



YOUR DESIGN GUIDELINES



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1. Introduction

Congratulations on joining the Adore Mt Barker community. At Adore Mt Barker, we believe that good design is a fundamental component of liveable communities. These Urban Design Guidelines complement the masterplan to create a pleasant and cohesive environment that's functional, convenient and attractive - what a master-planned community should be.

The advantage of Design Guidelines is that they provide certainty for the standard of development at Adore Mt Barker through a straightforward set of objectives, principles and controls for home design that will help create an attractive neighbourhood that you and your neighbours will be proud of. The Design Guidelines benefit the whole community by making Adore Mt Barker unique - a better, more attractive place to live where your investment is protected. They include mandatory requirements as well as some basic principles and options to guide you in designing your home.

The Encumbrance Manager may approve non-conforming dwellings at their own discretion based on their own merit. Approval will be granted providing it does not detract from the quality and aesthetic appeal of the estate and that the character of the estate is not affected. Please ensure reasons for non-compliance are included with any submission.





2. Required Documents

All building plans for dwellings, outbuildings or improvements are subject to Encumbrance Approval under these Urban Design Guidelines prior to submission to the Mount Barker District Council. Please ensure the following information is provided with your submission:

1. Site Plan

- A. Lot address, road name and location
- B. North point
- C. Cut, fill and finished floor levels
- D. Boundaries and set back dimensions
- E. Contours
- F. Building outline and over hang
- G. Fencing and retaining wall materials and locations
- H. Site coverage
- I. Private open space
- J. Services
- K. Driveways and Cross-overs (including materials)

2. Floor Plan(s)

- A. Dimensions
- B. Room names
- C. Schedule of areas m² (including house, garage, verandas, pergolas and total area)

3. Elevation Plans

- A. Details of all sides
- B. Maximum height over finished surface areas
- C. External materials

4. Cross Section

- A. Floor to ceiling heights
- B. Roof pitch

5. Colour Schedule

- A. Indicating all external colours and materials

The required information should be presented in A3 format. Three (3) sets of copies are to be provided. Two (2) copies will be posted back for your records and to be submitted to Council once stamped with Encumbrance Approval.

Note: Plans without Encumbrance Approval must not be submitted to Council.

3. Building Times

Construction of your new home will need to commence within Twelve (12) months of settlement of land and be completed within Twenty Four (24) months of settlement of land or as otherwise specified in the Special Requirements. Landscaping to the front of dwellings must be completed within three (3) months of completion of dwelling construction.



4. Orientation, Setbacks and Building Envelope Plan

Orientation

Building design and orientation has perhaps the greatest impact on energy efficiency if it is designed to take advantage and manage solar access so as to assist with heating, cooling and lighting. The Building Code of Australia already provides guidance regarding building orientation for the provision of light and ventilation. The greatest winter solar benefit needs to be focussed on daytime living area spaces (family, kitchen, living, dining, study and courtyards) as it is in these areas that the majority of our time is spent and domestic energy consumption occurs.

Dwellings on allotments with a frontage of 15m or more must have a living area (ie lounge room, living/family room, dining room - not including bedrooms) with a north facing window. Dwellings on allotments with a frontage of less than 12m must have a living area with a north facing window where the allotment is on the northern side of a road and the rear of the allotment has a northern aspect. Dwellings on allotments with a frontage between 12 and 15m which are on the northern, western or eastern side of a road must have a living area with a north facing window.

Setbacks

Dwellings are to be designed and sited in accordance with the Building Envelope Plan (BEP) and as further expressed below.

Front Setbacks

To enable a car to park in the driveway, garages and carports must be setback at least 5.5m from the street property boundary and must not be forward of the façade. The only exception to this requirement is when a garage/carport fronts a rear access lane in which case the garage/carport must be built either on the boundary or 0.6m from the boundary (see BEP). The front façade may be located forward of the garage but must maintain a minimum setback of 3m from the front boundary - this includes porticos.

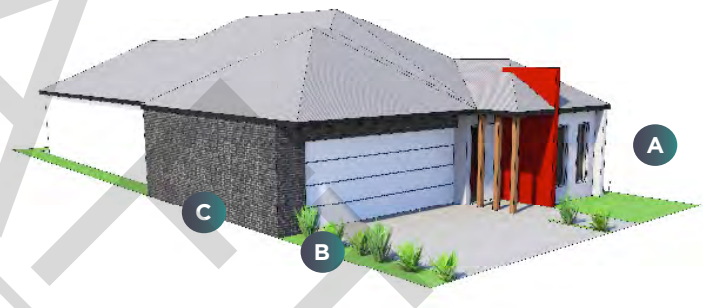
Rear Boundary Setbacks

If your allotment size is less than or equal to 300m² - A single storey dwelling should be setback a minimum of 4m from a rear boundary and any two-storey component of a dwelling should be setback nominally 6m, but please refer to BEP to check your allotment rear boundary setback.

If your allotment size is greater than 300m² - A single storey dwelling should be setback a minimum of 4m from a rear boundary and any two-storey component of a dwelling should be setback nominally 6m, but please refer to BEP to check your allotment rear boundary setback.

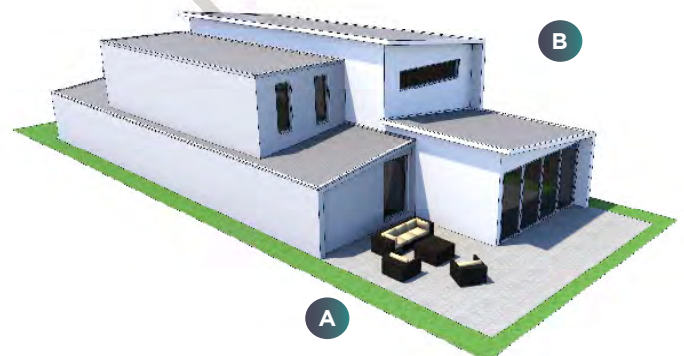
Side Boundary Setbacks

Unless specified by the relevant BEP, side boundary setbacks should be at least 1m (ground level) and 2m (second level) other than where the BEP indicates a zero setback is possible for a garage/carport of 7m in length or less.



Typical home built to its front setbacks:

- A** Front setback, 3m from boundary
- B** Garage setback 5.5m from boundary (front)
- C** Garage may be built to side boundary. Refer to BEP



Typical home built to its rear setbacks:

- A** Rear setback, 3m from boundary
- B** All two level structures to be setback 5m from rear boundary at upper level



5. Vehicle Parking and Access

Parking

A dwelling with two or more bedrooms (or rooms reasonably capable of being used as bedrooms) must have at least two on site car parking spaces, one of which must be undercover except where the dwelling is a mews dwelling where only one undercover car park is required or as approved in line with Council development plans and by the Monopoly Property Group Encumbrance Manager.

Access

Driveway access locations to each allotment have been predetermined as shown on the relevant Building Envelope Plan (BEP).

Garage widths have been predetermined on the BEP where 'S' indicates a single garage and driveway width and 'D' indicates a double garage and driveway width. Driveway widths should not exceed 4m for a single garage/carport and 5m for a double garage/carport.

A single driveway crossover is to taper from a width of 3m at the property boundary out to 4m at the kerb. A double driveway crossover is to taper from 4m at the property boundary out to 5m at the kerb. All driveway crossovers (except for the footpath itself which is to remain intact) are to be constructed of the same material as the driveway or match the footpath finish. All driveways and crossovers are to be constructed prior to the occupation of the dwelling. The maximum grade of driveways ideally should not exceed 1 in 5 (vertically rising or falling 1 metre over a length of 5 metres). You/your builder should check the requirements with the District council of Mount barker.

Recreational and Commercial Vehicles

If you plan to have a caravan, boat, trailer, truck, van or other similar vehicle accommodated on the allotment they must not be parked in excess of two consecutive weeks or more than 14 days in a month period where they can be seen from the street. Boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line and allowances must be made to accommodate in line with these conditions.

No vehicle may be parked within the parameters of the front yard (excluding the driveway), on footpaths or verges.

IMPORTANT NOTE :

Double garages on 10m frontage lots are permitted, but are required to be broken up /softened. This includes extending porticosover half of the garage, a central pier tobreak up roller door, verandah sittingproud etc. Examples such as that below will not be accepted.



Single Garage:

A Max driveway width 3m



Double Garage:

A Max driveway width 6m
IMPORTANT NOTE : Full length double roller doors such as this will not be accepted on 10m allotments without aesthetic relief - refer above.



6. Private Open Space

Dwellings should provide Private Open Space in accordance with the following:

- For allotments between 300-500m² in area, 60m² of Private Open Space shall be provided (minimum dimension of 4m), of which 10m² may comprise balconies, roof patios etc, provided they have a minimum dimension of 2.0m.
- For allotments in excess of 500m² in area, 80m² of Private Open Space shall be provided (minimum dimension of 4m), of which 10m² may comprise balconies, roof patios etc, provided they have a minimum dimension of 2.0m.

Outdoor Private Open Space should have a strong relationship with indoor living areas. When siting and designing your home consideration should be given to future use of outdoor areas for purposes such as entertaining, gardens, play and service yards for bin storage and clothes lines.

Retaining Walls in Front and Rear Yards

Requirements:

The extent of cut and fill shall be kept to a minimum, with anything above 1.0m in height to be retained.

On steeper sloping sites this may require 'stepped' retaining walls that are separated by a minimum horizontal distance of 1.0m to enable planting of screen landscaping in the form of groundcover, low shrubs and bushes. This is preferable to one large retaining wall where the wall is visible from the street.

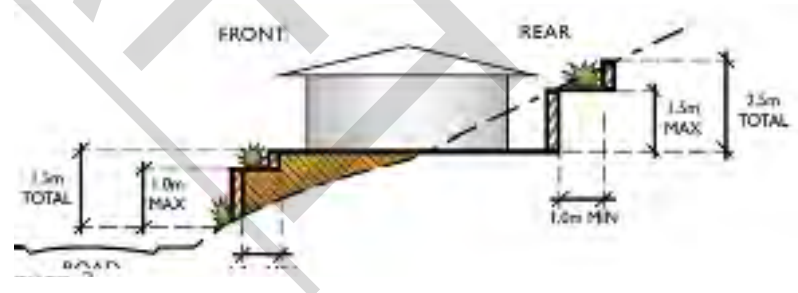
To minimise the extent of cut and fill and the height of retaining walls, no dwelling should be constructed that results in any single change to natural ground level to the front of a dwelling that exceeds 1.0m, with the total extent of any cut or fill to the front of the dwelling not exceeding 1.5m below or above natural ground level respectively.

To the rear of a dwelling, no single change to natural ground level should exceed 1.5m and the total extent of any cut or fill should not exceed 2.5m below or above natural ground level respectively.

Landscaping is encouraged on areas between retaining walls to soften the impact and enhance the appeal of the retaining.

Boundary Retaining Walls

Retaining walls constructed on common boundaries between neighbours should be done so in cooperation between each allotment owner. The maximum height of a shared retaining wall on a common boundary should not exceed 1.5m. Where a shared retaining wall on a common property boundary would exceed a height 1.5m both the cut and fill should be individually retained and separated by a minimum distance of 0.5m. The wall retaining the fill should be placed on the allotment boundary to provide for a boundary fence to be erected. The wall retaining cut should be located inside the boundary to provide for landscaping.





Materials

Retaining walls forward of the main building line must be constructed using quality materials. Including rendered masonry, patterned precast concrete, locally sourced rock, or proprietary interlocking pavers and should be designed with colours and materials to visually integrate with the main dwelling on site. Timber sleepers must not be utilised for retaining soil. Plain concrete sleepers retaining walls may be used in cut behind the main building line in areas not visible from the public eye (ie street & parks).

Roof Pitch

The main roof must have a minimum pitch of 25 degrees; higher pitch roof forms are allowed and encouraged. Skillion roofing will be approved subject to design merit providing it is not deemed to be detrimental to the character of the estate. Roofing may be either tiles (concrete or clay) or Colorbond.

7. Building Appearance and Roof Form

The appearance of dwellings should be enhanced through architectural detailing and articulation of walls to avoid bulky or bland faces.

To achieve this owners and designers should consider the following:

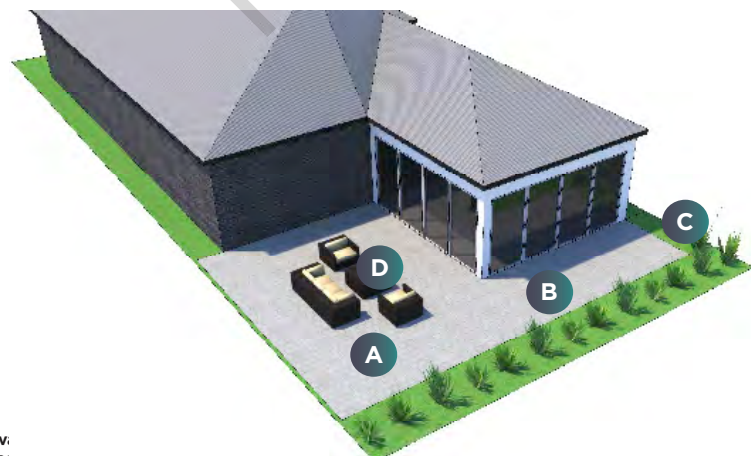
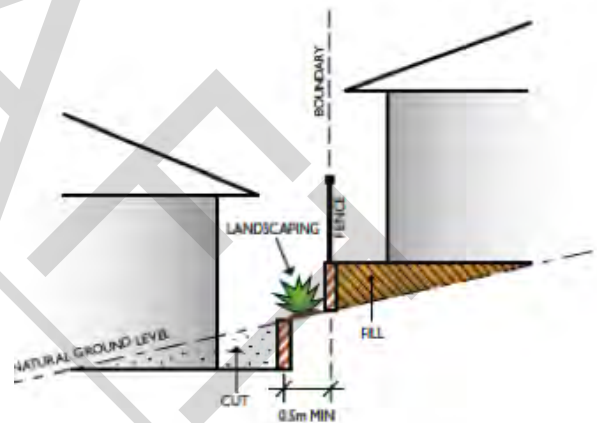
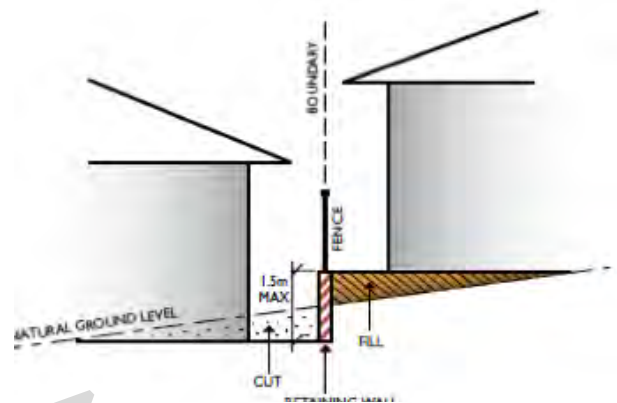
- A. Window treatments
- B. Projecting entry porches or verandas
- C. Vertical elements
- D. Entry features
- E. High quality materials and varied textures
- F. Increased roof pitch
- H. Recessed balconies, verandas or porches

Corner allotments must have a 'wrap around' façade that addresses both street frontages.

Facades must address the secondary street frontage for a minimum of 3m from the main building line featuring the same treatments as the main facade and must include a window.

Private Open Space:

- A** Sites of 0m² - 300m² require 24m² of private open space
- B** Sites of 301m² - 501m² require 60m² of private open space
- C** Sites of 502m² and over require 80m² of private open space
- D** Minimum of 24m² of the total priv. is required to be located at the rear of the dwelling





8. Building Materials

The following palette of materials is to be used throughout the development in order to create a distinctive sense of place. The use of particular materials and colours facilitates a diversity of design solutions, captured within a consistent design theme. Materials and colours must not be offensive and must minimise glare and reflection.

External walls of dwellings must be constructed from the following range of materials; each dwelling must include a minimum of two (2) materials listed below:

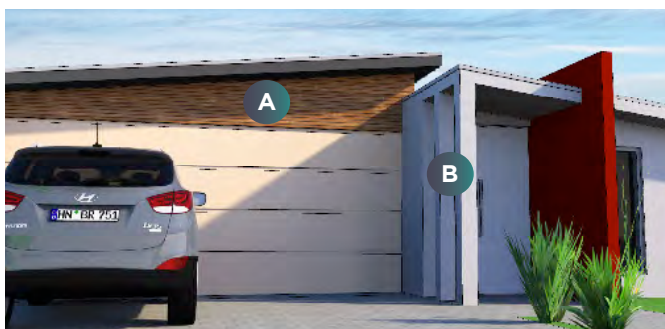
- A. Brick
- B. Rendered painted masonry or brick
- C. Rendered concrete or block work
- D. Stacked stone
- E. Stone
- F. Timber panelling, battens, slats, quoins or banding may be an additional feature

Note: Only 50% of the facade may be face brick, 100% face brick will not be approved.



Building Materials:

- A** Vertical expressions
- B** Brick, rendered brick, timber panelling



Building Materials:

- A** Timber, rendered concrete, feature elements
- B** Vertical expressions

9. Building Heights

Houses may be a maximum of 6.9m (9.0m is the maximum ridge height) in height from the finished surface level to the underside of the eaves – unless otherwise noted on the Building Envelope Plan.

10. Ceiling Heights

Ceiling Height Requirements:

- All homes on blocks 15.0m wide or less shall have a minimum internal floor to ceiling height of 2.7m for ground floor rooms.

Homes with a ceiling height of 2.7m or more exhibit more appealing street façades through raised eaves lines. Internal rooms also feel open and more spacious. It is recommended that all homes in Adore Mt Barker adopt an internal ceiling height of 2.7m.

11. Fencing

All side and rear fencing must be 1800mm high and be constructed of Colorbond TL5 Good Neighbour fencing, Colourbond Woodland Grey in colour. Side fences along common boundaries should be located within 1m behind the façade (2m behind the façade for corner allotments).

We recommend you contact neighbouring owners sharing common boundaries early in the process of considering your fencing. Please contact Adore where the adjoining allotment is unsold or relates to future development. Note: Front fencing is not permitted.



Roof Pitches:

- A** Different roof styles may be approved, with a minimum roof pitch of 25. Tile or Colorbond only.



12. Domestic Outbuildings

The design, appearance and colours of all outbuildings are to be integrated with and complementary to the existing dwelling where practicable. Any shed or structure larger than 10m² shall be constructed of the same roof and wall materials as the house. Galvanized or zincalume steel sheeting is not allowed under any circumstances.

In addition, lawn areas and hard surfaces should be kept to a minimum. Pavers should be permeable to allow water to pass through into the soil and minimise surplus surface flows.

Front landscaping, driveways and paths are to be completed within 3 months of the completion of the constructed dwelling.

Note: Street trees and verges must be maintained by the purchaser at all times.

13. Landscaping

All landscaped areas should be guided by the following sustainable landscapes principles:

- A. Design to suit local environmental conditions.
- B. Select plants with low summer water requirements.
- C. Select plants that are non-invasive and will not become environmental weeds.
- D. Conserve water in practical ways such as by using mulch, efficient irrigation, watering only when necessary and at the correct times of the day and grouping plants with similar water needs together.
- E. Provide habitat for local native fauna.
- F. Avoid use of pesticides and harmful chemicals.
Consume minimal non-renewable energy in construction and maintenance.
- G. Use sustainable and locally sourced materials and products, only use plantation or recycled timbers, avoid rocks and pebbles collected from bushland or waterways.



Landscaping:

A Recycled Timber

B Local Native Fauna / Flora

C Conserve Water



14. Clotheslines, Letterboxes and other Ancillary Items

All ancillary structures to the house including solar hot water systems, air conditioning units, satellite dishes, TV antennas, clothes lines and rainwater tanks shall be carefully positioned to minimise their visual impact to the street and public spaces and shall not be located in front of the primary building line. No structures are permitted to extend above the roofline.

Maintenance of all landscaping and garden areas including the verge are to be kept at a suitable level at all times. The design and maintenance of your garden is important in improving the appearance of not only your home, but the neighbourhood in which you live. Well designed and maintained front gardens will help to establish Adore Community into an attractive location and be reflected in the value of your home.

At no time shall any caravan, tent, temporary building, structure, other installation or anything of a like nature, erected on, placed or remain on the Land. Sheds, workshops or office rooms to be used for the purpose of and in connection with the building of permanent building in the course of construction may be permitted, however in no instance shall any structure be used as a temporary dwelling.

15. Signage & Marketing

Signage and marketing is not permitted under any circumstances without prior written approval by the Encumbrance Manager, Developer, and Council.





16. NBN Network

An innovative residential development, all homes built within Adore Mt Barker are required to be connected to the NBN network. Each home will be provided with an access point at the front boundary, and it is mandatory that the purchaser / builder physically connects the home to this access point, to enjoy unparalleled communication speeds. Further information on the benefits and installation of NBN can be found here:

<http://www.nbnco.com.au>

All applications for Encumbrance Approval should be submitted to:

Debra Jones
Encumbrance Manager
Monopoly Property Group
Ground Floor, 187 Fullarton Road, Dulwich, SA

Contact:

Debra Jones
Encumbrance Manager
E: debra@monopolypg.com
W: 08 8232 7605

NOTE: The developer reserves the right to amend or grant dispensation at its own discretion without notice.