

BLUESTONE

MT BARKER

RESIDENTIAL DESIGN GUIDELINES

VERSION 7 ISSUED 18th JULY 2017

PEET

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1. Where design discrepancies occur between neighbours using differing versions of the Residential Design Guidelines, the decision of the Encumbrance Manager will be final.
2. All illustrations and pictures are used to show an intended design outcome, but may not necessarily show a dwelling completely compliant with all other requirements of the Design Guidelines.

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8. RESIDENTIAL DESIGN GUIDELINES – APPENDIX 18

BLUESTONE IS A PRESTIGIOUS AND HIGHLY SOUGHT AFTER NEW RESIDENTIAL COMMUNITY AT MOUNT BARKER SITUATED JUST 30 MINUTES DRIVE FROM ADELAIDE CBD

Good design is essential for good living at Bluestone. We have developed Residential Design Guidelines to ensure this is achieved. The Bluestone Guidelines are required to be complied with by all future owners and will:

- Help owners choose a house and lot that suits your requirements
- Protect the integrity of your community's streetscapes
- Give owners greater certainty about the character and quality of homes within Bluestone
- Maintain flexibility and individuality in creating your own home
- Establish safe streetscapes and neighbourhoods that encourage healthy communities
- Help the approval process with the District Council of Mount Barker
- Encourage preservation of the natural environment
- Encourage sustainable living

The Residential Design Guidelines form part of the Encumbrance which is attached to the Certificate of Title on all allotments purchased. As such all owners are required to comply with both the Encumbrance and The Design Guidelines. This involves applying for and receiving Encumbrance Approval (through Bluestone encumbrance manager) prior to seeking Council approval for all dwellings, outbuildings, landscaping of front yards and other items detailed in these Guidelines.

Note:

*Under the terms of the Encumbrance, the Encumbrance Manager or agent is appointed to apply and enforce the Residential Design Guidelines at their discretion.

* These Design Guidelines are independent from any other authority requirements and shall be fully complied with.

1. INTRODUCTION

1.1 INFORMATION REQUIRED

If you have purchased a detached house please refer to sections 1-6 for requirements. If you have purchased a terrace home please refer to sections 1-7.

You'll find details of all the information that's required when submitting a new dwelling application for approval in the Encumbrance Approval Application Checklist (see Appendix).

1.2 TIME LIMITS

You must lodge your house plans with the Encumbrance Manager no later than 18 months after settling on your allotment. Similarly, you will need to lay the footings or foundations of your home no later than 24 months after settlement.

Please note: You should not submit your plans to the District Council of Mount Barker for assessment until they have been approved and stamped by the Encumbrance Manager.

1.3 ENCUMBRANCE MANAGER CONTACT DETAILS

The Encumbrance Manager's contact details are:
Bluestone Encumbrance Manager

Bluestone Mount Barker
5 Bluestone Drive, Mount Barker SA 5251
Ph: 1800 790 700

1. INTRODUCTION

1.4 DESIGN AND APPROVAL PROCESS

The flowchart shows the process you should follow to ensure your new home at Bluestone complies with the Design Guidelines.

Please note: should you wish to make any changes to the approved plans you are required to submit them to the Encumbrance Manager for re-approval.

1.5 SERVICES AT BLUESTONE

All Bluestone allotments subject to these Guidelines are serviced by:

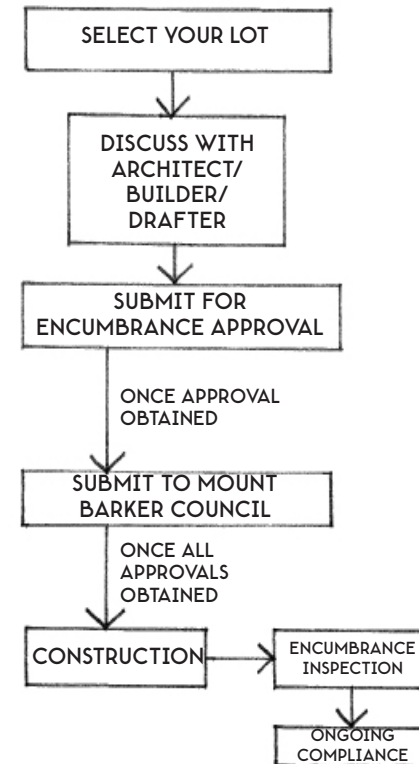
- Full sewer (Mt Barker District Council)
- Potable water (SA Water)
- Electricity (SA Power Networks)
- LP Gas (Environmental Land Services/ EL GAS)
- Telecommunications (NBN Co)

Connecting your home to gas is a requirement under these Guidelines and the Encumbrance.

Bluestone is a NBN (Fibre to the Home) estate, which means that every home requires specific wiring guidelines. Please consult www.nbnco.com.au for further information.

The Developer will construct all service connections up to your property boundary while internal service connections from the boundary are the responsibility of the owner and in accordance with The Authorities Requirements connection fees, meter charges, etc. are the responsibility of the owner/builder.

APPROVAL FLOWCHART



2. SUSTAINABILITY AND THE ENVIRONMENT

2.1 ENERGY RATING OF HOMES

In accordance with Building Code of Australia requirements, all dwellings must achieve a 6-Star Energy Rating.

2.2 ENERGY EFFICIENCY

REQUIREMENTS:

- Gas water heating (or solar hot water system with gas backup) and a gas cook top are to be installed.
- If a solar hot water system is to be used:
 - The solar collector panels should be located so that they are not highly visible from any public street or thoroughfare.
 - Hot water system tank shall not be visible from public areas.
 - Solar collector panels should be supported on the roof and not on separate tilt frames.

2.3 WATER CONSERVATION – TANKS

REQUIREMENTS:

- Each home must provide a minimum of a 1,000 litre capacity rainwater tank, plumbed to a toilet, water heater and/or to all cold water outlets in the laundry.
- The abovementioned rainwater tank is in addition to a 2,000 litre tank for fire-fighting purposes. The minimum total storage capacity is 3,000 for a dwelling. A combined rainwater tank can be accepted.
- The maximum height of any tank is 2.4 metres.
- All tanks must not be visible from public view.

2.4 ENVIRONMENTAL PROTECTION – TREES

If your allotment contains any significant trees they must be protected during construction. Tree Protection Zone (TPZ) will be identified in this case and marked on the ADP.

3. HOME SITING

Please refer to Figure 1 for general requirements on home siting.

3.1 ALLOTMENT DEVELOPMENT PLANS

When you purchase your lot, you will be provided with an Allotment Development Plan (ADP).

REQUIREMENTS:

The dwelling and associated garage are to be designed to fit within the setbacks outlined in the ADP. The following may protrude beyond the setbacks referred to in the ADP at the discretion of the Encumbrance Manager:

- Fascias, gutters, downpipes and eaves up to 450 millimetres;
- Masonry chimneys, flues and pipes;
- Unroofed balconies, landings, steps or ramps not more than 1 metre in floor level height.

3.2 PRIVACY

Your home shall be constructed in a way that respects your neighbours' privacy.

REQUIREMENTS:

- To exclude the opportunity to directly overlook adjoining owner's windows and private open spaces your house shall be designed in accordance with relevant council requirements. Generally upper level windows shall be screened or obscured.

3.3 PRIVATE OPEN SPACE

POS shall meet the Council requirements as below:

Allotment size (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided directly accessible from habitable room (square metres)
>500	80 of which 10 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m	4	24
300-500	60 of which 10 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m	4	16
<300	24 of which 8 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2m	3	16

Variations to open space areas above will be considered subject to merit and Council approval.

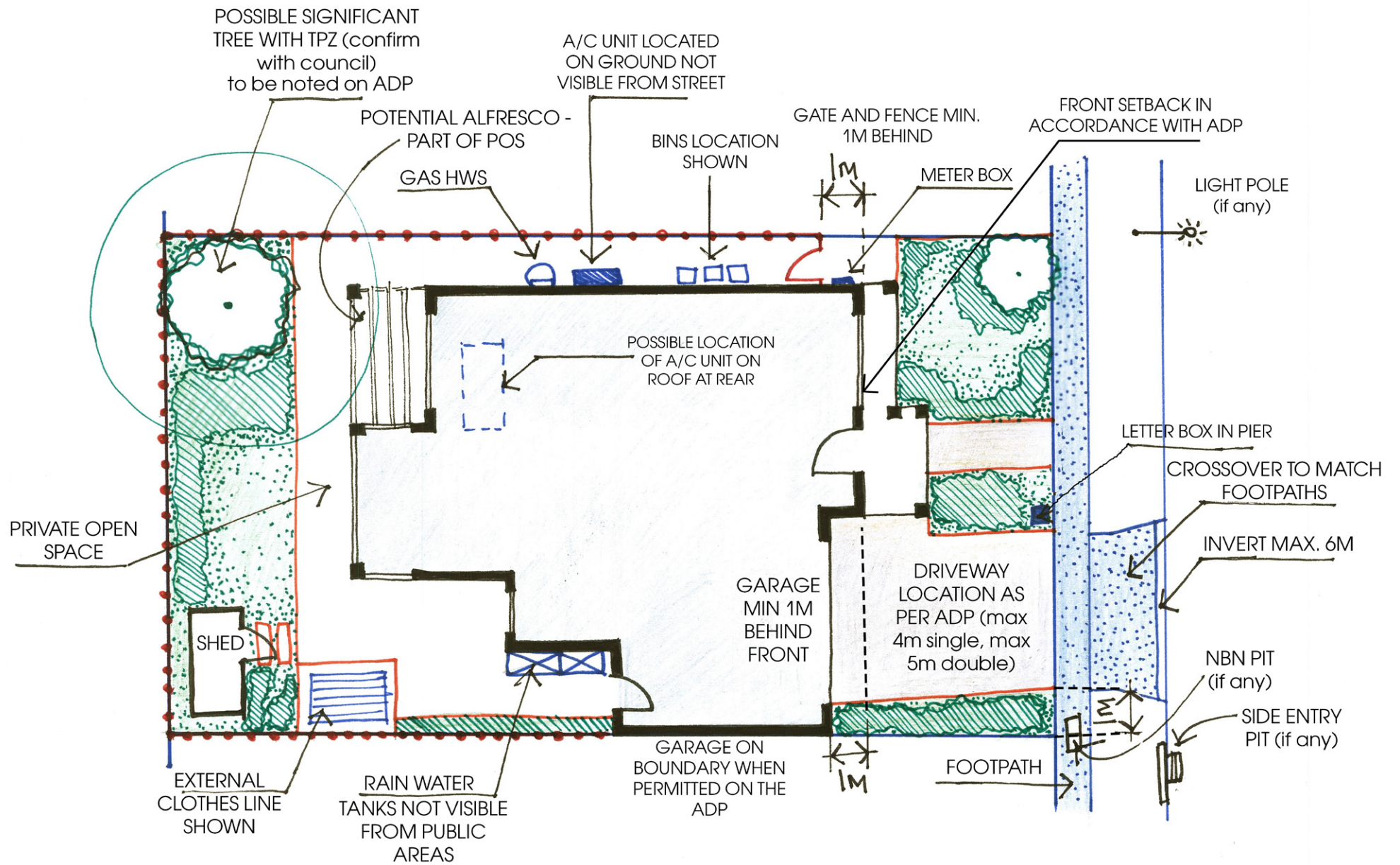


Figure 1: Site plan sketch (typical allotments) - general requirements

3. HOME SITING (CONT.)

3.4 DEALING WITH SLOPE

REQUIREMENTS:

- The maximum cut or fill allowed on a site is 1.5 metres relative to the existing ground level (see figure 2 sketch below)
- Any exposed structure of the home below the finished floor level visible from public areas shall be finished with feature materials as per the relevant building elevation.
- Embankments shall be suitably landscaped to protect the embankment from erosion (see figure 3 sketch below).

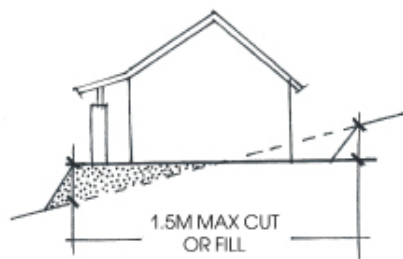


Figure 2: Maximum cut and fill



Figure 3: Erosion embankment treatment and erosion protection

3.5 RETAINING WALLS

REQUIREMENTS:

If your retaining wall is visible from public areas:

- It should have a maximum height of 1 metre.
- Terraced retaining walls shall be used where cut and fill is higher than 1m (see figure 4 sketch).
- A combined retaining wall and fence located on the boundary of a public road or reserve must not exceed 2.5 metres in height (see figure 5 sketch).
- The maximum height for any retaining wall and fencing that is terraced and is located on the boundary of a public road or reserve is 2.8 metres, comprised of a maximum 1 metre retaining wall, and 1.8 metres fence that is offset by 1 metre and landscaped (see figure 6 sketch).

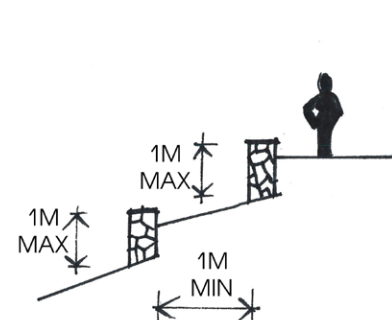


Figure 4

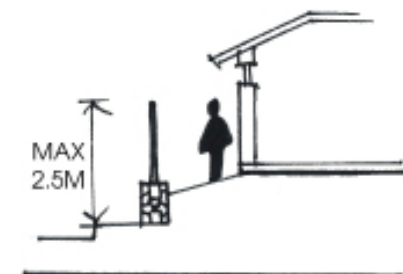


Figure 5

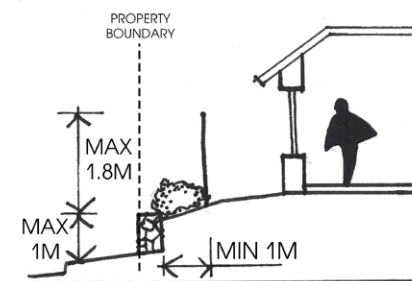


Figure 6

If your retaining walls are not visible from public areas:

- Retaining walls on boundaries shared with neighbouring properties require a written approval of the relevant neighbouring owner(s). Where a neighbour is not defined you need to obtain approval from the developer.
- In rear private yards (other than those visible from public areas such as reserves) combined retaining walls may be increased to a maximum height of 1.5 metres (subject to the agreement of both neighbours) - see figure 7 sketch.

3. HOME SITING (CONT.)

3.5 RETAINING WALLS (CONT.)

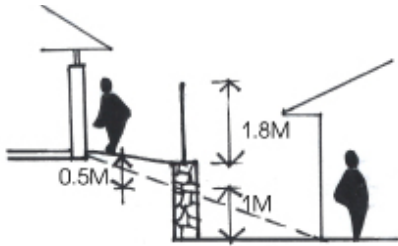


Figure 7

Retaining walls visible from public areas (other than those constructed by the Developer) should be constructed of the following approved materials:

- Stone;
- Quarry/moss rock;
- 'Allan Block' or similar block walling;
- 'Kensington' concrete sleepers;
- Rendered masonry.



Complying example of retaining walls with approved materials

4. VEHICLE ACCESS AND CROSSOVERS

Refer to the Figure 1 for general requirements on driveways and crossovers. Please note: For the purpose of these guidelines:

- **INVERT** means the point where the 'crossover' adjoins the kerb line of the roadway
- **CROSSOVER** means the part of the driveway constructed between the kerb line and the private property boundary; and
- **DRIVEWAY** means the part of the vehicle access located within the private property.

4.1 CROSSOVER AND DRIVEWAY

REQUIREMENTS:

- Crossover materials are required to be the same as those of the footpath located within the street (see photo below).
- If no footpath exists the driveway material may also form the crossover.
- Plain concrete is not permitted. Driveway shall be paved, coloured concrete or exposed aggregate.

Please note:

- The owner of the property is responsible for ensuring that footpaths and crossovers damaged during building construction are reinstated to their original condition and an equivalent tree replaces any street tree damaged during building construction.



Complying example of continuous footpath and matching crossover

4.2 RECREATIONAL/ COMMERCIAL VEHICLES

REQUIREMENTS:

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. STREET APPEARANCE

5.1 FRONT FACADE

The front façade of your home should be detailed and articulated. Bulky, bland façades will not be supported. There are no restrictions on floor to ceiling height, however 2.7m is preferred

REQUIREMENTS:

Dwellings are to include a verandah or porch/portico plus one of the following architectural design elements:

- Architectural features for windows such as bay or box windows
- Fixed window shade treatments
- Window mouldings (e.g. Unitex or rendered banding)
- Gable or Dutch gable
- Blade wall
- Balcony form projecting from the façade.
- Architectural features for roof forms, such as skillion roof form or eave, overhang 900 millimetres or greater
- Raised portico roof
- Varied floor levels (visible to street elevation)

Please note: Other architectural design elements will be assessed on their individual design merit.



Complying examples of front facades

5.2 WALL MATERIALS

Dwellings and outbuildings should be constructed of materials that minimise glare and reflection, blend with the natural environment and minimise the visual impact of buildings and structures.

REQUIREMENTS:

Dwelling elevations visible to the public (including the secondary frontages of all dwellings on corner allotments) must include windows and at least two of the following elements (in colours consistent with those contained in Appendix);

- Face brickwork
- Render
- Stone or veneer stone
- Feature panels including:
 - Lightweight cladding products such as Linea or Scyon
 - Mini-orb
 - Panels with expressed joints
 - Timber panelling
- Stained timber windows or commercial section aluminium windows
- Metal, timber or glass balustrades
- Metal or timber louvres/privacy screens
- Other architectural elements may be submitted and approved at the discretion of the Encumbrance Manager.

5. STREET APPEARANCE (CONT.)

5.3 CORNER FACADE

Dwellings constructed with a frontage to reserve or secondary street (corner/ reserve lots) must be designed to address both the primary frontage and any secondary frontages.

The 'primary street frontage' is defined as the frontage having the lesser length, and the 'secondary street frontage' is the frontage having the greater length, but not including a rear lane.

The use of verandahs, porticos, feature windows and other design elements that complement the front elevation will be required. Window treatment to the secondary street/reserve frontage must correspond with the windows of the main facade.

The secondary frontage treatment must return around the corner for at least 1/3 of the lot length from the front boundary line. Additionally, two storey homes on corner lots must have all upstairs windows which face the secondary frontage also correspond with the primary frontage windows. Blank walls facing the corner/reserve frontage are not permitted.



Complying examples of corner dwellings

5.4 EAST PARKWAY FRONTAGE ALLOTMENTS

Dwellings located on East Parkway (i.e. having a boundary on East Parkway) must address East Parkway frontage through the use of feature windows, detailing and articulation corresponding with the main facade of the dwelling.

5.5 PARK FRONTAGE ALLOTMENTS

On allotments that share a boundary with a public reserve the following requirements apply:

- Dwellings must present an attractive and varied building elevation to the public reserve.
- Internal living areas should be located on the side of the house facing the public reserve.
- Utility rooms such as bathrooms and laundries should be located so that they are not visible from public areas. Designs not meeting this requirement will be carefully assessed on merit.
- Service items such as clotheslines, garden sheds, external heating and cooling units, hot water systems etc. must not be visible from the public reserve (appropriate screening is allowed).

5.6 ROOF FORM

REQUIREMENTS:

- 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 must include eaves of a minimum width of 450 mm
- Pitched roofs are required to be constructed with a minimum pitch of 25 degrees. Flat, contemporary roof forms will be considered subject to design merit
- Separate garage roof (i.e. when garage is not under the main roof) will be assessed on merit.
- If roof tiles are used they shall be flat profile shingle tiles.

5. STREET APPEARANCE (CONT.)

5.7 GARAGES AND CARPORTS

REQUIREMENTS:

- Roof form and pitch, building materials and detailing for garages and carports are required to be consistent with the main building.
- All supports to carports should be of substantial size (90 mm x 90 mm or a minimum 90 mm diameter).
- Garages and carports must be set back at least 1 metre from the main face of the associated dwelling. Garages and carports may be allowed with lesser setback from the main face of the dwelling if a substantial verandah at the front is provided (subject to merit).
- Double garage or carport doors shall:
 - Consist of two separate doors with a distance of not less than 300 millimetres between them; or
 - Consist of a double tilt-up or panel-lift door with a maximum width of 5 metres.
 - Garage doors shall not be greater than 50% width of the primary frontage.

5.8 DOMESTIC OUTBUILDINGS

REQUIREMENTS:

When considering domestic outbuildings such as garden sheds, workshops, free standing garages, aviaries and other similar buildings you need to ensure they:

- Have no impact to the visual amenity of the streetscape
- Recreation vehicle storage may be assessed separately based on merit and should be tied in with the design of the main dwelling
- Have a minimum 6m setback from any frontage visible from public street or reserve
- Have materials and colours matching with the fence or colours of the associated dwelling.
- Domestic outbuildings shall comply with the following maximum heights and dimensions:

Size of allotment	Maximum dimensions of Outbuilding (m)			Maximum wall height (m)	Maximum ridge height (m)
	Length	Width	Total area (m ²)		
950 sqm +	10	6	60	2.4	3.2
500 – 950 sqm	7	6	42	2.4	3.2
Less than 500 sqm	5	3	15	2.4	3.2

5.9 CLOTHESLINES, BINS AND SERVICES

Refer to the Figure 1 for general requirements.

All services shall be placed in a way so not to be visible from public areas such as streets and reserves.

5.10 AIR CONDITIONERS

REQUIREMENTS:

- Evaporative air conditioners shall be located so as not to be visible from public areas, be low profile, located below the ridgeline and be of neutral colour or painted to match the roof
- They shall be located so as not to be visible from the street
- Refrigerative condenser units shall be located so as not to be visible from public areas.

5.11 SIGNAGE

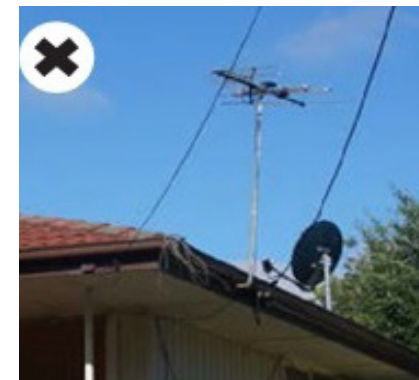
REQUIREMENTS:

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

5.12 ROOF ATTACHMENTS (INCLUDING ANTENNAE AND SATELLITE DISHES)

REQUIREMENTS:

- Attachments located on the roof of dwellings above the eaves line shall not be visible from any public area
- Antennae shall be located within the roof space where possible.



Satellite dish/antennae protruding from the roof are not permitted

6. FENCING AND LANDSCAPING

6.1 SIDE AND REAR BOUNDARY FENCING

REQUIREMENTS:

- Side fences and gates along common property boundaries must be located 1 metre behind the adjacent building line of the home
- Side, return and rear boundary fences behind the building alignment are required to be 1.8 metres “good neighbour” type in Woodland Grey® coloured Colorbond® .
- For corner allotments, a maximum of 2/3 of the length of the secondary frontage can be constructed to 1.8 metres in height.
- Refer to the Figure 1 for general requirements.

6.2 FRONT BOUNDARY FENCING

Front fencing for detached houses is optional. If you choose to install one, the following requirements apply:

- Fencing must be of open style.
- The maximum fence height permitted is 1.2 metres and the minimum height permitted is 0.9 metres.
- For corner allotments the front fence must return around for a minimum of 1/3 of the allotment length (from the front boundary).
- Brush fences are not permitted.
- Materials, colours and detailing of the front fence shall be consistent and compatible with those of the main building.

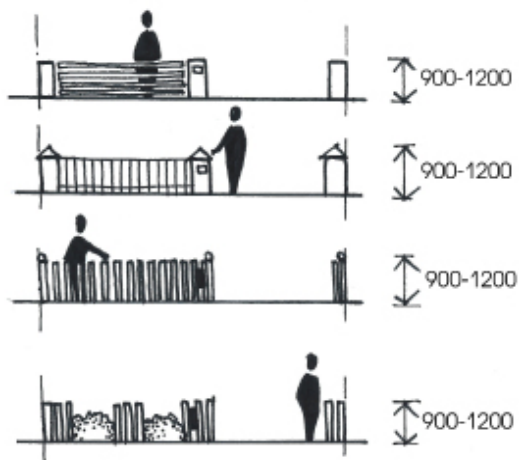


Figure 8: example of front fence options

6.3 LETTERBOX

REQUIREMENTS:

- For allotments with a front fence the letterbox shall be incorporated into the front fence design.
- Where there is no front fence installed on the allotment letterbox must be of a pillar style complementing the design of the associated dwelling.
- Letter box should be installed next to your driveway where possible.

6.4 FENCING ADJACENT TO RESERVES

REQUIREMENTS:

- Reserve fencing is indicated on the Allotment Development Plan. It shall be complimentary to the design of the associated dwelling, be semi-permeable and may be landscaped with shrubs.
- Gates that match the design and appearance of the fence will be allowed along the reserve frontage.

Please note: Gates and fences built by the Developer cannot be removed, relocated or replaced without prior written consent from the Encumbrance Manager.

6.5 LANDSCAPING FRONT GARDENS

Within three months of moving into your home, you need to have landscaped your front garden.

RECOMMENDATIONS:

- Planting beds and lawn should dominate the area of front garden rather than paved areas or built elements.
- Use plant species suited to the site which minimise the need for maintenance and require little more water than natural rainfall provides.

6.6 VERGES

It is owner's responsibility to establish and maintain the lawn on the verge.



7. TERRACE HOME GUIDELINES

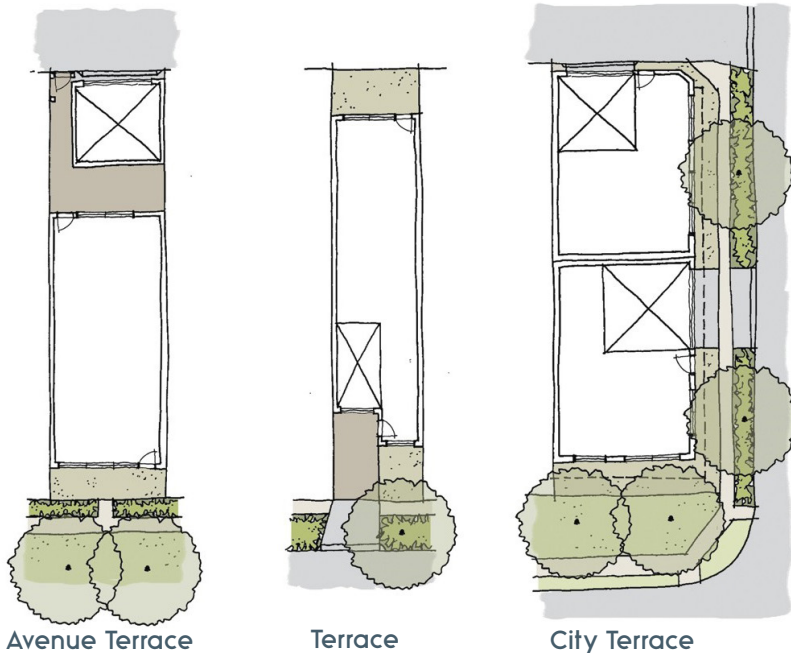
Terrace Home Guidelines shall be read in conjunction with the Residential Design Guidelines.

Terrace housing within Bluestone refers to allotments which allow the construction of walls along both side boundaries. There are a number of different terrace options available, with varying width and garage locations. Given the relatively narrow frontage of terrace homes these Guidelines have been prepared to encourage a variety of styles which are in harmony with each other and the streetscape.

Sections 7.1 - 7.11 of these Guidelines include general requirements that apply to all terrace designs.

Section 7.12 of the Guidelines refers to specific requirements for each type of terrace.

The diagram below will assist you in identifying each type of terrace option.



7.1 GENERAL REQUIREMENTS

1. Each terrace is to incorporate a minimum of two materials on the street elevation(s) of varied texture and a minimum of two colours with the most neutral colour predominating and the second colour covering at least 20% of the facade area.
2. Side walls must be finished as per the front elevation unless covered by adjoining properties.
3. Setbacks shall be in accordance with the individual ADP.
4. The front setback requirements indicated on the ADP are both a minimum and a maximum. Meaning a solid full height wall is required up to, and not past the setback line.
5. There is to be no variation from the front and garage/carport setbacks as specified.
6. Given the relatively smaller frontage of each terrace dwelling it is required that considerable attention to detailing is given to the individual characteristics of each dwelling. It may be achieved through the use of elements such as verandahs, balconies, window shading and porches.



7. TERRACE HOME GUIDELINES (CONT.)

7.2 CHARACTER AND PROPORTION

- Each dwelling is to be designed as a separate visual entity from its neighbours. No two adjacent terrace homes are to be constructed with the same street frontage.
- Exposed blank walls are not permitted.

7.3 PRIVATE OPEN SPACE REQUIREMENTS

- For terraces private open space (POS) requirement is 24 sq.m. minimum.
- Balconies and roof patios will only be considered as POS if they have a minimum total area of 8 sq.m. with a minimum single dimension of 2.0m
- Ground level POS must have a minimum dimension of 3.0m. Use of front balconies as contributing to POS is subject to District Council of Mt Barker approval.

7.4 HEIGHTS

- Minimum floor to ceiling height is required to be 2.7m for both lower and upper floor.
- Three-storey dwellings will be considered on merit and will be subject to council approval.

7.5 ROOF DESIGN

- All roofs, except flat roofs, are to be corrugated metal deck design or flat tiled shingle design.
- The minimum pitch of main roof is 7.5 degrees for skillion and 25 degrees for hipped roofs.
- Roof lines must be clean and visually uninterrupted by equipment such as air conditioning units.
- Roof gutters and rain water heads should be appropriate in scale and simple in design.

7.6 WINDOWS

- To be contemporary in design, form and placement.
- Windows and openings should address rear lanes.
- The use of reflective or obscure glass is not permitted on front elevations. Rooms requiring privacy should not be situated in such locations.

7.7 PRIVACY

- Due to higher density of terrace housing you are encouraged to pay higher attention to addressing possible overlooking issues.

7.8 FRONT FENCE

- A front fence is required to all terraces.
- Fencing must be of open style.
- The maximum fence height permitted is 1.2 metres and the minimum height permitted is 0.9 metres.
- Colorbond® or solid metal panel fencing is not permitted.
- Materials, colours and detailing are to be consistent and compatible with those of the main building.
- The front fence is to extend along the entire frontage except for driveways and pedestrian gateways.
- Letterboxes must be incorporated into the front fence design, or when required in the rear lane, be integrated into the portico.



Complying examples of front fences.

7. TERRACE HOME GUIDELINES (CONT.)

7.9 DIVIDING FENCES

- The dividing fence forward of the building line is required to be square metal black tubular fencing and 1.2m in height.

7.10 LANEWAY FENCING

- Terrace lots with laneway access must follow one of the layout option shown on the Figure 9 sketch below.

7.11 SERVICES

- A separate gas meter box may be located in the front garden directly behind a fencing pillar and in accordance with the requirements of the relevant authorities. The meter box(es) for electricity and fibre must then be located in a discreet location on the dwelling.

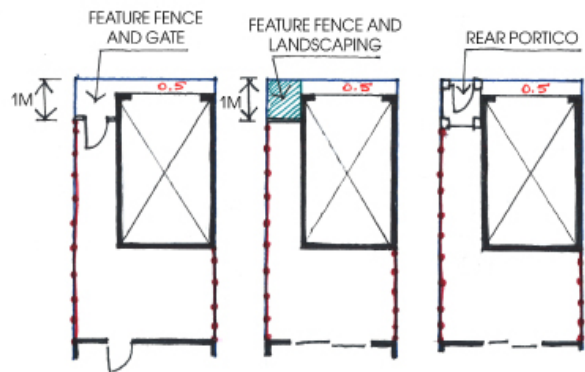


Figure 9: Laneway fencing options.

7.12 SPECIFIC REQUIREMENTS

In addition to the standard terrace design guidelines the additional requirements described in section 7.12 apply to each terrace type.

AVENUE TERRACE

An Avenue Terrace refers to a lot with a separate garage accessible from the rear lane.

- The porch may project beyond the main face of the dwelling for maximum 1m to provide interest and articulation.

- Setbacks will be determined by the ADP provided for each lot, there is to be no variation from the front, sides and garage setbacks as specified.
- A porch forward of the setback line must be open in design. Enclosed side walls will not be permitted.

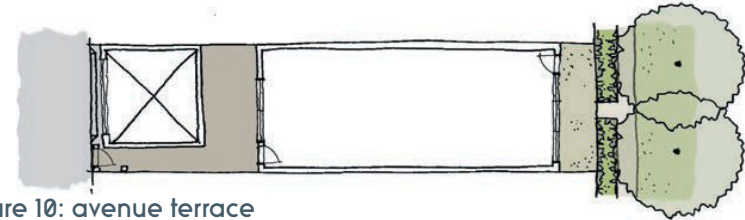


Figure 10: avenue terrace

Balconies forward of the main setback line are required to present as a secondary structure to the main dwelling so as not to confuse the main setback line of the streetscape (refer to Figure 11 below). This is to be achieved by:

- The use of open-style balconies. Solid balustrade walling is not permitted.
- If a roof is provided to the balcony it is required to be a separate or minor element of the main roof and must complement the main face of the dwelling.
- Suitably proportioned balcony piers which complement the main face of the dwelling.
- Ensuring a minimum setback of 500mm from both side boundaries.
- Rear balconies must be designed to ensure overlooking into the private open space and windows of adjoining properties is not possible.
- The front balcony may protrude into the front setback by maximum 1m.
- Cantilevering the balcony is possible.
- Shadecloth or profiled clear acrylic roof sheeting is not permitted to front elevations.
- Terrace designs without a balcony will be carefully assessed on merit.

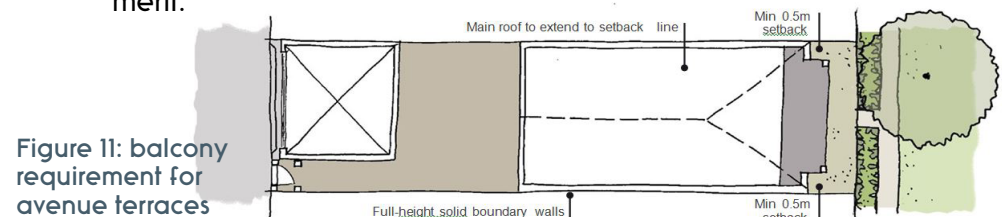


Figure 11: balcony requirement for avenue terraces

7. TERRACE HOME GUIDELINES (CONT.)

TERRACE

A Terrace refers to a lot with garage access from the street front.

- Balconies are not permitted forward of the main set back line.
- Setbacks will be determined by the ADP provided for each lot, there is to be no variation from the front, sides and garage setbacks as specified.
- The main roof is required to be located over the balcony and constructed up to the main setback line.
- Rear balconies must be designed ensuring overlooking into the private open space and windows of adjoining properties is not possible.
- A porch/portico may be provided forward of the main setback line for max 1m if it is of an open design.
- The Figure 12 below illustrates two options for balconies and porches. Variations to these options will be considered on merit.
- If a terrace has rear facade facing a reserve than it must be addressed as per the front facade requirements and all services shall be hidden or appropriately screened.

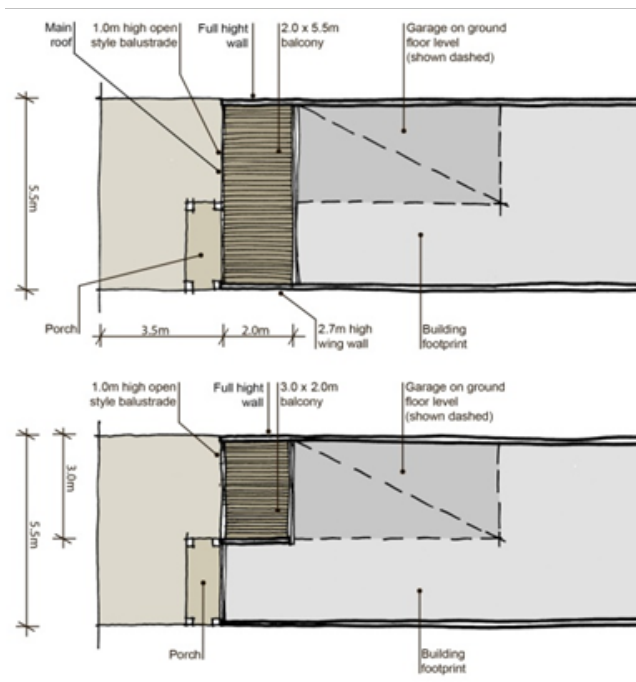
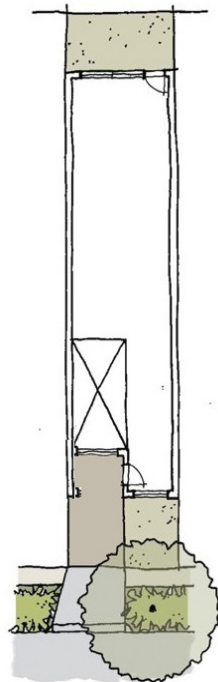


Figure 12: terrace requirements.



CITY TERRACE

A City Terrace refers to a corner lot addressing both street frontages.

- Each city terrace must be designed to address all street frontages through the use of two materials of varied texture, appropriate and consistent window treatments, wrap around balconies and articulation.
- Each city terrace house must be designed as a separate visual entity from its neighbouring city terrace. No two adjacent terrace homes are to be constructed with the same street frontage in order to minimise the appearance as a single dwelling or duplex. Design variations between neighbours are required to extend beyond colours and materials.
- Setbacks will be determined by the ADP provided for each lot, there is to be no variation from the setbacks as specified.

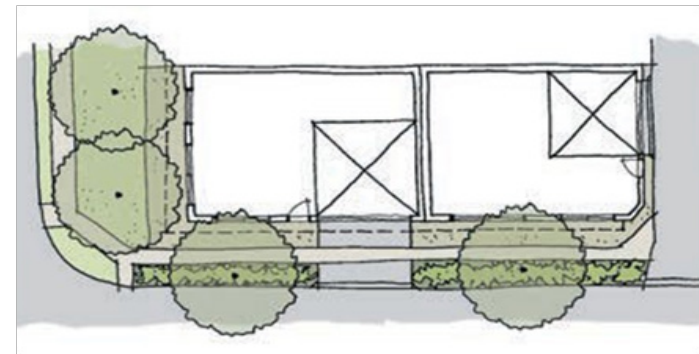


Figure 13: city terrace.

7. TERRACE HOME GUIDELINES (CONT.)

CORNER TERRACE

A Corner Terrace is any of the terrace lot types that is located on the corner of a road or reserve and providing equal quality elevations to both street frontages.

- Corner dwellings are to be designed to have equal quality to both streets through the use of external materials and detailing common to each elevation, wrap-around verandahs and balconies, front fencing and feature window materials.
- Large singular hip, gable or skillion roofs without articulation will not be approved.
- Setbacks will be determined by the ADP provided for each lot, there is to be no variation from the front, sides and garage setbacks as specified.
- Articulation is required to each street frontage of the home and on the secondary frontage of a corner block. Articulation can be created by entries, verandahs, porches, blade walls and the physical stepping of walls.
- All windows which face the secondary frontage must correspond with the primary frontage windows.
- You are not permitted to have blank walls facing the corner/reserve frontage.

TERRACE EXAMPLES



Example of corner terrace



Example of reserve frontage terraces



Example of avenue terraces



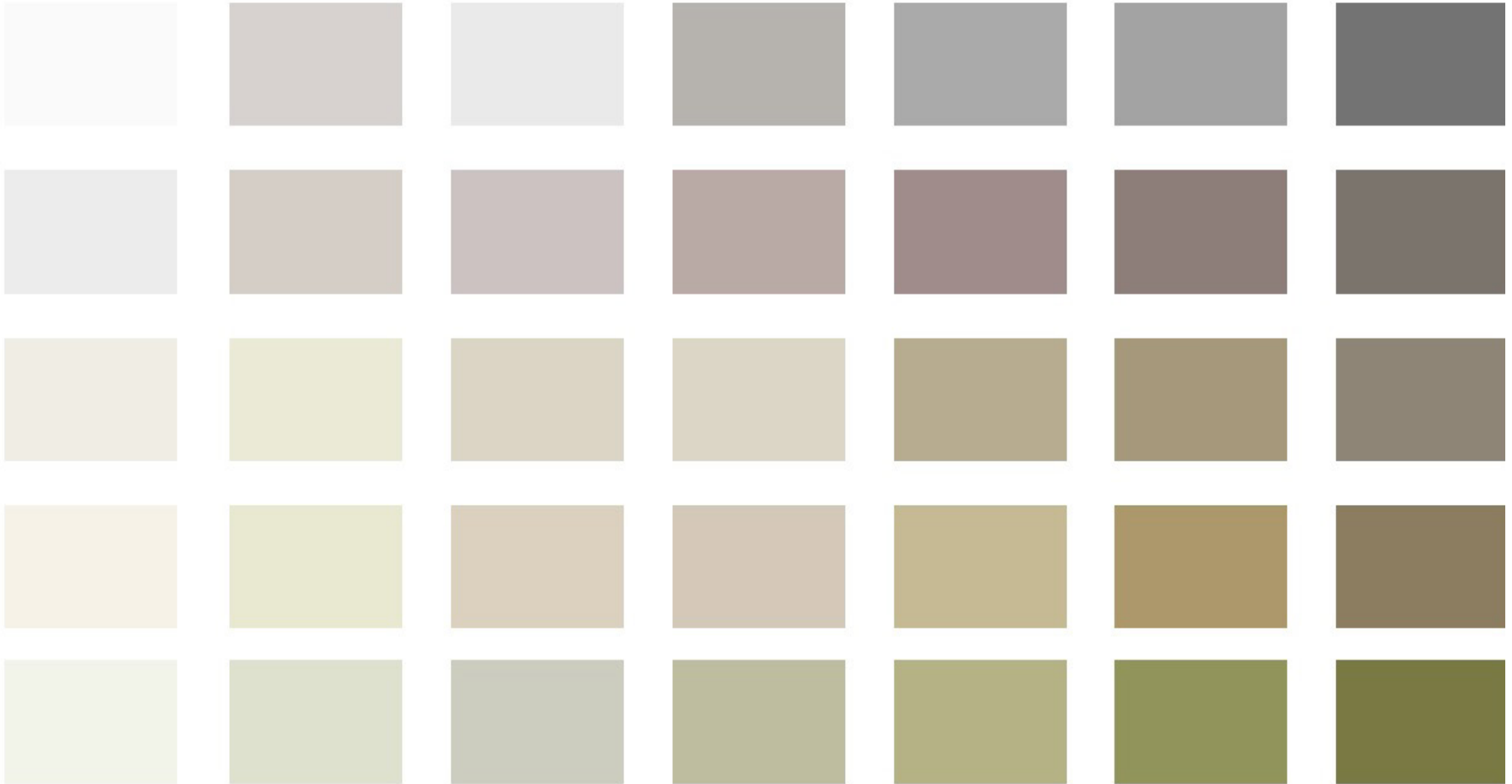
Example of city terrace



Example of terraces

RESIDENTIAL DESIGN GUIDELINES - APPENDIX 1.

EXTERNAL BUILDING COLOURS PALETTE



RESIDENTIAL DESIGN GUIDELINES - APPENDIX 2.

ENCUMBRANCE APPROVAL APPLICATION FORM

STAGE 3, THE OUTLOOK

In order to avoid delays in the Encumbrance Approval process it is important to provide all the plan design details and specifications detailed below in order to assess your application. It is critical that your builder completes the Residential Design Guidelines Checklist to submit with this application.

Lot Number:

Address:

OWNERS CONTACT DETAILS	BUILDER / ARCHITECT / DESIGNER CONTACT DETAILS
Name:	Name:
Address:	Address:
Phone: (work)	Phone: (work)
Phone: (home)	Phone: (home)
Mobile:	Mobile:
Fax:	Fax:
Email:	Email:

Items	Supplied (tick as appropriate)
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SITE PLAN (2 COPIES DRAWN TO SCALE OF NOT LESS THAN 1:200)	
Allotment boundaries, dimensions, easements, and road name(s)	
Location and dimensions of all existing and proposed building(s), structures, driveways and existing trees	
Site contour levels, proposed bench levels and finished floor levels, location of retaining walls, (indicating height and materials used)	
Written consent of adjoining neighbour for retaining wall(s) on common alignment	
Distance between proposed building(s) and any other buildings on the site, including distance from boundaries	
Method and direction of disposal of roof and storm water	
Minimum 3,000 rainwater storage and fire fighting capacity By Builder	
Minimum 3,000 rainwater storage and fire fighting capacity Note: Owner acknowledgement must be signed By Owner	
North point	
Longitudinal section of driveway or design levels	

ARCHITECTURAL DRAWINGS (2 COPIES DRAWN TO SCALE OF NOT LESS THAN 1:100)

Floor Plan of proposed building(s) showing dimensions, intended use of rooms, existing floor areas (if applicable), window and access arrangements	
Elevations of all sides of the proposed dwelling	
Schedule of external materials and colours	

LANDSCAPING PLAN AND FENCING DETAILS

Plan showing species, number and location of plants for front gardens (optional)	
Side and rear fencing location, materials used and colour NOTE: Side fencing must terminate 1.0 metres behind the adjacent front building line	

ENERGY EFFICIENCY INFORMATION

Minimum requirement of GAS water heating and cook top	
GAS boosted Solar Hot Water Service (applicable where Solar supplied)	

OTHER

NBN pre-wiring	By Builder
NBN pre-wiring Note: OWNER and BUILDER ACKNOWLEDGEMENT MUST BE SIGNED	By Owner

OTHER NOTES:

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SIGNED DATE

PRINT NAME

Owner/Builder/Architect/Designer (strike out whichever is not applicable)

RESIDENTIAL DESIGN GUIDELINES - APPENDIX 2 (CONT.)

OWNER ACKNOWLEDGEMENT : NBN

I/we

the owners of Lot.....Street

acknowledge the responsibility/intent to install NBN to the above mentioned premises in accordance with the minimum requirements as defined within www.nbnco.com.au

SIGNED DATE

PRINT NAME

BUILDER ACKNOWLEDGEMENT: NBN

I/we

the contracted builder for premises at Lot.....Street

acknowledge access will be afforded to an accredited contractor for the purpose of pre-wiring NBN

SIGNED DATE

PRINT NAME

OWNER ACKNOWLEDGEMENT: RAINWATER TANK(S)

I/we

the owners of Lot.....Street

acknowledge the responsibility/intent to install a minimum 3,000 litre capacity Rainwater tank(s) to the above mentioned premises prior to occupation of the dwelling

SIGNED DATE

PRINT NAME

EXPLANATORY NOTES

As described in Clause 1.5 of the Bluestone Residential Design Guidelines, Bluestone at Mount Barker is a **NBN** (Fibre to the Home) estate, which means that every dwelling requires specific wiring guidelines, compliance is mandatory.

(Refer www.nbnco.com.au).

Wiring must be installed during construction can not be retro fitted, therefore it is essential to determine who bears responsibility.

All applicants at Bluestone are required to complete a general Application Form, within which are certain acknowledgements to be made regarding NBN wiring.

If the task is to be undertaken by the **BUILDER** –

Complete pages 1 and 2 of the application form and tick –

NBN pre-wiring.....**BY BUILDER**

OR

If the task is to be undertaken by the **OWNER** –

Complete pages 1 and 2 of the application form and tick –

NBN pre-wiring.....**BY OWNER**

then Page 3 of the application must be completed

OWNER ACKNOWLEDGEMENT must be signed by the owner.

and

BUILDER ACKNOWLEDGEMENT must be signed by the owner.

ENCUMBRANCE APPROVAL CAN NOT BE ISSUED WITHOUT COMPLETED FORMS

RESIDENTIAL DESIGN GUIDELINES - APPENDIX 2 (CONT.)

RESIDENTIAL DESIGN GUIDELINES SUMMARY CHECKLIST

STAGE 3, THE OUTLOOK

In order to avoid delays in the Encumbrance Approval process it is important to provide all the plan design details and specifications detailed below in order to assess your application. It is critical that your builder completes the Residential Design Guidelines Checklist to submit with this application, this checklist has also been supplied in the Encumbrance Approvals and Residential Design Guidelines section of the "Building Your New Home" kit.

Name of Applicant:

Address of Property:

RDG Requirement	Compliant	Non Compliant	Not Applicable	Comment Reason for Non Compliance
TICK AS APPROPRIATE				
2.2 ENERGY EFFICIENCY				
– Gas Water heating/Cook top				
– Gas Boosted Solar HWS (if Solar HWS is used)				
2.3 WATER CONSERVATION/MIN 3000L RWT				
– Unexposed to public view				
2.4 ENVIRONMENTAL PROTECTION/ EXISTING TREES				
3.1 HOME SITING				
– Garage 1m behind facade				
3.2 ALLOTMENT DEVELOPMENT PLAN				
– Setback from Street				
– Setback from side boundaries				
– Setback from rear boundary				
– Upper Level setbacks				
– Garage Setback				
3.2 PRIVACY ISSUES ADDRESSED (Upper Level)				
3.3 SITE COVERAGE				
3.4 PRIVATE OPEN SPACE				
3.6 DEALING WITH SLOPE				
– Max cut 1.50 metres				
– Max fill 1.50 metres				
3.7 RETAINING WALLS				
– Single wall max 1.0 metres				
– Combined wall max 1.50 metres				
– Adjacent to Public Road/Reserve				
– Material used				
– Written consent of neighbour				

RDG Requirement	Compliant	Non Compliant	Not Applicable	Comment Reason for Non Compliance
TICK AS APPROPRIATE				
4.1 VEHICLE ACCESS AND CROSSOVERS				
– Driveway location (as per ADP)				
– Driveway Width				
– Driveway setback 1m from side front boundary				
4.2 CROSSOVER WIDTH AND MATERIALS				
5.1 FRONT FAÇADE				
– Verandah or Porch/Portico				
– Additional Design Element (min of 1)				
5.2 WALLS /MAIN FAÇADE – DETACHED HOUSING (MIN 2 ELEMENTS REQUIRED)				
– Element 1				
– Element 2				
5.3 CORNER FAÇADE DETAIL ADDRESSED (SECONDARY STREET FRONTAGE/ RETURN DETAIL/MIN 8.0 METRES)				
– Windows corresponding with Main Façade				
Walls/Secondary Frontage (min 2 Elements Required)				
– Element 1				
– Element 2				
5.4 EAST PARKWAY ALLOTMENTS				
– Front appearance				
– Rear access appearance				
5.5 PARK FRONTAGE ALLOTMENTS				
– Reserve appearance				
5.6 ROOF MATERIALS AND FORM				
– Material				
– Min 25° pitch				
– Min 450 millimetres wide eaves				
5.7 GARAGES AND CARPORTS				
– 2 Sep Doors/350 millimetres pier				
– Double Tilt up/Panel Lift/5.0 metres				

RESIDENTIAL DESIGN GUIDELINES - APPENDIX 2 (CONT.)

RDG Requirement	Compliant	Non Compliant	Not Applicable	Comment Reason for Non Compliance
TICK AS APPROPRIATE				
5.8 DOMESTIC OUTBUILDINGS				
5.9 CLOTHES LINE, BINS AND SERVICE LOCATIONS				
5.10 AIR CONDITIONER				
5.11 ROOF ATTACHMENTS				
6.1 FENCING				
– Side and Rear				
– Secondary frontage				
6.2 FRONT BOUNDARY FENCING				
6.3 LETTERBOX				
6.4 FENCING ADJACENT RESERVES				
6.5 FRONT GARDEN LANDSCAPE PLAN				
7.0 TERRACE HOME GUIDELINES				
7.1 GENERAL REQUIREMENTS				
– Materials and Colours				
– Side Walls Material				
7.2 CHARACTER AND PROPORTION				
7.4 HEIGHTS (2.7 CEILING HEIGHTS)				
7.5 ROOF DESIGN				
7.6 WINDOWS				
7.8 FRONT FENCE				
7.9 DIVIDING FENCE FORWARD OF BUILDING				
7.10 LANEWAY FENCING				
7.11 SERVICES LOCATIONS				
7.12 TERRACE SPECIFIC REQUIREMENTS				
– Avenue Terrace				
– Terrace				
– City Terrace				
– Park Terrace				
– Corner Terrace				
COMPLETED APPLICATION FORM				
NBN ACKNOWLEDGEMENT				
including owner/builder acknowledgements as required				
RAINWATER TANK ACKNOWLEDGEMENT				
OTHER				

NOTWITHSTANDING THE SPECIFIC REQUIREMENTS THROUGHOUT THIS DOCUMENT WHERE IT IS CONSIDERED THAT A PARTICULAR DESIGN ELEMENT WILL HAVE AN IMPACT ON A NEIGHBOURING PROPERTY OR THE APPEARANCE AND FORM OF THE STREETScape, THE BLUESTONE PLANNERS RESERVE THE RIGHT TO REQUIRE CHANGES TO THE DESIGN AND IF NECESSARY, REFUSE AN APPLICATION.