

urban design

GUIDELINES

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Welcome

— ❁ —
**Congratulations
on joining the
Clover Wood
community.**
— ❁ —



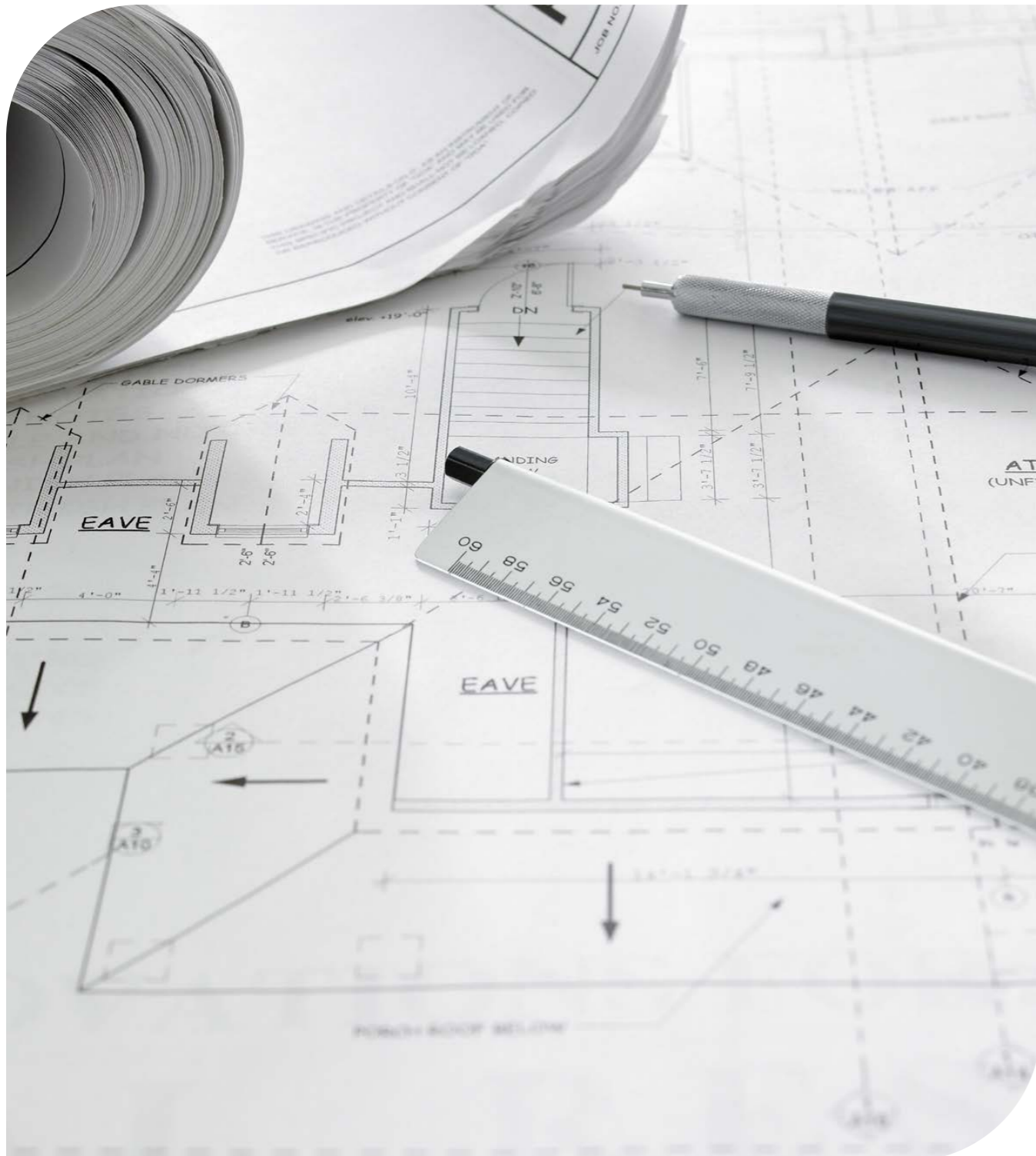
At Clover Wood, we believe good design is a fundamental component of cohesive communities. The Urban Design Guidelines, developed as part of our 'Better by Design' ethos, work hand-in-hand with our Masterplan to ensure your home contributes to a functional, convenient, and, above all, beautiful neighbourhood.

Urban Design Guidelines not only provide certainty for the development outcome at Clover Wood, they also protect your investment through a straightforward set of objectives, principles and controls for home design. This helps to create an attractive neighbourhood for you and your neighbours to be proud of.

These guidelines include some mandatory requirements/ timeframes as well as some basic principles and options to guide you and your chosen builder in designing your new home. As a property owner, it is your responsibility to understand and adhere to these guidelines.

We've made these guidelines straightforward, but if you have any questions or need assistance, our Encumbrance Team is here to help. Contact us at encumbrance@lanser.com.au or on 08 8132 1115.

Together, we can ensure that Clover Wood is a vibrant and desirable place to live.



1 DESIGN & APPROVAL PROCESS

After selecting your home design you, your builder or architect will need to submit the following plans to the Clover Wood Encumbrance Team so that we can help you achieve compliance with the guidelines.

Plans to be submitted must include:

- House Plans and Elevations;
- Site Levels (cut/fill benching plan), including retaining wall colours and materials;
- Site Plan (showing setbacks to boundaries and driveway location);
- Colour Schedule and details of construction materials.

Plans should be submitted to the Encumbrance Team at:

encumbrance@lanser.com.au

Alternatively, plans can be submitted in A3 format to:

Encumbrance Manager

89-92 South Terrace
Adelaide, SA 5000
Ph: (08) 8132 1115

Assessment:

- House designs and plans that comply with these guidelines will be approved as soon as practicable;
- Where house designs and plans do not comply with these guidelines, the Encumbrance Team will assist to identify amendments that may be required to achieve compliance;
- The Encumbrance Team for Clover Wood may also approve plans that do not strictly comply with these Guidelines if they are of the opinion the house design or plans demonstrate design merit or will meet the broader objectives of the guidelines in enhancing the urban design quality of Clover Wood.

Approval Process

Read and familiarise yourself with the Clover Wood Urban Design Guidelines



Select or design your house plan with a builder or architect which complies with these guidelines



Submit your plans to the Clover Wood Encumbrance Team for encumbrance approval



Once plans have our stamp of approval, they will need to be submitted to the Mount Barker Council for development approval



Once a building permit is issued, construction on your new home may begin. Complete front landscaping, including verges and fencing within 6 months of occupancy

Owner Responsibilities

Once encumbrance approval has been granted, property owners will receive automated email reminders outlining their responsibilities in relation to fencing and landscaping. These communications will include key requirements such as:

- Required timeframes for construction, driveway completion, and landscaping
- Restrictions on fencing forward of boundary lines

Reminders will continue to be issued until the correspondence has been acknowledged, helping to ensure all obligations are clearly understood and met.

2

PLANNING & DESIGNING YOUR NEW HOME

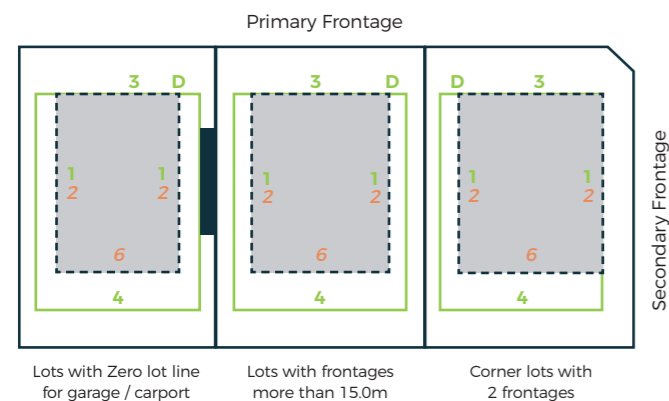
2.1 Building Siting & Setbacks

A 'Building Envelope Plan' has been prepared for each individual allotment. These Plans indicate:

- The minimum building setback required from the street or lane boundary (or boundaries, where an allotment has more than one street frontage);
- The minimum building setbacks required from side and rear boundaries;
- The minimum building setback required for single and two-storey development;
- The minimum building setback from a public reserve;
- Where a wall can be constructed on the boundary.

Requirements:

Figure 1 Example of a Building Envelope Plan showing front, side and rear setbacks.



Please Note: Garages must be setback 5.5m from the front boundary

- A dwelling must be sited within the Building Envelope Plan subject to site coverage, private open space and other requirements as set out in these Guidelines. Buildings which encroach outside the building envelope will not be approved.
- The size of each envelope is in excess of the area required to construct a wide variety of dwelling forms and exceeds the site coverage area;
- Walls built on the zero lot line must not exceed a maximum length of 8m (unless otherwise shown on the Building Envelope Plan);

Please note the following may encroach beyond the setbacks referred to in these guidelines;

- Entry porch/portico;
- Fascias, gutters, downpipes and eaves up to 0.5m (500mm);
- Masonry chimney, flues and pipes;
- Verandah, balconies, landings, steps or ramps not more than 1m in floor level height;

For corner allotments, the 'primary street frontage' is the frontage having the lesser length, and the 'secondary street frontage' is the frontage having the greater length.

*Note: Second storey side setbacks for southern boundaries may be subject to additional setback requirements to what is shown subject to Council assessment. Please refer to Council or Clover Wood Encumbrance Team for specific details.

2

PLANNING & DESIGNING YOUR NEW HOME

2.2 Site Coverage

The Site Coverage should provide sufficient space for:

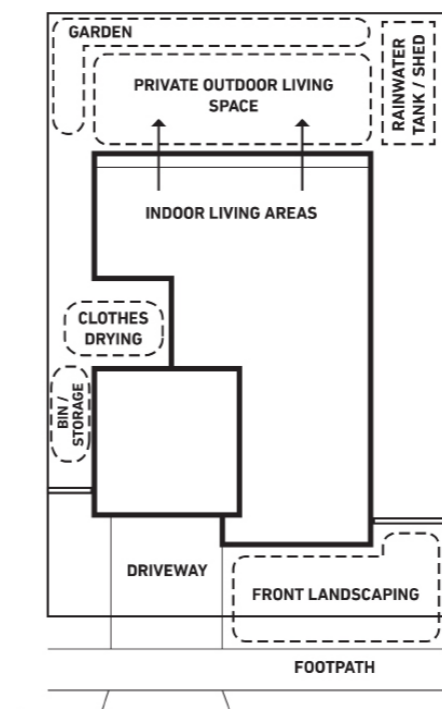
- Pedestrian and vehicle access and vehicle parking
- Storage and clothes drying
- Private open space and landscaping
- Front, side and rear boundary setbacks

Requirements:

Buildings should not exceed 60% site coverage. A site coverage of greater than 60% may be approved provided the following can be achieved:

- Sufficient Private Open Space
- Connection between Indoor / Outdoor space
- Usable Outdoor space

Figure 2



PLANNING OUTDOOR SPACES

2.3 Private Open Space

Requirements:

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

- For allotments less than 300m² in area, 24m² 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 2m
- 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 2m
- 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 2m

Recommendation:

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.

2.4 Ceiling Height

Requirements:

All homes on blocks **15m wide or less** shall have a minimum internal floor to ceiling height of 2.7m for ground floor rooms

All homes on blocks **greater than 15m wide** are recommended to have a ceiling height of 2.7m but are required to be **no less than 2.55m** 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.

2 | PLANNING & DESIGNING YOUR NEW HOME

2.5 Building on Sloping Sites

The Clover Wood development has been designed to work with the natural topography, minimise the need for cutting and filling and, capitalise on the views and undulating beauty of the site. To ensure the building process is simple and each site's potential is maximised, most allotments in Clover Wood will be benched and retained. Some allotments however, may be left for home owners to design with the natural topography or finish off front or rear yards to personalise their landscaping in front and rear yards. Lanser recommends seeking independent structural engineering advice for any retaining wall works.

Where retaining works are needed the following requirements must be adhered to:

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.

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. (Refer to Figure 3).

Materials should match or complement those used on the home's façade. Where visible from the street, acceptable materials are limited to brick, rendered masonry, or stone. **Plain concrete, coloured concrete, and timber sleepers are not permitted.**

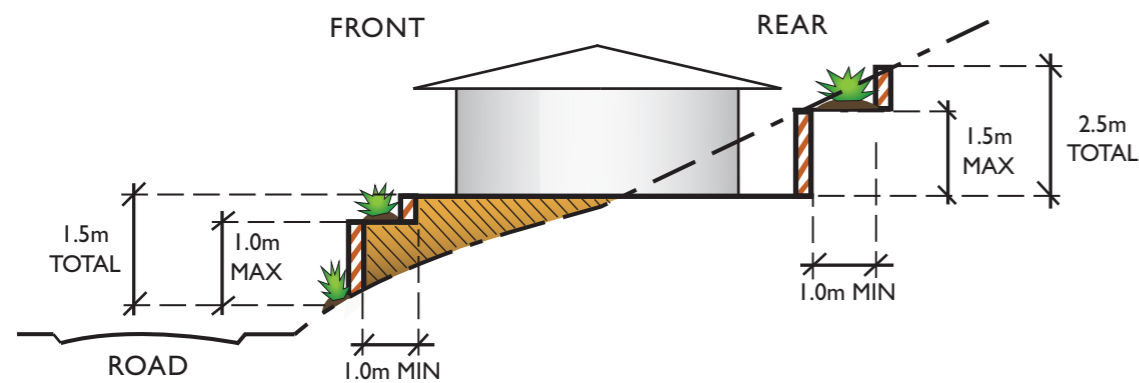


Figure 3

Please Note: If more than one retaining wall is required to hold excavated cut and / or fill, retaining walls should be 'stepped' or 'tiered' and separated by a minimum horizontal distance of 1.0m to enable planting of screen landscaping.

2 | PLANNING & DESIGNING YOUR NEW HOME

Boundary Retaining Walls

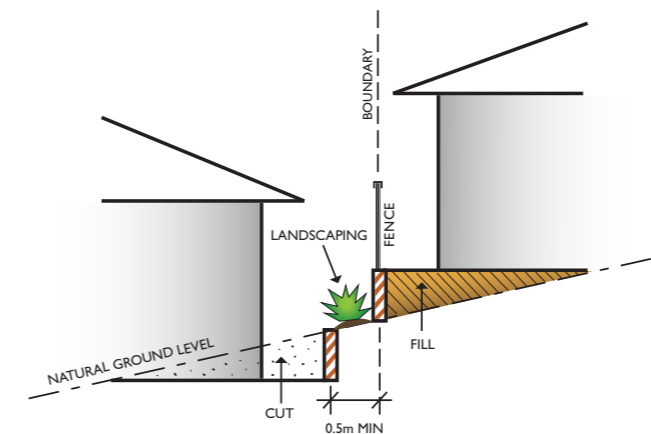
Please contact your adjoining neighbour to determine the height and location requirements for their retaining. Working together assists with a better design outcome and can save you time and potentially money.

Requirements:

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.

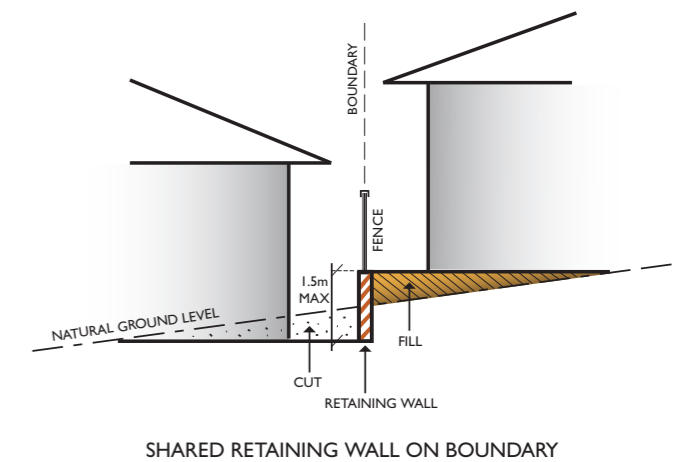
Where a shared retaining wall on a common property boundary would exceed a height of 1.5m both the cut and fill should be individually retained and separated by a minimum distance of 0.5m. The wall retaining the fill should be placed on the allotment boundary to provide for a boundary fence to be erected. The wall retaining cut should be located inside the boundary to provide for landscaping.

Figure 5



TREATMENT FOR RETAINING WALLS OVER 1.5m

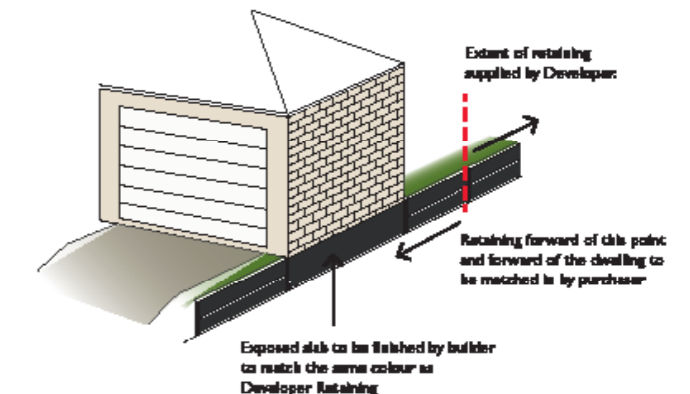
Figure 4



Exposed Slab Finishes on Boundary Builds

Garages built on the boundary in fill which have an exposed slab will need to be finished to match into the existing retaining wall (eg Charcoal colour) or have brick or render continued to entire height of the wall.

Figure 6



2 | PLANNING & DESIGNING YOUR NEW HOME

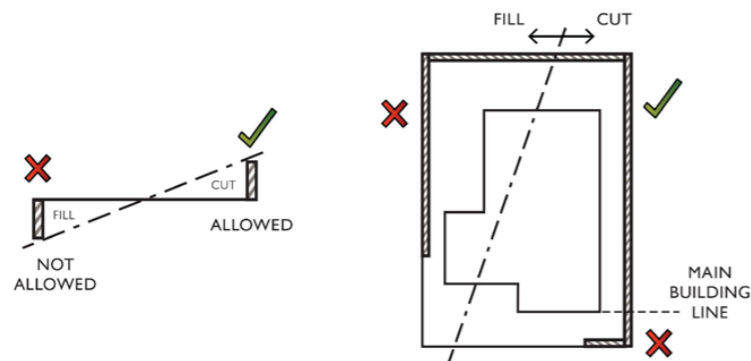
Retaining Materials

Requirements:

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.

Plain concrete sleepers are only permitted to retain "cut" behind the main building line, and will not be permitted forward of the dwelling, to retain fill or for any retaining in public view. Timber sleepers must not be utilised for retaining soil.

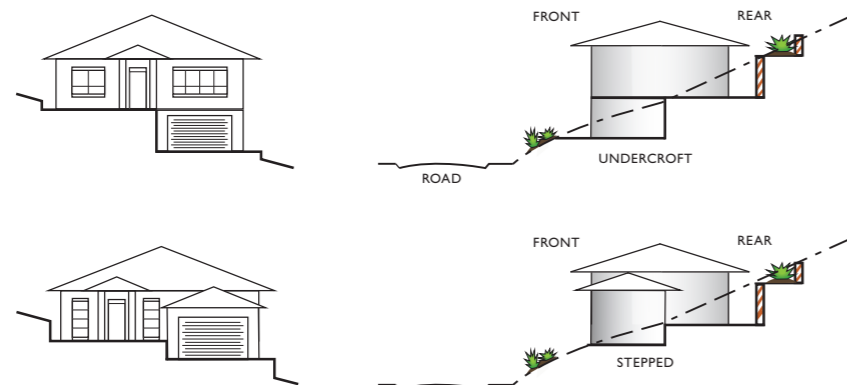
Figure 7 - Location where plain grey concrete sleepers are permitted & not permitted



Recommendation:

Split level home designs are encouraged on sites with steeper slopes. Split level home designs that work with the slope minimise the cost and impact of retaining walls and create more appealing homes both externally and internally.

Figure 8



2 | PLANNING & DESIGNING YOUR NEW HOME

2.6 Energy Efficiency & Comfort

At Clover Wood, energy efficiency is important to us all. Appropriate siting, design techniques and building materials make it easy for a home and our community to be energy efficient. Importantly, the design features that make a home more energy efficient can also make your home more comfortable to live in.

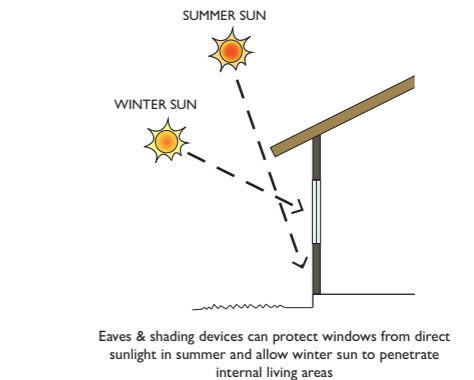
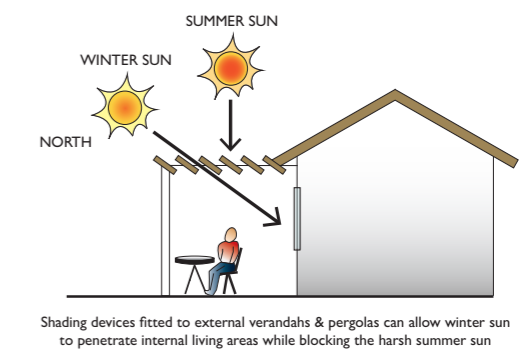
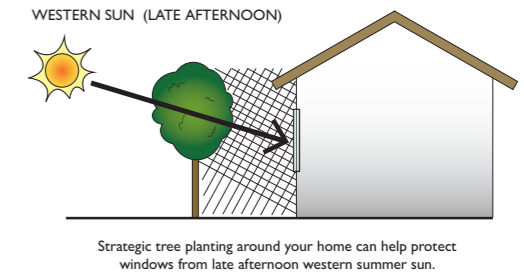
Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

Homes within Clover Wood should improve their sustainability through the following recommended siting and design techniques.

Recommendations:

- Locate habitable living areas and Private Open Space on the northern side of the allotment. Dwellings should have at least one north-facing room (i.e. between 30° east and 15° west) used as a living area
- 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
- Utilise shading devices and or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces. Landscaping can also be effective in minimising the impact of the late afternoon western sun's low angle
- Allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer
- Use low embodied energy materials that maximise efficient thermal performance
- Design roof orientation and pitch to enable effective use of solar collectors

Figure 9



CROSS - VENTILATION



Strategically locating doors & windows during the design phase of your home can promote good conditions for cross-ventilation

2 | PLANNING & DESIGNING YOUR NEW HOME



2.7 Privacy

Requirements:

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 shall be minimised by providing

- Permanently fixed translucent glazing in that part of the window below 1.5m above floor level
- Window sill heights of a minimum of 1.5m above floor level
- Permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes to restrict site lines
- Mature trees and shrubs can help screen private outdoor living areas

Figure 10

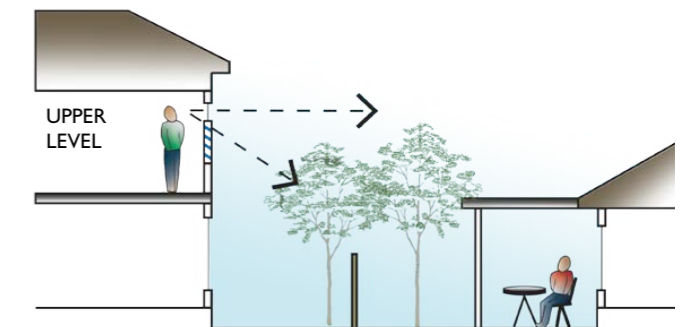
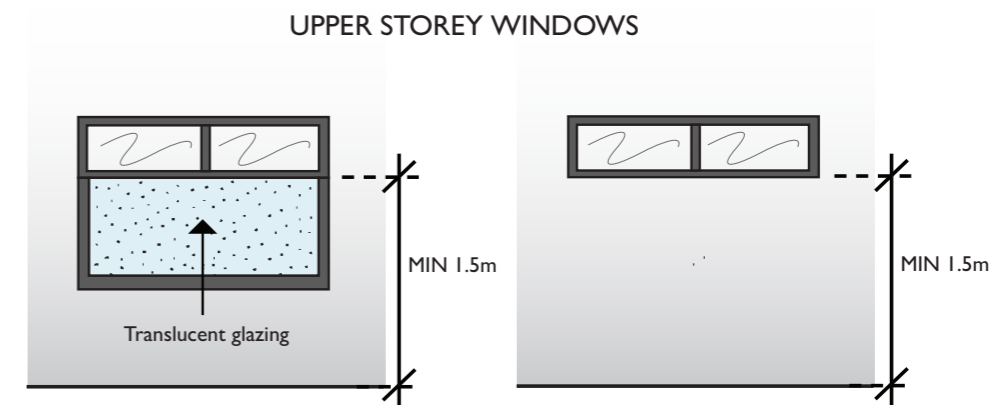


Figure 11



Please note: For the purposes of this requirement, a direct view occurs if windows or outdoor areas overlooked are located within a horizontal distance of 15.0m from the vertical centre line of the overlooking window and beyond a 30° angle from the plane of the wall containing the overlooking window.

Window Dressings

Curtains, blinds and shutters are the only acceptable forms for windows dressings – temporary window dressing solutions such as (but not limited to) newspaper, bed sheets etc are not permitted.

3 BUILDING APPEARANCE



Streetscapes are an important part of building an address that you're proud to call home. Therefore the architectural style and detail of your home has an important influence on the Clover Wood community.

The following objectives should be considered and are detailed further in this section.

- House designs that contribute harmoniously to the overall streetscape and natural landscape of Clover Wood as a whole;
- Use of colour palettes and materials that provide a consistent range of finishes and hues across all homes and complement the surrounding environment;
- Articulation of house elevations through the use of setbacks, verandahs and balconies

3.1 Façade Design, Materials & Built Form Articulation

Requirements:

Dwellings shall demonstrate design merit of a high quality incorporating diversity and innovation. The façade of each house must have an attractive appearance when viewed from the street or a public reserve

- The appearance of all dwellings, especially two-storey dwellings, shall be enhanced through architectural detailing and articulation of walls to avoid bulky, bland façades with uninterrupted walling on both the primary and secondary frontages, as well as any elevations visible to the public.
- No dwellings shall be elevated on posts or columns unless the proposal has substantial architectural merit as determined by the Encumbrance Team.
- The primary entry of a dwelling must be located at the front of the home, and must include a portico / verandah (or other architectural feature) that enhances the front entrance.

Façade Materials

All dwelling façades must incorporate a minimum of **two (2) materials**, including one base material and one feature material.

For allotments 15m wide or greater: **three (3) materials** are mandatory unless a reduced material palette is integral to a clearly articulated architectural concept.

Acceptable façade materials include, but are not limited to:

- Brick
- Stone (including stone veneer)
- Render
- Premium tiles
- Natural timber
- Feature cladding (e.g., Hardie cladding)
- Weatherboard

Alternative or additional feature materials may be considered and approved on merit.

Any dispensation will be considered solely at the discretion of the Encumbrancee.

3 BUILDING APPEARANCE

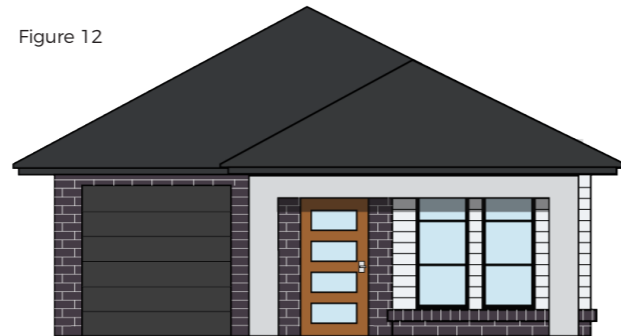
Dwelling facades on the primary frontage (and the publicly visible secondary frontage) shall be constructed using **at least three** of the following elements.

- Feature windows
- Fan light or side light windows or both to the front door
- Portico or verandah (or other architectural feature that enhances the entrance)
- Various balcony forms projecting from the façade for two storey buildings
- Any other architectural detailing that contributes to the visual interest of the façade

Please Note: All matters pertaining to building appearance are at the discretion of the Encumbrance Team and are considered on their architectural merits.



Figure 12



✗ No variation in wall height or roof lines



✓ Clear variation in wall height and roof lines.

Articulation of Built Form

- Dwellings must demonstrate clear articulation through variation in wall heights and rooflines to avoid flat built forms.
- Where variation in wall heights is not proposed, the dwelling must comply with the single roof form articulation requirements in Section 3.3.

Use of Parapets

- Parapets must exhibit architectural merit, appropriate scale, and proportional balance.
- They should form part of a considered design outcome, enhancing the overall façade.
- Parapets used solely to conceal roof forms, without contributing positively to architectural quality, will not be supported.

Figure 13



✗ Parapets used to conceal roof/ eaves



✓ Parapets used for architectural purpose.
• Enhances facade



3 BUILDING APPEARANCE



3.2 Corner Allotments

Requirements:

- Homes on corner lots must be designed to address both street frontages, with treatments that complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features)
- Homes on corner allotments must include a window in their secondary frontage wrap façade
- The secondary frontage treatments visible to the public shall extend **at least 1/3 (one third)** of the length of the secondary frontage of the dwelling
- Service points including (but not limited to) meter boxes, hot water services, gas meters etc are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Team.
- On corner allotments where services cannot be located on the garage wall, the location and finish of services must meet the following:
 - All visible services, including electrical meter boxes, gas meters, and conduits, must:
 - Be painted to match the adjacent wall finish; or
 - Be finished in the closest compatible colour if an exact match is not achievable.

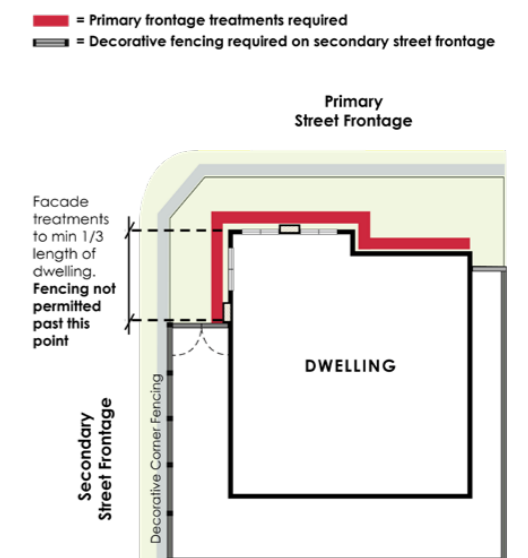
The goal is to ensure services visually recede and integrate with secondary street elevations.

Lanser establishes corner lot verges; however, ongoing maintenance of the verge is the responsibility of the owner and must be maintained to a high standard.

Recommendations:

It is encouraged that all homes on corner allotments leave as much (or all if possible) of their secondary frontage open and addressed as their primary frontage to add visual appeal to the streetscape.

Figure 14



3 BUILDING APPEARANCE



3.3 Roof Design

Requirements:

- All roofs shall have a minimum pitch of 25 degrees and include eaves of a minimum width of 450mm, unless architectural merit can be demonstrated

Please Note: 450mm eaves not required on second storey component.

- Roof materials shall be selected from coloured corrugated iron sheets, tiles, slate or cement shingles. They may not be plain galvanised, or other highly reflective materials
- Dwellings with no variation in wall heights must incorporate additional roof articulation to break up building mass and enhance streetscape presentation.
- Feature walls will also be accepted as an adequate method of breaking up a single roof form.
- Acceptable roof articulation methods include:
 - o Gables
 - o Skillion roofs
 - o Stepped or intersecting roof planes
 - o Other roof forms that clearly break up the main roof shape (subject to approval).
- Roof articulation must meaningfully interrupt the dominant roof form.
- A single, uninterrupted roof form without articulation will not be approved.

Adequacy of roof articulation is assessed at the discretion of the Encumbrancee.

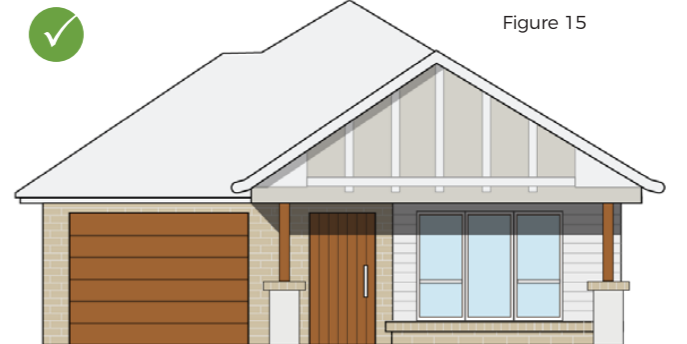


Figure 15



✓ The examples above show no variation in wall height, however visual interest is still achieved through other roof styles or feature walls

3.4 Colours & Materials

Recommendations:

We strongly encourage the use of a 'natural' colour and material palette.

The adoption of these range of colours and materials in Clover Wood will help create a cohesive and contemporary feel to the development compatible with our unique Hills environment.

Colours to avoid would be stark white and bright colours such as greens and reds.

3 BUILDING APPEARANCE



3.5 Garages, Access & Parking

Garages & Carports

Requirements:

All Garages and Carports shall:

- Either be under the main roof or complement the roof form and materials of the house
- Be setback 5.5m from the front boundary to enable visitor parking
- Be setback at least 1m from the front façade of the dwelling
- Have a maximum width of 6m or 50% of the build frontage width (whichever is the lesser)

Requirements for Double Garages for Homes on allotments under 12m wide

Double Garages will only be permitted on nominated Lots under 12m (excluding rear access Lots) when significant articulation is shown.

The following elements will need to be present:

- Two single span panel lift doors with a minimum 300mm pier between them;
- A raised portico which spans over the width of the entry and the first garage panel door (see below example);
- Feature Window Frames;
- Combination of brick and render or feature cladding element;
- Feature front door incorporating glass panelling.

Please note two storey dwellings with double garages will be assessed on merit, if a high level of façade articulation is achieved.

Figure 16



Vehicle Access & Parking

Requirements:

- Two on-site resident parking spaces per dwelling shall be provided, one of which is to be undercover
- Desired driveway locations will be indicated on the 'Building Envelope Plan'. Variations are considered by merit and all costs of relocating services are to be borne by the applicant
- Only one crossover is allowed per street frontage
- Driveways and crossovers should have a maximum width of 4m for single garages and 5m for double garages as measured at the front property boundary. A wider driveway to access rear side gate will be assessed on merit
- Driveways and crossovers must be constructed of either textured / exposed aggregate concrete, coloured concrete
- Plain concrete/ paved driveways and crossovers will not be permitted

Driveway Grades

Requirements:

- Double width driveways should not exceed a maximum grade of 1.0 in 5.0m
- Single width driveways should not exceed a maximum grade of 1.0 in 8.0m

Recreation and Commercial Vehicles

If you plan to have boat, caravan or commercial vehicle stored on your allotment it must not be visible from public areas. Caravans, boats, trailers, trucks, vans and similar vehicles will not be permitted to be parked forward of the building line of the dwelling.

4 RAINWATER TANKS & CONSERVATION



All Rainwater Tank requirements at Clover Wood should be addressed in accordance with The District Council of Mount Barker's Development Plan. Please refer to Council for specific information.

Requirements:

- The maximum height of any rainwater tank is 2.4m
- Water tanks must be located to minimise visual impact on public areas and to maximise collection of water
- The overflow from all tanks must be directed via underground stormwater pipes to the street or rear of lot drainage

Recommendations:

- Incorporate plumbing products (e.g. taps, shower-heads, toilets) and appliances (e.g. washing machines, dishwashers) with a minimum AAA rating
- Install sub-surface irrigation systems or drippers for your garden

5 OUTBUILDINGS & EXTERNAL FIXTURES

5.1 Sheds & Verandahs

Requirements:

Outbuildings including structures such as sheds, verandahs, workshops, aviaries, gazebos and similar buildings are to comply with the following criteria:

- Be set-back a minimum of 600mm from side and rear boundaries
- Sheds larger than 6 x 5m must be setback 1.0m from side and rear boundaries
- Sheds shall have a maximum wall height of 2.7m - variations may be given on merit upon application
- Be pre-coloured and have an external finish that is complementary to the surrounding environment (zincalume, galvanised finishes, or other highly reflective materials are not allowed)
- Must be positioned at the rear of allotments and located so as to minimise their visibility from the primary street frontage

Please Note: Sheds or outbuildings less than 3 x 4m do not require assessment and approval of the Clover Wood Encumbrance Team, however they are required to comply with the above.

5.2 Other Ancillary Structures

Requirements:

- Clotheslines shall be sited unobtrusively and away from public areas
- Solar water heaters are encouraged, but they must not be unduly visible from the primary road and be of a type that does not incorporate a water storage tank on the roof
- Air conditioners can cause nuisance noise for neighbours, and their location shall be selected to minimise disturbance. Evaporative air conditioners shall be low profile, located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be unduly visible from the primary road frontage
- Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes shall be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall
- Rainwater tanks shall be positioned at the side or rear of dwellings and screened from view.

6 FENCING



Fencing is an important design feature of each home and streetscape. The following requirements are in place to ensure fencing at Clover Wood will create a consistent and cohesive theme.

6.1 Side & Rear Boundary Fencing

Requirements:

- Side, return and rear boundary fences behind the building alignment are required to be 1.8m in height and constructed from Colorbond® (or equivalent) in colour "Woodland Grey®" (or equivalent) and profile "Good Neighbour®" (or equivalent)
- Side fences along common property boundaries must be located 1.0m behind any building line of the home which faces the street. Any fencing forward of this point must comply with the Front Boundary Fence Requirements in Section 6.3
- Brush fencing is not permitted

Figure 17



SIDE FENCING TO END 1.0m BEHIND FRONT BUILDING LINE OF DWELLINGS

6 FENCING

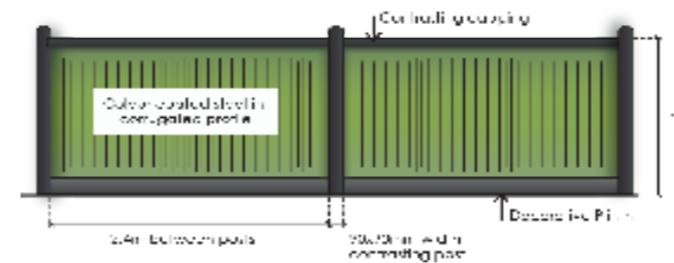
6.2 Fencing on Corner Allotments & Abutting Public Open Spaces

Requirements:

For side and rear boundary fences with a frontage to a public roadway or open space fencing must be of a decorative nature in accordance with the specification shown in the figure below: capping and posts must be a contrasting colour to the "Woodland Grey®" (or equivalent) in corrugated sheeting, we strongly suggest matching it to roofing colour

Plinths, if required are to be decorative in material, coloured concrete and /or patterned precast concrete for example. Wooden sleepers or plain grey concrete sleepers will not be permitted.

Figure 18



It is recommended to install temporary fencing on vacant allotments. This assists with keeping the site clean and ensuring existing infrastructure is not damaged by unauthorised site access, storage of site materials and rubbish disposal.

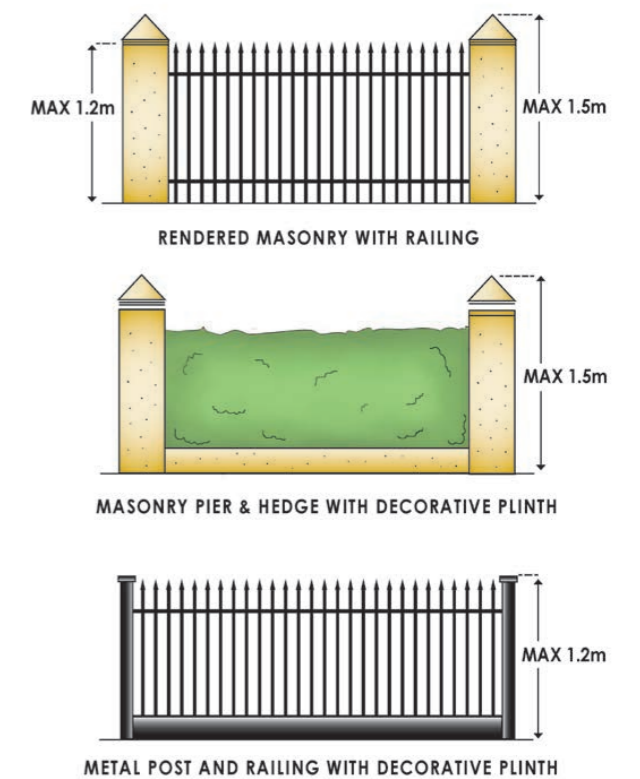
6.3 Front Boundary Fencing

Requirements:

Fencing must be of an open style nature to enable views into front gardens

- The maximum fence height permitted is 1.2m and the minimum height permitted is 0.9m (excepting hedges where the minimum height is 0.6m)
- Masonry piers may extend above the fence to a maximum height of 1.5m
- Materials shall conform to the following:
Piered brick or masonry piers with steel, timber or aluminium slat infill - minimum 50mm separation

Figure 19



7 | LANDSCAPING

Lush landscapes and beautiful gardens are a part of what makes living in the Adelaide Hills so unique. That's why at Clover Wood landscaping of gardens visible to the public, as well as any verges and nature strips, are required to be established within **6 months** of occupation or practical completion of the associated dwelling (whichever occurs first). All landscaping must be regularly maintained in a standard consistent with the surrounding dwellings.



Requirements:

Landscaping of front gardens should:

- Screen or soften the appearance of storage, service and parking areas
- Minimise impermeable paved surfaces
- At least 40% of your front garden must be landscaped using trees, shrubs, tufting plants, ground covers or lawn.
- 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

Verge and Streetscape Treatments

The verge is Council land; however, establishment and ongoing maintenance is the responsibility of the homeowner. Verge and front garden landscaping must be natural in appearance. Artificial turf is not permitted. Where mulch is used, it must be accompanied by shrubs or ground covers.

A street tree will be provided for each allotment, with locations shown on the Building Envelope Plan. Verge designs must accommodate the nominated street tree. Any relocation will be at the homeowner's expense.

Permitted verge treatments are outlined on The District Council of Mount Barker's website:

www.mountbarker.sa.gov.au

Allotments Adjoining Reserves or Open Space

Allotments fronting reserves or open space must be maintained to a high standard and kept free of rubbish, storage items, recreational equipment, clotheslines, or any items considered unsightly by the Encumbrance Manager.

8 | CONNECTING TO GAS & FIBRE OPTIC

8.1 National Broadband Network (NBN)

The NBN will make living and learning at home in Clover Wood quicker and easier. Clover Wood will be NBN compatible (that is, infrastructure will be in place to support telephone and high speed internet over the NBN). Please ensure that your builder is familiar with the home wiring requirements of the National Broadband Network.

8.2 LPG Gas

Clover Wood will have LPG gas reticulated throughout the development providing an LPG gas connection to the front of each allotment. It is mandatory that each house connects to the LPG system.



9 | SITE MANAGEMENT DURING CONSTRUCTION

To ensure Clover Wood is kept tidy during construction, building materials and waste associated with any building site activity must be stored and contained on the subject land until proper disposal can be effected. All light wastes (plaster and cement bags, plastics, wrappings etc) shall be secured and placed in a covered rubbish skip on-site. Information regarding on-site separation and recycling of construction waste is available on request.

It is the owners/builders responsibility to ensure the site is well managed during construction to avoid unsightly litter and waste material becoming loose and scattered.

Storage of site materials and vehicle access to support construction not within your allotment can be completed with prior written approval from the allotment owner. Although uncommon, illegal access to your allotment should be reported to council and/or relevant authorities.

It is also the owners/builders responsibility to ensure street trees and footpaths are protected during the construction process.

Note: Vacant and developed lots may not be used to store the following in public view: caravans, boats, containers, trucks, sheds, livestock or anything else that will be detrimental to surrounding amenity.

10 | CONSTRUCTION TIMELINES

Requirements:

- Construction of the dwelling is to commence within 18 months after settlement
- Best endeavours are to be undertaken to complete construction of the dwelling within 12 months of build commencement
- Driveways and crossovers are to be completed within 3 months of dwelling build completion
- Garden and verge (including side verge, if applicable) landscaping is to be established within 6 months of dwelling build completion

11 | YOUR OBLIGATIONS

The Urban Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Clover Wood. Therefore, all purchasers are contractually required to comply with these Guidelines. All dwellings, outbuildings, landscaping of front yards and other structures as detailed in these guidelines require an Encumbrance Approval prior to seeking the approval of Council.



CLOVER PARK



MT BARKER

For more information

CLOVER WOOD

53 Martin Road
Mount Barker 5251

encumbrance@lanser.com.au
cloverwoodmb.com.au

LANSER

89-92 South Terrace
Adelaide, SA 5000

08 8132 1115
lanser.com.au

