

# PARKINDULA VIEWS

BLUESTONE MT BARKER

## DESIGN GUIDELINE SUPPLEMENT

Parkindula Views is Bluestone's most exclusive release, providing stunning panoramic views over rolling hills and magnificent gum trees. This limited offering gives you the opportunity to live amongst some of the most prestigious new homes in the Adelaide Hills, that will be built to utilise the sloping landscape, with modern design techniques and strong attention to detail.

This Design Guideline Supplement adopts best practice design principles to ensure that the finest outcomes are achieved. In this exclusive release, you will have the opportunity to create your dream home, with spectacular views to match.

The Bluestone Design Guidelines, including this Supplement, will ensure the area is developed in style and will secure your investment.

This Supplement provides instructions to your architect and is to be read in conjunction with the Bluestone Design Guidelines providing an elevated level of building specifications within this prestigious area.

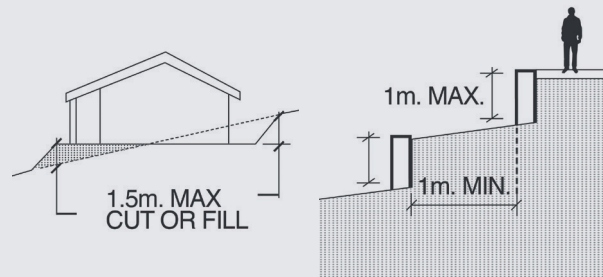
### REQUIREMENTS

The overarching intent of this Supplement is to deliver high quality design outcomes, capturing the stunning outlooks at Parkindula Views. **Designs to the contour are encouraged**, adding architectural interest to your home.

Whilst the following specifications shall be viewed as minimum requirements, every home will be assessed on its merits and any exemplary architectural variation will be considered to achieve high quality design.

#### *Designing to the contour of land*

- The maximum cut or fill allowed on site is 1.5m relative to the existing natural ground level.
- Retaining shall be limited to a maximum height of 1.0m.
- Retaining greater than 1.0m shall be terraced.
- Retaining shall give consideration to future bench levels of adjacent allotments.
- Retaining wall plan to be submitted as part of application.



It is noted that retaining on the boundary requires coordination with and approval of your neighbour.

#### *Front façades shall incorporate:*

- A prominent entrance.
- Minimum building height of 2.7m per floor (ceiling height).
- Complementary use of building design elements. As a guide a minimum of 3 types of variations such as:
  - Detailed roof form
  - Architectural eaves
  - Fenestration
  - Balconies
  - Hoods/awnings/shading
  - Building articulation
  - Bay or box window
  - Varied floor levels (split level stepped dwellings).
- A high degree of material variance. As a guide a minimum 3 materials such as:
  - Face brick
  - Render
  - Stone or veneer stone
  - Glass, metal or timber balustrades
  - Timber features
  - Panel lift garage doors. Roller doors are not permitted.
  - Front windows with large proportions.
  - Semi commercial or wooden window frames
  - Steel features
  - Colour variances (i.e. not slightly different shades)
  - Sliding windows are not supported

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### CORNER, RESERVE AND EAST PARKWAY ADDRESSES

#### *Corner dwellings shall:*

- Address a minimum of a half of the secondary frontage incorporating window treatment consistent with the primary façade.
- Limit the extent of 1.8m side fencing to the back half of the allotment.

#### *Dwellings adjacent reserves shall:*

- Incorporate detailed façade treatment to all areas visible from the reserve.
- Incorporate open fencing along reserve boundaries.

#### *Dwellings adjacent East Parkway shall:*

- Address East Parkway as a primary frontage. Fencing along East Parkway will be done by the developer.

#### *Driveways*

- Driveways shall be pattern pave concrete, exposed aggregate or pavers.
- Plain concrete and coloured concrete is not permitted .
- Exposed aggregate matching the footpath is encouraged. The footpath mix is Boral Silver Frost (plain grey concrete with quartzite aggregate).
- Construction within your build contract is encouraged and, in any case must be completed prior to occupation of dwellings.

#### *Fencing/Gates*

- Solid side fencing and gates must be set back a minimum 6.0m from the front boundary and not be located forward of the dwelling or any adjoining dwelling or garage (existing or reasonably foreseeable).

#### *Landscaping*

- Landscaping plan MUST be submitted for approval with the encumbrance application.
- Front landscaping must include at least one medium to large tree (not small/ornamental).
- A 1.0m landscape strip must be provided between your driveway and boundary. Refer to individual allotment ADP.

For more information please contact:

**Bluestone Sales and Information Centre, 71 East Parkway Mt Barker**

**OPEN Monday to Friday 9am-5pm, Saturday and Sunday 12pm-5pm**

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