along all elevations of the dwelling visible to the public.



Corner house addressing both street frontages

8.3 East Parkway and Park Frontage Allotments

- Dwellings located on allotments that have their 'frontage' as East Parkway and their street access from an alternative road are required to orientate the dwelling so that the front of the dwelling addresses East Parkway. The elevation of the dwelling facing the 'rear' access road, including garages and carports, should also present an attractive and varied building elevation to achieve an attractive streetscape appearance;
- On allotments that share a rear boundary with a public reserve:
  - dwellings should present an attractive and varied building elevation to the public reserve frontage;
  - internal living areas should be located on the side of the house facing the public reserve, with utility rooms such as bathrooms and laundries located so that they are not visible from public areas;
  - service items such as clothes lines, garden sheds, external heating and cooling units, hot water systems etc should be located and screened from public view.

8.4 Roof Forms

- A roof form providing articulated shapes is required and, where appropriate, the use of dormers, verandahs, porticos, balconies or other decorative architectural elements are also encouraged.
- All roofs should include eaves of a minimum width of 450mm.
- Pitched roofs are required to be constructed with a minimum pitch of **25°**. Flat, contemporary roof forms will be considered subject to design merit.
- Garage roofs (associated with two-storey dwellings) which incorporate parapet walls and a roof not visible from adjacent public streets may be approved subject to design merit.
- In order to provide opportunities now and in the future for the use of solar energy collection, an area of north-facing roof without direct orientation to the public street is encouraged (i.e. consider the location of the hot water unit for ease of future solar connection).

Eaves shade windows and assist in reducing the visual bulk of houses

9 Building Materials

9.1 Walls

Dwellings and outbuildings should be clad in materials that:

- minimise glare and reflection;
- blend with the natural environment and minimise the visual obtrusiveness of buildings and structures; and
- with regard to dwelling elevations visible to the public, include at least two of the following and of colours consistent with those contained in Appendix 2:
    - Exposed, bagged or rendered brick;
    - cement rendered concrete or cement rendered block work;
    - stone;
    - lightweight construction with a rendered effect;
    - tilt-up concrete slab panels (painted, rendered or faced);
    - feature areas utilising painted weatherboard, cement sheet, and stucco, subject to design merit.

9.2 Roofs

- Roof materials are required to be selected from either pre-painted galvanised corrugated steel, tiles, slate or cement shingles (flat).
- Lighter roofing colours that minimise heat absorption are encouraged.

9.3 Garages and Carports

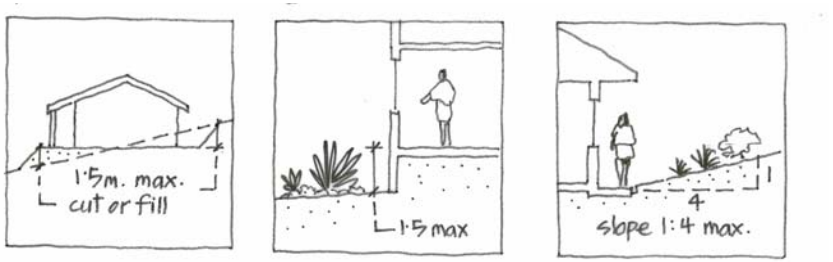
- Building materials for garages and carports are required to conform to the same predominant materials used in the construction of the walls and roofs of the associated dwelling.
- All supports to carports should be of substantial size (minimum 90mm diameter or 90mm x 90mm).

Use a mix of external materials to add visual interest to dwellings

10 Building on Sloping Sites

10.1 Minimising Cut and Fill

- The vertical distance between any lower floor of a building and natural ground level should not exceed 1.5 metres at any point (see adjacent Figure).
- Any exposed areas below the finished floor level should be screened by landscaping or appropriate physical screening.
- Embankments should have a maximum grade of 1-in-4 and be suitably landscaped to protect the embankment from erosion.



Minimise cut and fill, exposed areas and the slope of embankments

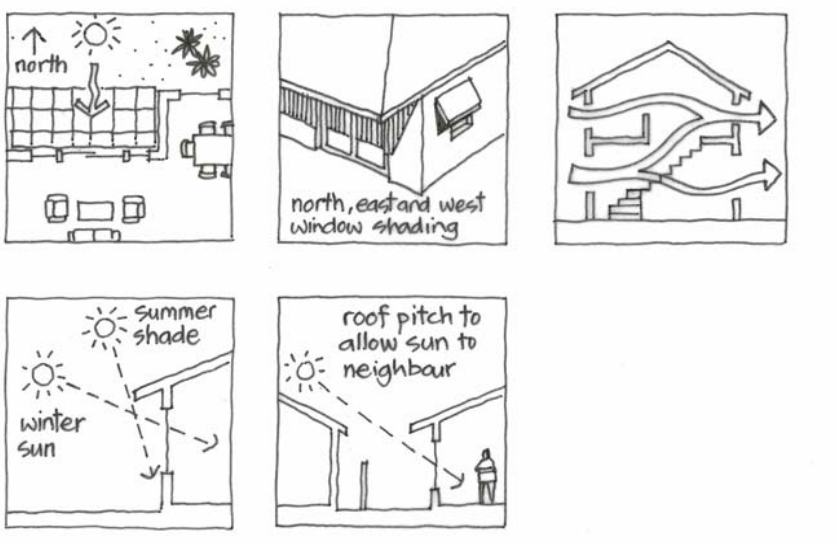
10.2 Retaining Walls

- Retaining walls (other than those constructed by the Developer) should be set back at least 1 metre from a reserve or secondary street frontage boundary and should be screened with suitable landscaping.
- Retaining walls visible from public areas should have a maximum height of 1 metre and be constructed of stone, quarry rock, 'Allen Block' or similar block walling or rendered masonry.
- In rear private yards (other than those visible from public areas such as reserves) retaining walls may be increased to a maximum height of 1.5 metres.
- Where retaining of land greater than 1 metre in height is desired, the retaining wall should be tiered, with a minimum distance of 1 metre between the tiered retaining walls to be used for landscaping.
- Retaining walls on boundaries shared with neighbouring properties should have a maximum total height of 1 metre and the written approval of the relevant neighbouring owner(s). Where approval has not been given and has not been unreasonably withheld, no retaining wall may be constructed on the relevant boundary.

Minimise the height of retaining walls and use materials that blend with the natural environment

11 Energy Efficiency

- Homes within Bluestone should minimise energy requirements and maximise efficient use of energy through the following siting and design techniques:
  - locate habitable living areas and private open space on the northern side of the allotment;
  - 'zone' house layouts to enable main living areas to be separately heated and cooled;
  - locate, size and shade windows to reduce summer heat loads and permit entry of winter sun;
  - allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
  - use low embodied energy materials and materials which maximise efficient thermal performance;
  - design roof orientation and pitch to enable effective use of solar collectors; and
  - ensure the ability of adjacent properties to continue or adopt similar design strategies referred to above.
- To assist in saving energy, reducing greenhouse gas emissions, reduced ongoing costs, and in accordance with State Government requirements, all dwellings should achieve a **5-Star Energy Rating**. It is a requirement that, when lodging your plans with the Encumbrance Manager, you provide a **5-Star Energy Rating Certificate** from an authorised agent.
- As part of achieving a **5-Star Energy Rating**, the following two requirements must be met:
  - All external walls and inaccessible parts of the ceiling of homes must be insulated at the time of construction. Insulation shall not be less than:
    - **R1.5** rated insulation material in external walls;
    - **R3** rated insulation material in ceilings; and
  - Exposed hot water pipes are to be well insulated, with minimum insulation of 10mm.



Design techniques to maximise energy efficiency

- If solar hot water systems are to be used:
  - they should be split system with the tank located within the roof space or on the ground;
  - the solar collector panels should be located so that they are not highly visible from any public street or thoroughfare. Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour; and
  - solar collector panels should be supported on the roof and not on a separate frame.
- If reticulated gas is available, gas water heating (or solar hot water system with gas backup) and a gas cook top are to be installed.

12 Water Conservation

12.1 Fittings and Fixtures

It is a requirement that the following products have a minimum **AAA rating**:

- shower heads (maximum flow rate of 9 litres/minute)
- toilet suites (must be dual flush), and
- taps and tap outlets.

12.2 Rainwater Tanks

- A minimum of a 2,200 litre (standard 4 module) capacity rainwater tank is required to be installed and be plumbed to a toilet, water heater and/or to all cold water outlets in the laundry of the dwelling.
- The following requirements for rainwater tanks must be met:
  - the maximum height of any rainwater tank is 2.4 metres and it must not be visible from the street or any other public area;
  - the overflow from all rainwater tanks must be directed via underground stormwater pipes to the street or a suitably constructed and dimensioned soakage well or trench.

12.3 Landscaping

- Landscaping of private gardens should involve the selection of:
  - species that are indigenous or suited to the geographic area;
  - suitable species taking into account the eventual size, spread and root system of plants when mature;
  - water efficient plants that will require minimal irrigation once established;
  - plants that provide shade for dwellings and outdoor private open space during summer and allow solar access during winter (e.g. deciduous trees or vines).
- A suggested species list is available from the District Council of Mount Barker.

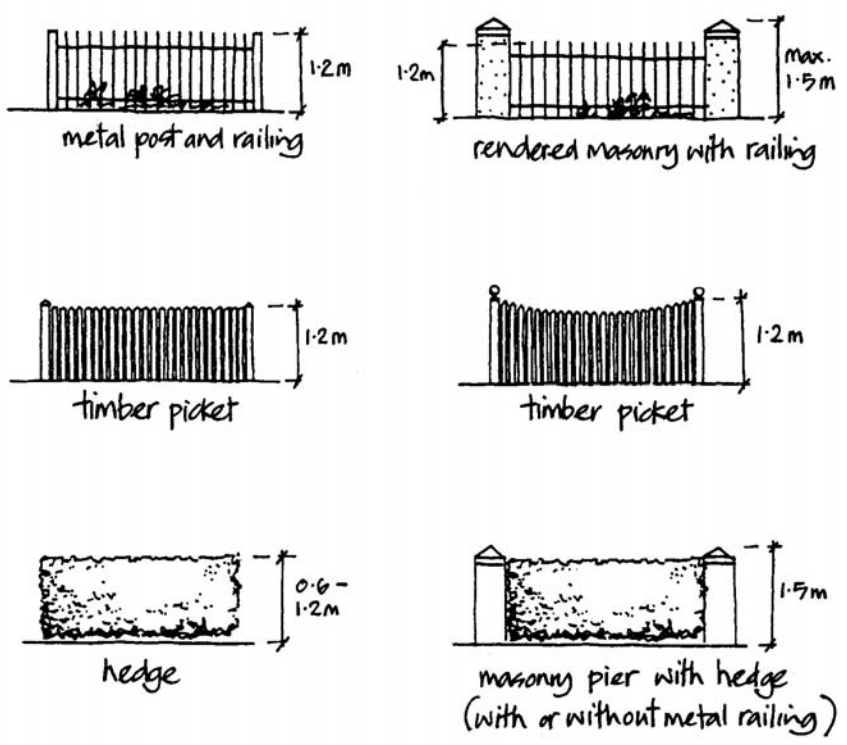
13 Fencing

13.1 Fencing Forward of the Building Line

If fencing is provided forward of the building line for allotments having a primary frontage to a public road, the following requirements apply:

- front and side fences forward of the building line must be of open style in nature to enable views into front gardens;
- the maximum fence height permitted forward of the building line is 1.5 metres with a minimum height of 0.9 metres;
- materials should conform to the following Table and the adjacent figure:

Height	Material
0.9 - 1.2 metres	Picket (timber, steel, aluminium with minimum 50mm separation between uprights). A hedge planted at a minimum 600mm height is a suitable alternative.
1.2 - 1.5 metres	Piered brick or masonry posts with steel, timber or aluminium uprights (minimum 50mm separation).

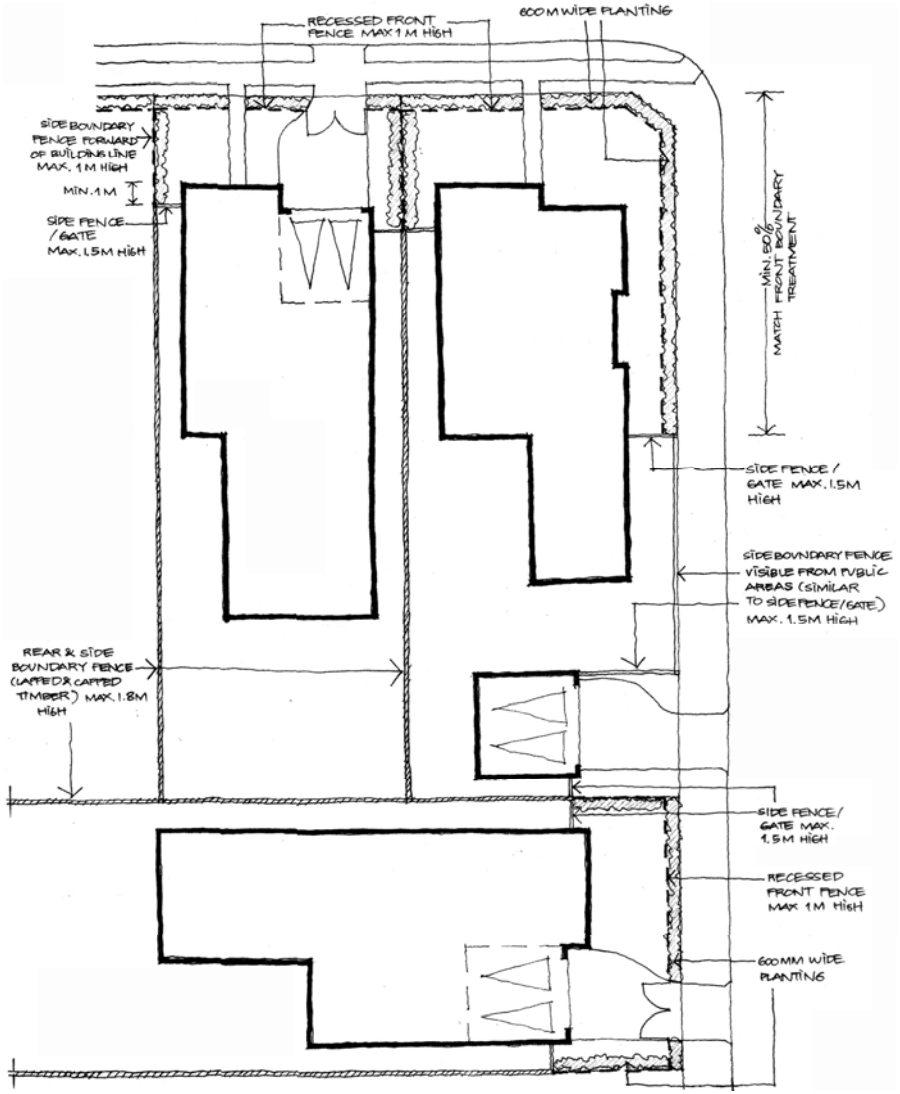


Note: *Minister's Specification SA 76C requires that:*

- *A new brush fence (or a rebuild of an existing brush fence) will not be allowed within three metres of an existing or proposed dwelling, and*
- *Dwellings will not be able to be constructed within three metres of an existing brush fence, unless the dwelling materials meet certain fire resistance measures.*

13.2 Side and Rear Fencing

- Side fences along common property boundaries should be located 1 metre behind the front building alignment. Any fencing forward of this point should be visually permeable and not greater than 1 metre in height.
- Side and rear boundary fences behind the building alignment are required to be constructed from Colorbond® or equivalent in one of the following colours (or equivalent):
  - Bluestone®
  - Grey Ridge®
  - Hedge®.
- For corner allotments, a minimum of 50% of the length of the secondary frontage is required to have the same fencing as the primary frontage.
- All side and rear fencing (except as referred to above) is required to be 1.8 metres in height.
- The maximum 'build-up' of fencing along the side and rear boundaries is 2 metres, comprising a 1.8 metre high fence and a 200 mm built-up area (i.e. retaining wall).



For corner allotments, continue the same front fence for 50% of the secondary frontage

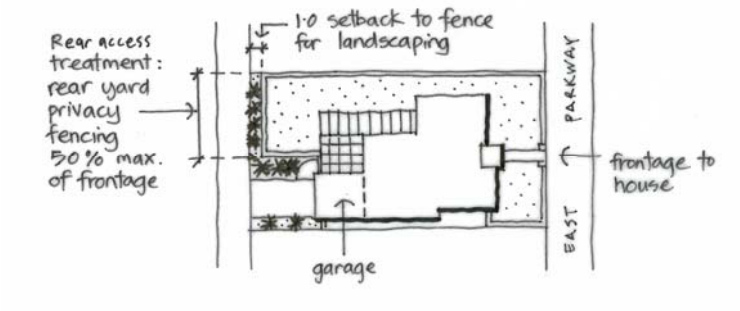
13.3 East Parkway Allotments

- The developer will be responsible for fencing along the boundaries that abut East Parkway on allotments identified in Section 2.5 of these Guidelines.
- For allotments identified in Section 2.5 of these Guidelines, the 'rear' fencing along property boundaries should:
  - be set back a minimum of 1 metre from the 'rear' property boundary and this setback area should be landscaped with appropriate species;
  - extend for a maximum of 50% along the property boundary; and
  - be consistent with the fencing described in Section 13.4 below.

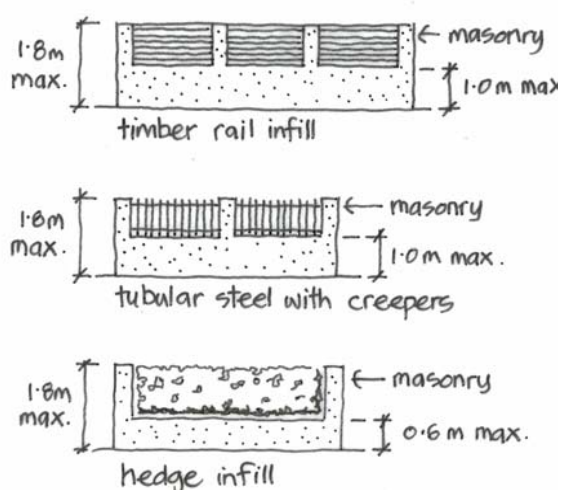
13.4 Fencing Adjacent to Reserves

- When housing has a boundary adjacent to a public reserve special fencing is required that creates a reasonable level of privacy while retaining some outlook to the reserve. Such fencing should generally be in accord with the options shown in the adjacent figure (except for the specific allotments identified below).
- For allotments 145 - 153 inclusive and 181 - 191 inclusive, the public reserve boundary fence must consist of a black metal post and railing (level plug) type fence of a maximum height of 1.2 metres above ground level (see adjacent figure and photo).
- Lockable gates that match the design and appearance of the fence will be allowed along the reserve frontage.

Note: *Gates and fences built by the developer cannot be removed, relocated or replaced without prior written consent from the Encumbrance Manager.*



Fence requirements for 'rear' boundaries of allotments fronting East Parkway



Required fencing types along boundaries adjacent to public reserves

Fence type for Lots 145 - 153 and 181 - 191 inclusive

14 Domestic Outbuildings

Domestic out-buildings, such as garden sheds, workshops, free standing garages, aviaries and other similar buildings, are required to comply with the following:

Size of Allotment	Maximum Dimensions of Out-Building	Maximum Wall Height (m)	Maximum Ridge Height (m)
>500m^2	7m x 6m	2.4	2.7
400m^2 - 500m^2	5m x 3m	2.4	2.7
<400m^2	3m x 3m	2.4	2.7

- Domestic out-buildings should:
  - not overshadow or block light from the windows of an adjoining dwelling;
  - have no wall located closer than 0.6m to a property boundary unless located on an allotment greater than 500 square metres in area in which case the set back shall be 1 metre;
  - not impinge on the required minimum area of private outdoor open space for the dwelling; and
  - be finished in materials and colours to match with fencing materials or materials or colours of the associated dwelling; or
  - be finished in Bluestone, Grey Ridge or Hedge Colorbond® or equivalent.
- Where more than one outbuilding is proposed, the total area of all outbuildings should not exceed the area specified in the above table.

15 Landscaping

15.1 Front Gardens

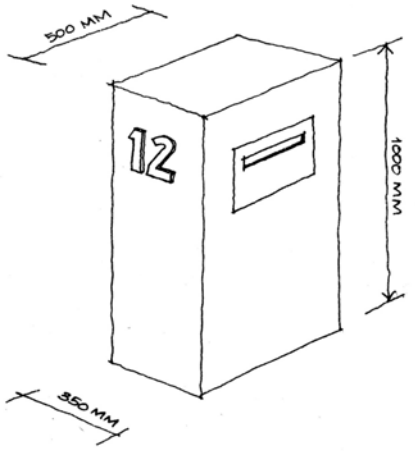
- Landscaping of front gardens should:
  - screen or soften the appearance of storage, service and parking areas;
  - generally be in scale with the buildings on the site;
  - allow surveillance of entry points to dwellings;
  - provide protection from sun and wind, while ensuring reasonable solar access to dwellings and private open space;
  - minimise impermeable paved surfaces;
  - use plant species suited to the site which minimise the need for maintenance;
  - avoid interference with utility services; and
  - not unreasonably affect adjacent properties through overshadowing or intrusive root systems .

- Landscaping of front gardens is required to be established within 3 months of occupation of the associated dwelling.

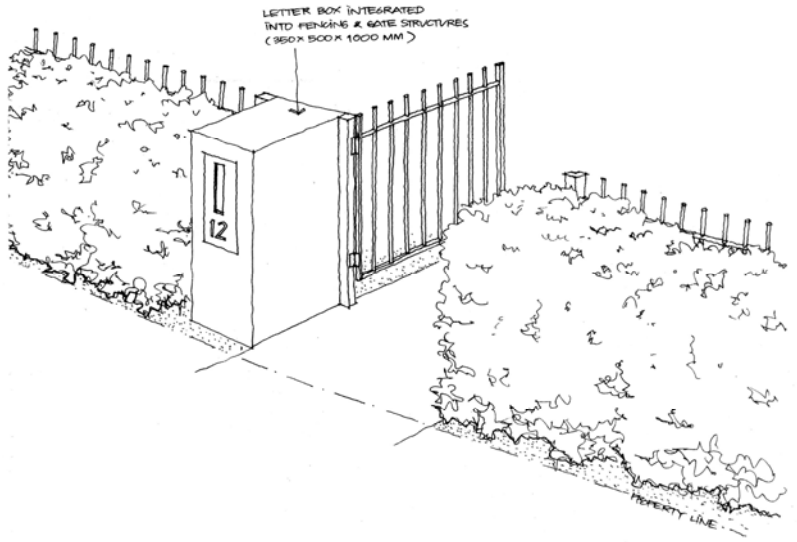
Landscaping of front yards can improve the appearance of dwellings and reduce the visual impact of garages and driveways

16 Clotheslines, Letterboxes, Bin Receptacles and Meters

- Clotheslines, bin receptacles and service meters should be sited unobtrusively and away from public views.
- Letterboxes should be integrated with the fence, gate or retaining wall located along the front property boundary.
- Where no front fence is to be provided, a stand alone letter box should be located within a masonry pier of maximum 350mm x 500mm footprint and maximum height of 1 metre.



Typical stand alone letter box



Letterbox integrated into a front fence and gate structures

17 Elements Attached to Roofs

Attachments located on the roof of dwellings above the eaves line should generally be located so as to be unobtrusive when viewed from any public area.

17.1 Air Conditioners

- Air conditioners can cause discomfort to neighbours, therefore their location should be chosen with care. Evaporative air conditioners should be low profile, located below the ridge line and be of neutral colour or painted to match the roof. They should be located so as not to be visible from the street.
- 'Dropper boxes' (the interface material between the cooling unit and roof of the dwelling) should be painted to match the roof colour of the dwelling. Winter covers for evaporative air conditioners should be of neutral colour or in shades to match the roof.

17.2 Antennae or Satellite Dishes

Antennae are **required** to be located within the roof space. External antennae will not be permitted unless it is demonstrated that reception is adversely affected. If antennae or other appurtenances (e.g. satellite dishes) are located outside of the roof space, they are **required** to be located so as not to be visible from the street. Satellite dishes are **required** to be painted or pre-coated to match the colour of the roof.

18 Signage

No signage should be erected on any part of an allotment other than for the temporary purposes of selling or leasing the subject property.

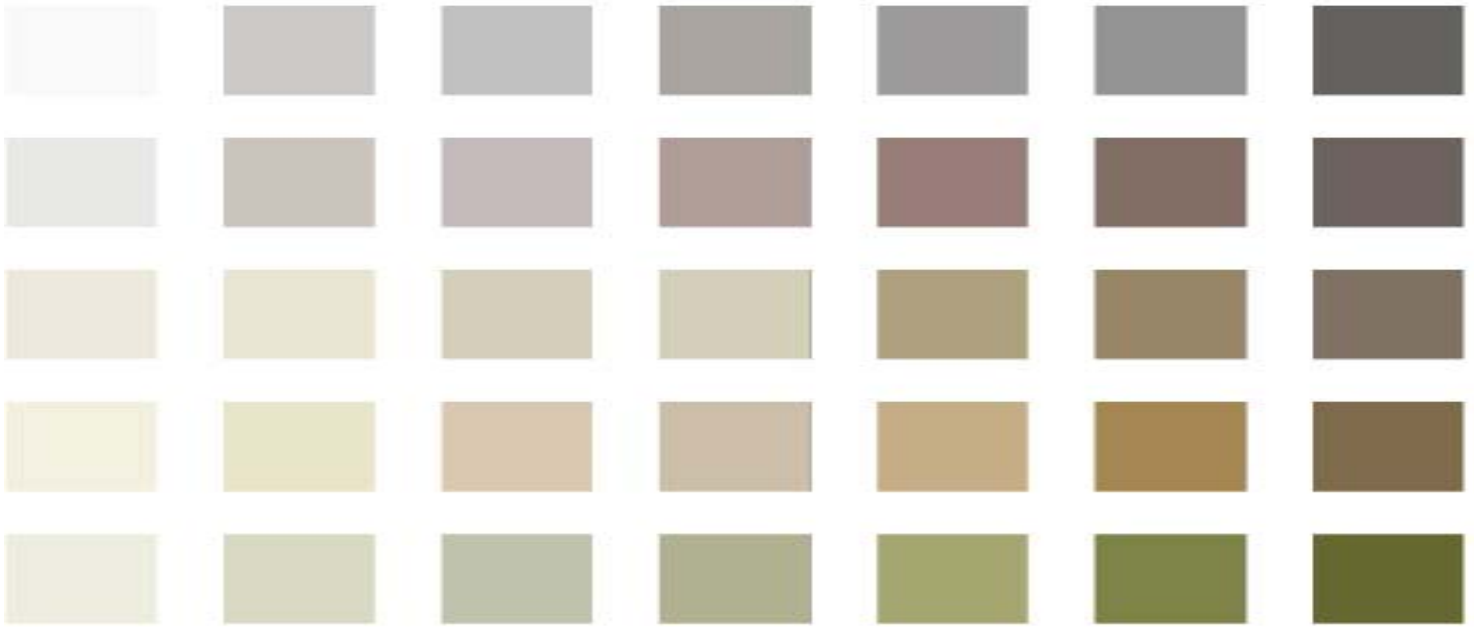
19 Telstra Velocity

Bluestone is a Telstra Velocity (Fibre to the Home) estate, which means that every home requires specific wiring guidelines. Please consult www.telstrasmartcommunity.com and view the 'My Builder' page to access these guidelines in order to understand the minimum wiring requirements that need to be adhered to in order for residents to utilise their telecommunications services.

Note: *The Telstra Velocity network delivers Digital Free to Air TV, Foxtel, Broadband and fixed telephone lines with no requirement for the installation of antennas and satellite dishes within the estate.*

Appendix

1 External Building Colours Palette



Encumbrance Approval Application Checklist

Plan Details and Information Required

In order to avoid delays in the Encumbrance Approval process it is important to provide all the plan design details and specifications required to assess the application against the Residential Design Guidelines Checklist (see next page), including:

For Provisional Development Plan Consent

Site Plan (3 x A4 or A3 copies drawn to scale of not less than 1:500)

- ☐ Allotment boundaries, dimensions, easements, contours and roads;
- ☐ Location and dimensions of all existing and proposed building(s), structures, driveways, fencing, trees, retaining walls and the Waste Control System;
- ☐ Plans, specifications and cross sections of earthworks (excavation and/or fill);
- ☐ Distance between the proposed building(s) and all other buildings on site and all boundaries.
- ☐ Method and direction of disposal of roof and storm water;
- ☐ Approximate north point;
- ☐ Site levels in relation to finished floor levels;
- ☐ Location of septic tank;
- ☐ Section of driveway or design levels; and
- ☐ The purpose for which any existing building(s) on the site is to be used and the proposed use of any new building(s).

Elevations (3 x A4 or A3 copies drawn to scale of not less than 1:100)

- ☐ Elevation drawings of all sides of the proposed dwelling;
- ☐ All dimensions of proposed building(s) (length, width and height);
- ☐ Proposed exterior colours and materials of construction;
- ☐ Site level differences from the boundaries of the site.

Floor Plans (3 x A4 or A3 copies drawn to scale of not less than 1:100)

- ☐ A floor plan of proposed building(s) and structures showing dimensions, intended use of rooms, existing floor areas (if applicable), window and access arrangements.

Landscaping Plan and Fencing Details

- ☐ Plan showing species, number and location of plants for front gardens.
- ☐ Fencing details.

Energy Efficiency Information

- ☐ Energy Star Rating Certificate.
- ☐ Insulation specifications for walls and ceilings.

Other

- ☐ Power line Clearance Declaration (if applicable).
- ☐ Owner Acknowledgment Letter.
- ☐ Encumbrance Manager Application Fee: $350 (incl GST).

Note: Please contact the District Council of Mount Barker for details on the information required to obtain Provisional Building Rules Consent.

Bluestone Residential Design Guidelines Summary Checklist

Name of Applicant: ……..

Address of Property: ……..

Design Issue	Complies	Does Not Comply	Reasons for Non-compliance
2.1 Orientation of Dwelling and Private Open Space			
2.2 Setbacks from Streets			
2.3 Setbacks from Side Boundaries			
2.4 Setbacks from Rear Boundaries			
2.5 East Parkway Allotment Setbacks			
2.6 Setbacks of Garages/Carports Relative to Main House Facade			
2.7 Site Coverage			
2.8 Protection of Trees			
3 Building Height			
4.1 Number of Car Parking Spaces			
4.2 Size of Car Parking Spaces			
4.3 Design of Garages and Carports			
4.4 East Parkway Allotments			
4.5 Hurling Drive Allotments			
4.6 Recreational / Commercial Vehicles			
5.2 Location and Width of Crossovers			
5.3 Crossover Width and Materials			
6 Private Open Space and Impermeable Surfaces			
7 Privacy			
8.1 Building Appearance			
8.2 Corner Allotments			
8.3 East Parkway and Park Frontage Allotments			
8.4 Roof Forms			
9.1 Wall Materials			
9.2 Roof Materials			
9.3 Garage and Carport Materials			
10.1 Minimising Cut and Fill			
10.2 Retaining Walls			
11 Energy Efficiency			
12.1 Water Conservation Fittings and Fixtures			
12.2 Rainwater Tanks			
12.3 Landscaping			
13.1 Fencing Forward of the Building Line			
13.2 Side and Rear Fencing			
13.3 East Parkway Allotments			
13.4 Fencing Adjacent to Reserves			
14 Domestic Outbuildings			
15.1 Front Garden Landscaping			
16 Clotheslines, Letterboxes, Bin Receptacles and Meters			
17.1 Air Conditioners			
17.2 Antennae and Satellite Dishes			