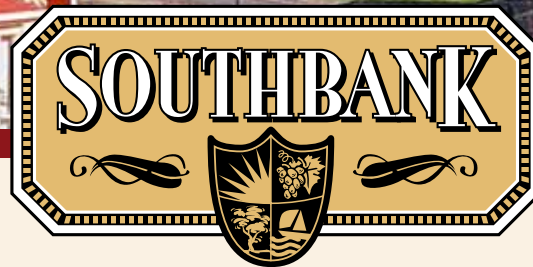


THE SOUTH COAST LIFESTYLE IS YOURS FOR THE TAKING...



S H E I D O W P A R K

southbanksheidowpark.com.au

DESIGN GUIDELINES

Contents

1	WELCOME	1
	1.1 Proximity of Existing Uses	1
2	THINKING ABOUT YOUR NEW HOME	2
	2.1 Building Requirements	2
	2.2 Building Time	2
	2.3 Further Subdivision of Allotments	2
	2.4 Number of Dwellings	2
	2.5 What is Good Design?	3
3	DESIGN REQUIREMENTS	3
	3.1 Building Envelope Plan	3
	3.2 Building Exclusion Zone	4
	3.3 Set-Back	5
	3.4 Site Coverage	6
	3.5 Private Open Space	6
	3.6 Height	6
	3.7 Carparking and Driveways	7
	3.8 Appearance	7
	3.9 Recreational and Commercial Vehicles	7
	3.10 Building Materials	8
	3.11 Privacy	8
	3.12 Outbuildings and External Fixtures	8
	3.13 Fencing	9
	3.14 Retaining Walls & Earthworks	9
	3.15 Stormwater Disposal	10
	3.16 Water Conservation	10
	3.17 Energy Efficiency	10
	3.18 Water Heating	10
	3.19 Light Fittings	10
	3.20 Waste Management	11
4	APPROVAL PROCESS	11
5	BUILDING YOUR HOME	
	5.1 Vehicle Access	12
	5.2 Site Control	12
	5.3 Stock Piles	12
	5.4 Building Waste	12
	5.5 Stormwater	12
	5.6 Amenities	12
6	LANDSCAPING	13
7	BUILDING ENVELOPE PLAN	14



1. Welcome

Congratulations on purchasing land for your new home at Southbank, Sheidow Park.

We have developed these Design Guidelines to help you feel at home when selecting a house design. The purpose of the Guidelines is to safeguard the future of your asset – your home.

The Guidelines will take you through the process of selecting a design for your home to gaining the necessary approvals and the construction phase.

The design philosophy is based on the following objectives:

Attractive Urban Design – Private Realm

This is to be achieved through an integrated design approach which ensures compatibility between dwellings and appropriate relationships with the public realm, with the overall intent of creating and maintaining attractive streetscapes.

Attractive Urban Design – Public Realm

A key to any new residential estate is the design and maintenance of any public space, including public parks, roads, footpaths and street furniture. In this instance the developer will be installing footpaths and street trees within your area. A major public park is provided within walking distance of your dwelling to the north.

Sustainability

Sustainability objectives which seek to conserve water and energy use are to be promoted through a number of mandatory and advisory principles.

1.1 Proximity of existing uses

On your way to the site of your new home you would have likely observed a range of existing uses in the area.

While the adjoining development in Stage 24 will generally be residential dwellings there other active uses in the vicinity of the site.

In particular, approximately 2km to the west of the site is a current active quarrying area. This quarrying area is operated by Boral Resources and from time to time blasting can be heard from this operation.

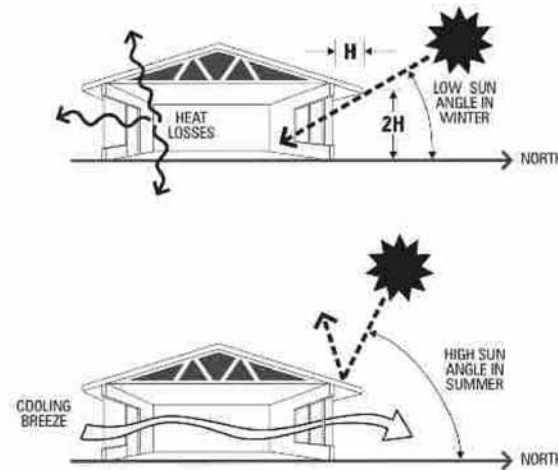
In addition, further to the south west of the site (across the Field River Valley) is an Extractive Industry Zone. This zone also allows for some forms of mining to occur.

A Memorandum of Encumbrance between you and Boral Resources is contained in your purchase document. This requires you to acknowledge the presence of these uses in the area.

2. Thinking about your New Home

There's more to the design of a home than you first may think. Selecting the right design for your home requires you to carefully consider issues such as:

- orientation of the allotment
- appearance and style of your home
- internal layout of your home's rooms to take advantage of the sun
- materials to be used



The information in these Guidelines must be followed if your proposed new home is to be approved by the Encumbrance Manager.

2.1 Building Requirements

To ensure that your lifestyle and investment are protected, we have placed requirements on such matters as the location, scale and height of homes on each allotment at Southbank, Sheidow Park. In addition site works such as the extent of cut & fill of the land and the nature of retaining walls required are to be controlled to avoid impacting on adjoining properties and the general amenity.

2.2 Building Time

We want your allotment to feel like home as soon as possible, so if you're purchasing a vacant allotment you must substantially commence building within 24 months of buying the allotment.

- construction must be completed within 12 months of commencement
- front yard landscaping must be constructed within 12 months of occupation of your home

2.3 Further Subdivision of Allotments

Consolidation of adjoining allotments for development of either a single dwelling or more than one dwelling will be reviewed by the Encumbrance Manager on merit and having made an assessment of the proposal in accordance with these Guidelines.

There will be no further subdivision of allotments **7, 8, 17, 18, 19, 42** and **43**.

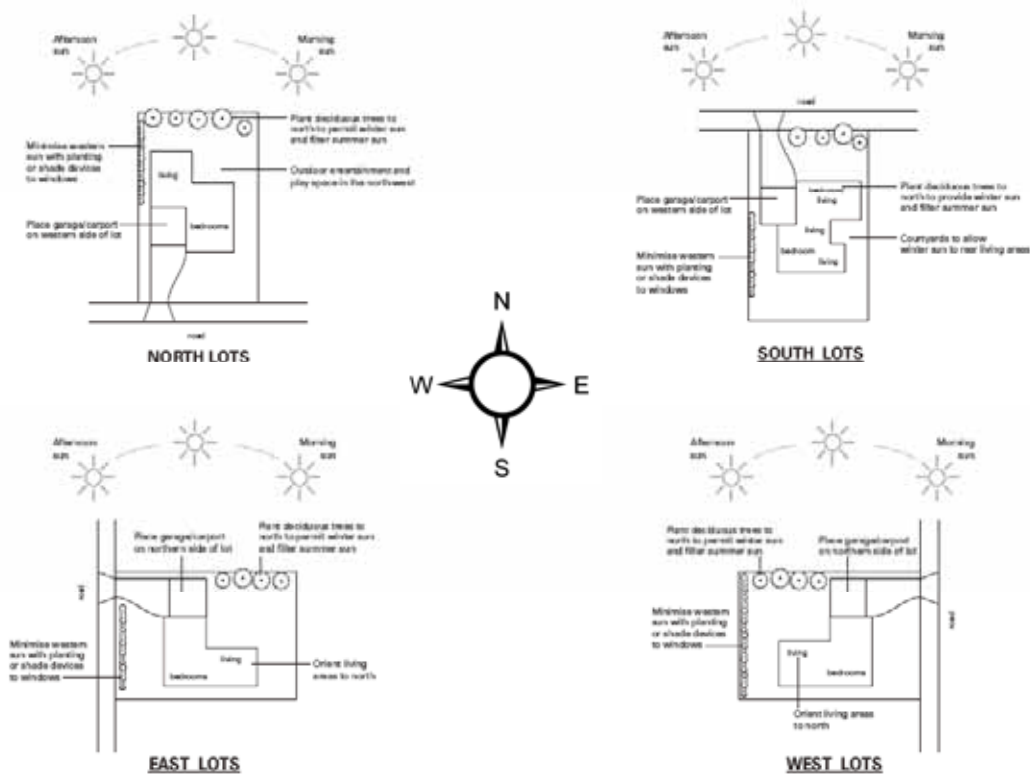
2.4 Number of Dwellings

One dwelling per allotment is allowed within Southbank, Sheidow Park, with multiple dwellings to be assessed by the Encumbrance Manager.

2.5 What is Good Design?

Good Design is not merely how eye-catching a development is, it's also about having spaces such as living areas and bedrooms in the best location to maximise functionality and to reduce unnecessary consumption of resources and in turn save on energy costs. The following diagrams will provide you with guidelines for the layout of dwellings on allotments depending on the orientation of those allotments i.e. North, South, East and West.

On most allotments a dwelling may be built to one of the side boundaries. Where this is permitted the maximum length of wall on the boundary is 15m.



3. Design Requirements

3.1 Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling verandah, garages (excluding garden sheds) carports, swimming pools and habitable outbuildings may be sited. In particular they indicate the following:

- the minimum building setback required from the street 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
- zero lot line allocations for garages / carports on boundaries

A building envelope for each allotment is shown on the detailed Building Envelope Plan attached to this document. The Building Envelope Plan forms part of the Guidelines and gives effect to them. A dwelling must be sited within the building envelope subject to site coverage 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.

On most allotments a dwelling may be built on the boundary. Where this is permitted the maximum length of wall on the boundary is 15m.

The indicative building envelopes shown above depict the minimum set back requirements only for allotments.

All requirements of the City of Marion Development Plan need to be complied with, in particular provisions relating to set-back, vehicle parking and private open space requirements.

Examples of indicative building envelope plans.



For allotments **7, 8, 17, 18, 19, 42** and **43** an additional building exclusion zone is provided on the building envelopment plan. Particularly, each of the these allotments has a **Minor Building Zone** which has been identified. Further explanation is provided below.

3.2 Building Exclusion Zone

As noted on the Building Envelope Plan allotments **7, 8, 17, 18, 19, 42** and **43** contain a **Minor Building Zone**.

Minor Building Zone:

A **Minor Building Zone** has been identified on some allotments due to an existing geological profile (called Brighton Limestone). This geological profile has a potential, over time, to create soil movement and as such items of significant value such as your dwelling should be located away from this area.

The area underlain by Brighton Limestone however is considered appropriate for the establishment of more minor domestic structures such as storage sheds, garden enclosures, cubby houses, children's play equipment etc.

The storage of vehicles (such as a caravan, car or boat), establishment of entertaining areas and garden/vegetable beds are also allowed in this area.

As identified above, your dwelling cannot be located within the Minor Building Zone and must be situated within the building envelope of the building envelope plan.

The minor building zone is also identified within the Memorandum of Encumbrance provided for each allotment.

3.3 Setback

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

Primary Street Frontages

Variations are required in the setback of the front façade between lower and upper levels.

Dwellings should be designed and oriented to provide visual interest and surveillance of the street. This may be achieved through providing windows and doors to the front façade, and incorporating functional elements such as verandahs and balconies.

A minimum setback of 5.5 metres is required

Garaging should be sited and designed to minimise the visual dominance relative to the dwelling. This may be achieved by:

- A maximum opening width of 5.5 metres (6m for two separate doors no less than 300mm between them) or 50 percent of the allotment width.;
- A setback of at least 0.5 metres behind the main face of the dwelling;

A minimum setback of 6 metres is required for a garage.

Secondary Street Frontages

Dwellings should be designed to ‘turn the corner’ and provide an interesting and varied façade to the secondary street frontage. This may be achieved through variations in setback and articulation of the building form.

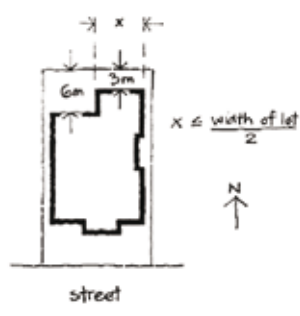
A minimum setback of 2 metres is required for a dwelling fronting a secondary street frontage.

Rear Boundary Setbacks

Single storey dwellings should be setback a minimum of 6 metres from a rear boundary. Any two storey component of dwellings should be setback a minimum of 8 metres from a rear boundary.

A Single storey to have a minimum setback of 6 metres (part of the building can have an incursion of 3m).

Example of an incursion residential building footprint



Side Boundary Setbacks

A single storey dwelling to have a minimum setback of 1 metre;

A two storey dwelling that has a side wall of less than 6 metres in height is to have a minimum setback of 2 metres (minimum setback of 3 metres along a southern boundary);

A two storey dwelling that has a side wall greater than 6 metres in height is to be set back:

- (a) a minimum of 3m plus a distance equal to the measurement of the increase in wall height above 6m if the wall is located along the southern boundary of the allotment; or
- (b) a minimum of 2m plus a distance equal to the measurement of the increase in wall height above 6m in all other situations.

Setback to Minor Building Zone

For allotments that contain a Minor Building Zone a 2m setback for all dwellings is required to this area to ensure an adequate setback to this area.

3.4 Site Coverage

The area occupied by the dwelling, garage and/or carport should not exceed 40% of the total site area. The measurement is to be taken from outside of the walls (not including eaves).

3.5 Private Open Space (POS)

Each dwelling must provide private open space in the following manner:

<i>Site Area of Dwelling</i>	<i>Minimum Area of Open Space</i>
Greater than 250sqm	20 percent site area; or

- balconies, roof patios, etc, can comprise part of this area provided the area of each balcony, roof patio, etc is 10 square metres or greater;
- one part of the space is directly accessible from a habitable room;
- has an area of 25 square metres with a minimum dimension of 5 metres and a maximum gradient of 1 in 10;
- 70 percent of the total area of POS should not be covered by roofed pergolas or verandah.

Private open space comprises land which:

- (a) is able to be enclosed by 1.8 metres high privacy fencing, and
- (b) does not incorporate driveways, parking spaces, a domestic outbuilding, or a service area to a building.

3.6 Height

- single story dwelling side wall height not to exceed 3 metres;
- two storey dwelling wall should not exceed 6 metres;
- the overall height of the dwelling should not exceed 9 metres, measured from existing natural ground level to the highest point of the building.

3.7 Carparking and Driveways

On site parking spaces must be provided at the following rate:

- 2 spaces per dwelling with a minimum of 1 space undercover with one additional visitor space being required.

Additional carparking spaces maybe uncovered and located on the driveway immediately in front of the garage or carport and within the allotment boundaries.

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

Driveways widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport driveway. A double driveway should taper in width from a maximum of 6m to 5m at the property boundary.

Garages and carports should either be under the main roof or complement the roof form and materials of the house. Garages and carports must be setback at least 6m from the street property boundary to enable a car to park in the driveway.

The elevation of the floor or a garage or carport above/below the “entry point” at the property boundary and the total driveway length from the property boundary to the garage or carport, should not exceed the maximum specification listed below.

- (a) the driveway gradient within the property boundary does not, at any point, exceed 1-in-5;
- (b) open car parking spaces having minimum dimensions of 5.5m x 2.5m, and a maximum gradient of 1 in 8; and
- (c) the driveway incorporates transition curves where there is a change in gradient or change in levels on the driveway.

3.8 Appearance

Southbank has been designed to capitalise on the natural features of the locality. Land SA strongly encourages urban design of the highest quality and which displays diversity and innovation.

Houses on corner lots must be designed to address both street frontages.

Allotments that have a boundary adjoining a public reserve must have the house front the reserve. The façade of the house must have an engaging and attractive appearance when viewed from the reserve and the street.

3.9 Recreational and Commercial Vehicles

If you have a plan to have a boat, caravan or commercial vehicle accommodated on the allotment they must be parked where they can not be seen from the street (other than a rear access lane if applicable). Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line.

The parking of a vehicle in excess of 3000kg (including the weight of any attached trailer) on an allotment requires approval under the Development Act 1993 from the City of Marion. Irrespective of the outcome of this process such vehicles will not be permitted to be parked forward of the building line.

3.10 Building Materials

External walls of homes should be constructed from the following range of materials:

- brick
- stone
- cement rendered concrete
- timber panelling

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco, Colorbond, galvanised iron maybe approved subject to design merit.

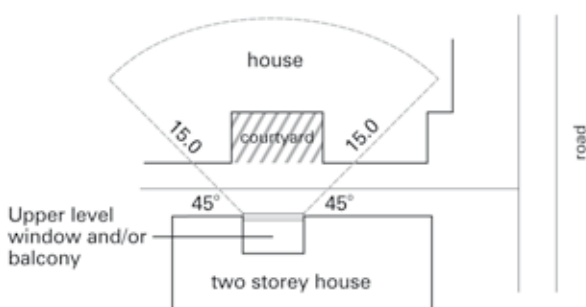
Roof materials should be selected from Colorbond, tiles, slate, cement shingles or galvanised iron. Roof pitch should be a minimum of 22.5 degrees. Flat roof elements including porticos, verandahs etc maybe approved subject to design merit.

3.11 Privacy

The approach outlined in these Guidelines is aimed at providing acceptable solutions for both the owners of two storey homes who may wish to take advantage of mid and long distance views and owners of adjacent properties who feel they are entitled to certain levels of privacy. There are a range of design methods that can provide appropriate levels of privacy – these include:

- locating bedrooms rather than living rooms upstairs;
- the location, size and orientation of windows;
- type of glazing;
- raised sill heights;
- external fixed screens;
- landscaping (evergreen).

The diagram shown below indicates that an upper storey window or balcony must undertake treatment, as indicated above, if the 15m radius view field looks onto an adjoining property's private open space or habitable room window. Upper storey windows on front elevations of dwellings are exempt so long as they do not have a view of adjoining private open space.



Where treatment is required:

1. Windows must have

- a minimum sill height of 1.7m or
- fixed opaque glass to a height of 1.7m or
- fixed louvers to a height of 1.7m

2. A balcony must have screens to avoid views into the 15m deep view field.

3.12 Outbuildings and External Fixtures

Outbuildings include structures such as sheds, workshops, aviaries, pergolas (separated from the dwelling) and similar buildings are allowed to be constructed within the building envelope plan as well as the Minor Building Zone. The development of structures is to comply with the following criteria:

- (a) not exceed 50 square metres in floor area;
- (b) no wall to exceed 7 metres in length and have a maximum height of no greater than 2.8 metres;
- (c) be set-back 600mm from side and rear boundaries (8 metres from a public road) and where the wall height to the eaves of an outbuilding is 3 metres or greater then the building be set-back an additional 600mm from side and rear property boundaries for every 300mm of wall height; and
- (d) be pre-coloured and have an external finish that is complementary to the surrounding environment.

Outbuildings should not result in the unreasonable overshadowing of the main living areas and private open space of a neighbouring dwelling.

Clotheslines should be sited unobtrusively and away from public areas.

Solar water heaters are encouraged. However 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. If the northern facing portion of the roof faces a primary or secondary road then only the solar cells are permitted on that portion of the roof – the water container (bullet tank) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

Air conditioners can cause discomfort to neighbours, thus their location should be selected with care. Evaporative air conditioners should 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 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 should be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall.

Rainwater tanks are mandatory of Southbank and will be required to be plumbed into a households toilet system.

Rainwater tanks should be positioned at the side or rear of dwellings to ensure they are screened from view.

3.13 Fencing

Front fencing should be provided to all dwellings to clearly delineate public versus private space, and to create an appropriate 'edge' to the public domain.

Side fencing between allotments should be a maximum 1.8m in height.

Unless adjacent to the primary area of private open space, front fencing should be relatively low and open in nature, to facilitate surveillance of the street. To this end a maximum height of 1.2 metres applies for transparent fencing and 0.9 metres applies for solid fencing.

Where the primary area of private open space is provided between the dwelling and the primary road frontage, a maximum solid fence height of 1.5 metres applies.

Fencing height on secondary road frontages should be a maximum of 1.8 metres, with landscaping

used to achieve any additional screening desired for privacy purposes.

3.14 Retaining Walls & Earthworks

Where retaining walls may be necessary they must be constructed prior to the occupation of the house and are to be constructed using materials that complement the natural environment. Any retaining wall over 1m in height must be noted on the submitted plans and shall include full construction details, nature of materials and location on the allotment.

Retaining Walls over 1m in height are required to be approved by the City of Marion.

Earthworks for your dwelling and within your site should seek to achieve the following:

- (a) provide a stable and readily accessible building site;
- (b) reduce the visual bulk of the building;
- (c) incorporate roof lines which complement the natural slope of the land;
- (d) minimise the extent of excavation and fill; and
- (e) minimise the need for and the height of retaining walls.

Earthworks on your site should try to limit the overall height of retaining walls to 1.5m,

The use of battering and landscaping is also recommended in seeking to minimize the visual appearance of retaining walls.

3.15 Stormwater Disposal

Stormwater is required to be captured within a minimum 1KL tank which is plumbed into the house toilet system.

Remaining roof water should be directed to the street water table.

3.16 Water Conservation

All new residential dwellings to be fitted with:

AAA rated water efficient taps;
AAA rated shower roses;
AAA dual flush cisterns;

3.17 Energy Efficiency

All new residential dwellings must achieve a 5 star energy rating (using any recognised rating system – e.g NatHers, First Rate)

A 5 star energy rating can be achieved using a range of energy efficient design features. The incorporation of passive design principles are encouraged including:

- Insulate all external walls (R2) and ceilings (R3);
- External shading devices for north, east and west facing windows, which may include shutters or minimum 450mm wide levels;
- Double glazing;
- Internal zoning of rooms;
- Cross ventilation; and
- Draught proofing.

3.18 Water Heating

All new residential dwellings to install either a:

- Minimum 5 star rated gas water heater; OR
- Solar (gas or electric boosted) water heater; OR

- Heat pump water heater.

3.19 Light Fittings

Kitchens and living areas to be fitted with energy efficient light fixtures and lamps, either:

- (a) Fluorescent lamps (compact or tubular), or
- (b) Halogen bulbs (*favour lower wattage and energy efficient bulbs).

Use standard incandescent lamps for rooms where lights are frequently turned on and off (toilet, bathroom, laundry).

3.20 Waste Management

Waste management and recycling practices for builders must be consistent with the KESAB Clean Site program:

- Builders to adhere to KESAB Clean Site principles; and
- Builders to store hard waste on site in a bin. All recyclable hard waste to be recycled through a licensed waste contractor.

4. Approval Process

When you purchase an allotment of land at Southbank an Encumbrance is attached to the Certificate of Title.

This requires that prior to any development occurring on site approval must be sought and obtained in writing from the Encumbrance Manager. Approval from the City of Marion must then be sought and obtained.

The Design Guidelines must be considered in conjunction with the City of Marion Development Plan.

If applicants are unsure of whether or not their proposed dwelling meets the requirements of the Design Guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The Encumbrance Manager has the power to approve a proposal that does not conform to the Design Guidelines; however the City of Marion must also approve the non-conforming aspects of the proposal.

The following documents are required to be submitted in order for the Encumbrance Manager to assess and approve your proposed house:

- Three copies of the following plans on A1 or A3 paper;
- Site plan (site contours, extent of building envelope, house siting, dimensioned setbacks, (min 1:200 scale) proposed earthworks, retaining walls, crossover location, driveway, stormwater disposal);
- Floor plans (1:100 scale);
- Elevations (1:100 scale);
- Cross section (1:100 scale);
- Landscape plan of the front yard (min 1:200 scale);
- Area schedule showing floor area of the various parts of the building and
- Schedule of external colours and materials and fencing;
- Erosion and Sediment Control Management Plan; and
- Front fence detail (if applicable).

The Encumbrance Manager will:

- Send a letter/email acknowledging receipt of your application;
- Undertake the assessment process, which may involve contacting you or your builder/architect to discuss and resolve any issue.
- Provide written approval with stamped sets of plans.

One set of plans will be distributed to each of the following persons or bodies:

- Applicant (owner or their agent e.g builder)
- The Encumbrance Holder (Land SA)

The remaining set of plans will be retained by the Encumbrance Manager.

Under no circumstances should plans be lodged with the City of Marion prior to written approval being issued by the Encumbrance Manager.

5. Building Your Home

No one likes living in a continuous construction area. The first few years of any residential community can be disruptive for everyone. To maintain as high a quality of life as possible during the construction period we request all owners and their builders (including sub-contractors) follow the requirements described in the following section.

5.1 Vehicle Access

Vehicle access must be made via internal roads as opposed to driving across adjoining allotments/vacant land (including reserves). During construction vehicles should not be parked on the verge/footpath area.

5.2 Site Control

The lot must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

5.3 Stock Piles

Stock piles and building materials must be located on the Lot and positioned in a neat and tidy manner.

5.4 Building Waste

All building waste must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the allotment. Accidental spills of soil, material or waste outside of the allotment must be removed immediately.

5.5 Stormwater

Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an Erosion and Sediment Control Management Plan in accordance with your Development Approval is mandatory.

The following measures must be put in place:

- Installation of sediment controls on low side of allotment;
- Early connection of roof water down pipes to allotment stormwater system; and
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities.

5.6 Amenities

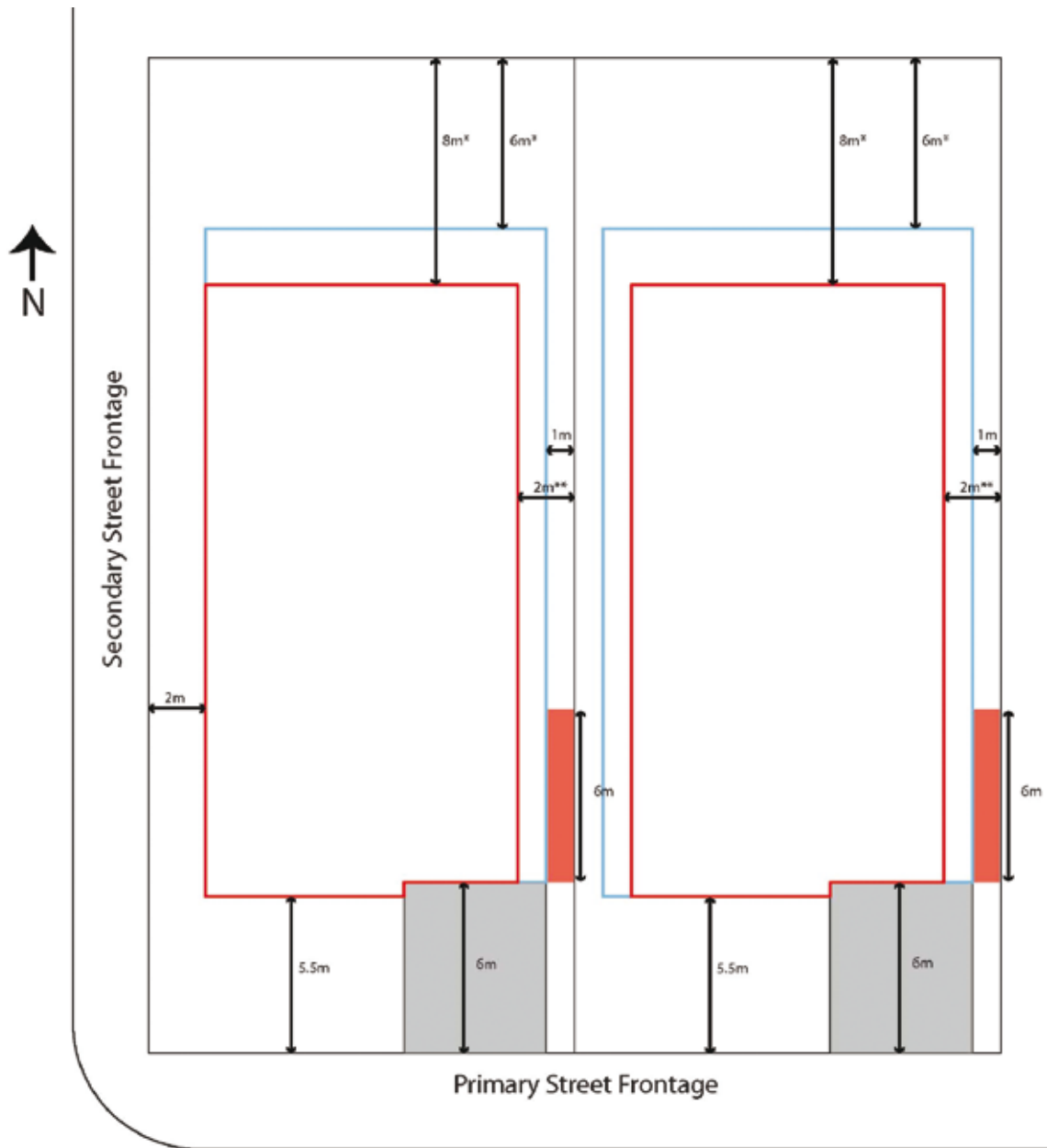
Portable toilets are to be located within the allotment and adequately fixed to the ground. They must not be placed on the road, verge, adjoining allotments or reserves.

6. Landscaping

A mix of hard and soft landscaped surfaces should be used with an emphasis on minimizing the areas of irrigated lawn. No more than 50% of the outdoor space should be grass. Materials such as mulch, paving, gravel should be used to enhance the function and appearance of outdoor areas.

Native plantings are required as they are generally more drought tolerant than exotic species. This reduces water consumption and encourages local wildlife.

7. Building Envelope Plan



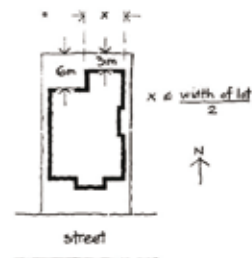
Southbank Dwelling Setbacks

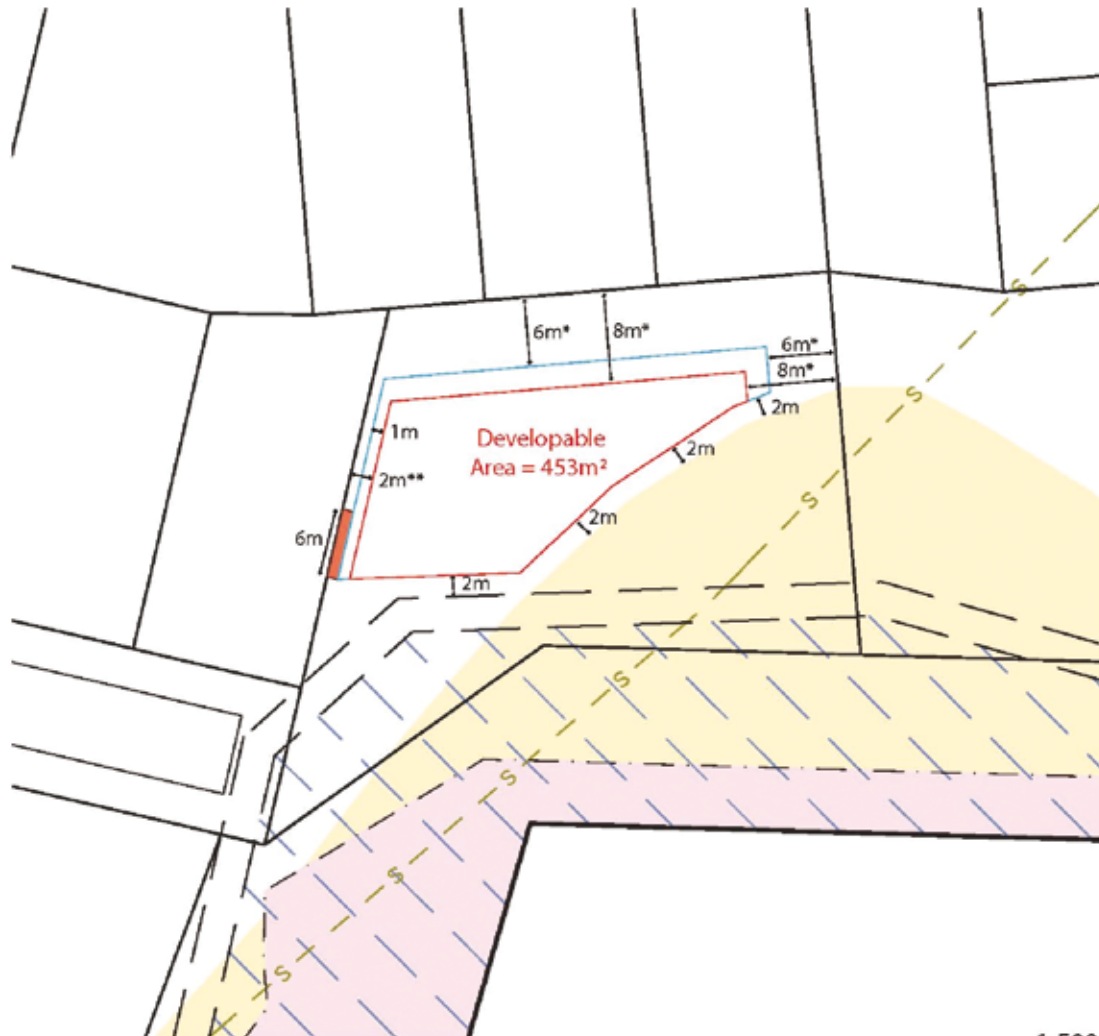
- Denotes two storey setback.
- Denotes single storey setback.
- Denotes driveway location.
- Denotes garage location and identifies garage can be built on boundary.

The area occupied by the dwelling, garage and/or carport should not exceed 40% of the total site area. The measurement is to be taken from outside of the walls (not including eaves).

** a two storey dwelling to have minimum setback of 3 metres along a southern side boundary.

* a single storey component of a dwelling is to have a minimum rear setback of 6 metres (part of the building can have an incursion of 3m). Refer to the diagram below



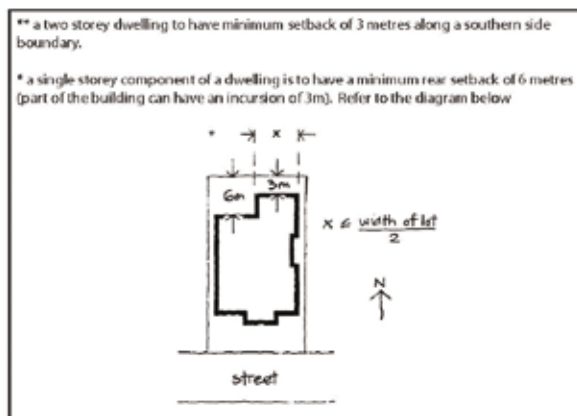


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Allotment 42 - 1513m²
Southbank Dwelling Setbacks

- Denotes two storey setback
- Denotes single storey setback
- Denotes garage location and identifies garage can be built on boundary.
- Denotes driveway location
- Denotes building exclusion zone
- Denotes minor building zone

The area occupied by the dwelling, garage and/or carport should not exceed 40% of the total site area. The measurement is to be taken from outside of the walls (not including eaves).



Notes

Notes

A Quality Development by



Creating better communities



Selling agents



Level 3, 24 North Terrace, Adelaide SA 5000

Phone 8112 3133

PO Box 187 Hindmarsh SA 5007

Phone 08 8112 3133 Fax 08 8221 5510

realtysa.com.au

These design guidelines provide general information regarding the properties at Southbank, Sheidow Park. While we have taken care to ensure the accuracy of information at the time of production, we will not be liable (whether in tort, contract or otherwise) for any loss suffered as a result of relying on this proposal. The photos are for illustrative purposes only. We recommend that prospective purchasers inspect the land, and together with their advisers, make their own enquiries with relevant authorities prior to purchase. POW-6392-RSA