

Blackwood Park

urban design guidelines

Node 1
February 2011



Signed by Purchaser _____ Date _____



blackwoodpark.com.au



Table of Contents

1. Why People Choose Blackwood Park	3
2. The Design Guidelines and Approval Process	5
3. Supporting the Environment	9
4. Designing your Home	13
5. Designing your Landscape	27
6. Building on your Site	31
7. Precinct / Allotment Specific Provisions	32
8. Attachments	35
• <i>Recommended Planting List</i>	
• <i>Application Form</i>	







1. *Why people choose* Blackwood Park

During the last decade, many Australian families have been leaving the hustle and bustle of suburbia for a more balanced lifestyle in what has been described as the “sea-change” and “tree-change” phenomenon. Adelaide is no different with many families moving to the coastal regions in the southwest or hills in the southeast. In between is Blackwood Park. There is no other development in Adelaide that provides tranquil hills living and the convenience of city living only a short drive from Adelaide’s finest beaches. Over 1,000 residents have already made Blackwood Park their home – and now, so can you.

Set in rolling hills and surrounded by 400 hectares of open space including the Sturt Gorge Recreation Park, Blackwood Park provides a peaceful and relaxing hills environment only 14km due south from the city. Shopping is also close by at the Blackwood district centre or alternatively at Westfield Marion.

There is a wide range of new allotment types and sizes available at Blackwood Park, from large, sloping parkland style allotments to more compact, flat urban style allotments. Many have outlooks to landscaped reserves and views of the adjacent native bushland, the Adelaide hills, coast and beyond. Apart from several identified multiple dwelling sites (eg community title lots), only one dwelling is to be constructed on each allotment and further subdivision of allotments is not permitted.

Blackwood Park is privileged to be surrounded by a valuable natural local environment. Caring for this environment and creating homes that reduce impact on the environment is important. Section 3 of these Guidelines illustrates simple ways how you can help support the environment in the design and construction of your home.

We know you will make the right choice.







2. *The Design Guidelines and Approval Process*

2.1 Design Guidelines

2.1.1 Purpose of these Guidelines

Your home is an important asset and we want to help you maintain its value by protecting and enhancing the character and vision for Blackwood Park.

These Guidelines provide guidance to homeowners, architects and builders, giving greater certainty about the quality of homes and how they interact with neighbouring homes, streets and surrounding bushland.

The Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Blackwood Park. All Purchasers are contractually required to comply with these Guidelines.

Whilst there are some mandatory requirements established to maintain the project vision, the Guidelines have sufficient flexibility to allow for individuality and personal choice.

2.1.2 The Encumbrance Manager

Blackwood Park has appointed an Encumbrance Manager to provide guidance with and interpretation of the Guidelines, as well as ensure compliance.

The Encumbrance Manager is available to provide advice on how to take greater advantage of your site's opportunities and to help you address any matters in the Guidelines.

If high quality, innovative designs are proposed that satisfy the intent of the vision for Blackwood Park, some relaxation or variation to the Guidelines may be considered by the Encumbrance Manager.

Contact details for the Encumbrance Manager are shown on the Application Form in the attachments or on the Blackwood Park website www.blackwoodpark.com.au

2.1.3 How to use these Guidelines

This document has been presented in a way to help clearly convey the vision for Blackwood Park and influence the final appearance of the Estate.

In Sections 3 - 6, we have endeavoured to provide the:

- **GUIDELINES INTENT** - A general description of the principles intended to meet the vision for Blackwood Park.
- **REQUIREMENTS** - Mandatory design and construction requirements that must be complied with to receive approval from the Encumbrance Manager.
- **RECOMMENDATIONS** - Design and construction suggestions to enhance your home and landscape.



2. *The Design Guidelines and Approval Process*

2.1.4 **Compliance with Building Legislation**

All care has been taken to check that the Guidelines comply with current building legislation and the intent of the City of Mitcham Development Plan. However, Applicants are ultimately responsible to ensure that all construction complies with all state and local statutory requirements.

If you have any concerns, helpful links are provided on the Blackwood Park website or alternatively check with your architect or builder.

2.2 **Approval Process**

2.2.1 **Building Time Limits**

All purchasers are required to commence construction of their homes within two (2) years of the original settlement date. Completion of the dwelling (including landscaping) must occur within 18 months of commencement of construction.

2.2.2 **Getting your Development Approved**

All homes, outbuildings and other structures need to first receive Encumbrance Approval, prior to any other approvals required from Council. Obtaining Encumbrance Approval first will typically streamline the approval process, as Council generally will not commence assessment of any application until it has Encumbrance Approval.

The following page illustrates the approval process.





2. *The Design Guidelines and Approval Process*

REVIEW GUIDELINES

Review the Guidelines and check if there are any specific provisions for your site.



PRELIMINARY DESIGN (Optional)

Prepare a Site Analysis Plan to identify the features and opportunities for your site. Work with your architect or builder to prepare a preliminary site and house plan. This can be a simple sketch, rough layout or copy of a builder's house plan that you would like to build on your site. Discuss your preliminary design with the Encumbrance Manager who can help you to address any matters in the Guidelines prior to undertaking final design.



DESIGN



APPLICATION

Prepare and submit an Application Form together with your house and landscape design plans to the Encumbrance Manager for approval. Generally within 10 working days the Encumbrance Manager will confirm that the application is acceptable or advise any items that require further consideration.



ENCUMBRANCE APPROVAL

Once approved by the Encumbrance Manager, the plans will be stamped accordingly and forwarded to the Applicant and/or Owner and Council.



COUNCIL APPROVAL

Lodge your stamped plans for Development Approval with the City of Mitcham. Once Development Approval has been issued by the City of Mitcham you may commence building your home.



CONSTRUCTION



INSPECTION

Once construction is completed the Encumbrance Manager may inspect the works to check compliance with the approved plans.





3. Supporting the Environment

GUIDELINES INTENT

Supporting the environment is important to our future wellbeing, and at Blackwood Park sustainability is the focus for the development of all new homes. Ways of improving the sustainability of your home range from passive techniques such as using good orientation to take advantage of solar energy, to more active methods such as the collection of water and energy. Check out the Blackwood Park website for useful hints and links.

Retention of significant trees and revegetation of reserves with local species will improve the local biodiversity and enhance Blackwood Park's natural bushland character. Many significant trees have been retained and each has a Tree Protection Zone (TPZ). Where a TPZ is located wholly or partially within an allotment it is indicated on the Building Envelope Plan. The Building Envelope Plans have taken each TPZ into account and provided enough space to build your home.

3.1 Energy Efficiency

REQUIREMENTS

Under current building legislation, all new homes are required to be designed to achieve a minimum 5 star energy rating. At Blackwood Park all homes are to be designed to achieve an equivalent 6 star energy rating as assessed by the "AccuRate" or "FirstRate5" rating systems. Evidence of the design energy rating is to be provided with the design plans.

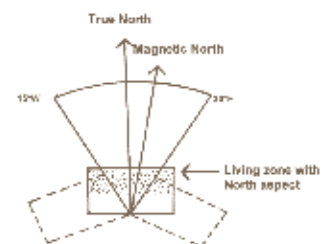
It is generally accepted that the provision of hot water accounts for up to 30% of a typical households energy consumption. Therefore homes that include a solar hot water service will be assessed by the Encumbrance Manager as having a 1 star credit towards their design energy rating.

Homes that create their own energy via photo-voltaic solar cells or similar to a level of 1.5kW or above will also be assessed by the Encumbrance Manager as having a 1 star credit towards their design energy rating.

Appropriate building positioning, design techniques and building materials make it easy for a home to be energy efficient. Many tips are provided in the Recommendations section below.

RECOMMENDATIONS

- Position your home to take advantage of a northern orientation by locating your daytime living room windows and/or private open space to face towards the north, between 15 degrees west and 30 degrees east (refer to diagram below)
- Design the layout and external openings to provide for cross ventilation and the low and high level openings to provide for vertical ventilation (in summer cooler air enters and pushes the warmer air out)
- Use insulation in walls of R2 and in ceiling of R3.5
- Use the design technique of "thermal mass" in internal living areas to store heat during winter
- Select an air conditioner for your home that is professionally sized and achieves a minimum 4.5 star rating for both cooling and heating





3. *Supporting the Environment*

- Use double glazing (particularly for windows to living areas and bedrooms) or comfort glass or a similar product that achieves a higher level of thermal performance than standard glass
- Use appropriate external shading devices to windows on the north, east and west facades, including pergolas, verandahs and window shades
- Use retractable shading/shelter of external living areas to encourage outdoor living all year round
- Provide eaves with a minimum width of 900mm to north, west and east sides of homes
- Provide for appropriate ceiling heights to enable the installation of ceiling fans in living rooms and bedrooms
- Design the home with “zones” to separate living, sleeping and utility areas to improve the efficiency of heating and cooling systems
- Select appliances for your home that have a high energy efficiency star rating
- Select “Green Energy” with your energy provider
- Use recycled materials and materials that have low embodied energy.

3.2 Water Efficiency

REQUIREMENTS

Under current building legislation, all new homes are required to include a rainwater tank with a minimum capacity of 1,000 litres plumbed to a non-potable use in the home (eg toilet, hot water service, laundry).

As a step towards sustainability, at Blackwood Park a rainwater tank with a minimum capacity of 1,500 litres is required for smaller allotments (ie < 600m²), but for larger allotments (ie >600m²) a rainwater tank with a minimum capacity of 2,500 litres is required.

RECOMMENDATIONS

- Install AAAA dual flush toilets and AAA rated showers and taps
- Consider increasing the capacity of your rainwater tank to allow usage of your own water for gardens or other non-essential activities during times of government water restrictions
- Install a grey water reuse system that complies with the appropriate standards to create recycled water for non-potable use and garden watering
- Install sub-surface irrigation systems or drippers for your garden
- Use drought tolerant or native plants in your garden.





3. Supporting the Environment

3.3 Trees

REQUIREMENTS

Significant trees must be protected during construction – refer to Section 6 Building on your Site.

Development, including buildings, earthworks (excavation, trenching, fill and compaction) and hard surfacing (paving or concreting) within the Tree Protection Zone (TPZ) can impact on the long-term stability and health of the tree and should generally not occur. Some encroachment into a TPZ may be permitted subject to assessment by an appropriately qualified Arborist and approval from the Encumbrance Manager and Council. Encroachment of a TPZ by all adjacent development will generally not be permitted to exceed a total of 30% of the TPZ.

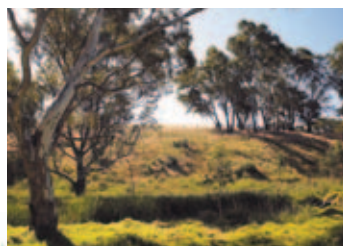
No significant tree may be removed or pruned without prior approval of the Encumbrance Manager and Council.

No Australian native tree that has a trunk diameter of more than 200mm measured 1 metre above natural ground level and/or is of a height greater than 5m may be removed without prior approval of the Encumbrance Manager and Council.

RECOMMENDATIONS

When designing your home, outbuildings, site sculpting and retaining walls on sites with significant trees, avoid changing the ground level (excavation, fill or compaction), and minimise impervious surfaces (eg use decks with carefully bored piers instead of paving).

Contact the Encumbrance Manager or the City of Mitcham for more information on how to care for and maintain significant trees.







4. Designing your Home

4.1 Siting and sizing your home

GUIDELINES INTENT

Allotments at Blackwood Park offer unique opportunities to create your dream home. When designing or selecting your home it is important to consider how to best design and site your home to take advantage of those opportunities. Your builder or architect will be able to help you to consider aspects including:

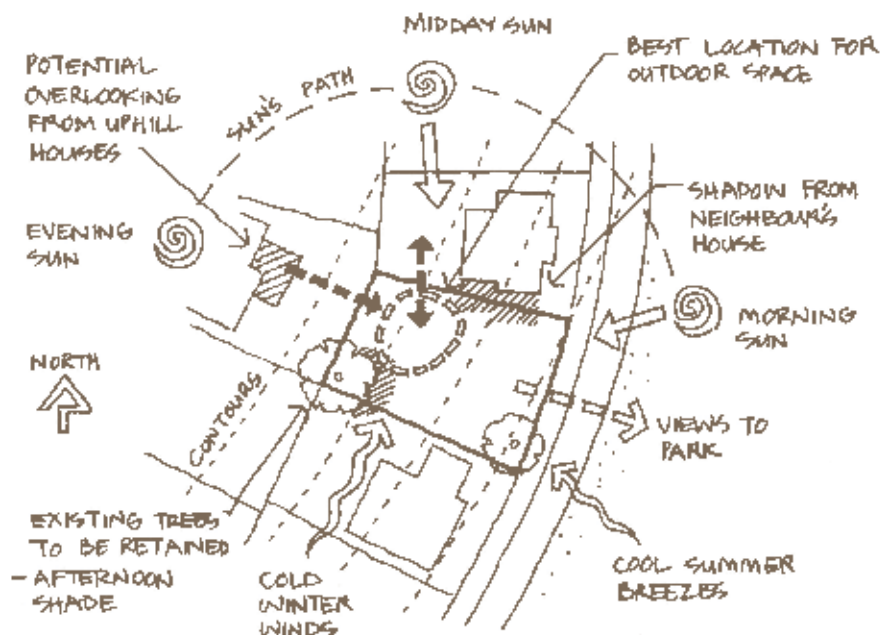
- Taking advantage of features such as views, reserve frontages and established trees
- Creating an attractive and spacious character through the appropriate sizing and set-back of your home to the street, neighbouring homes and reserves
- Designing to complement the allotment's slope and minimising the need for earthworks and retaining walls
- Using the sun's energy to warm your home in winter and create pleasant indoor and outdoor living areas, by designing to take advantage of northern orientation
- Protecting your privacy and the privacy of your neighbours.

RECOMMENDATIONS

A good way to understand how to take advantage of the features of your allotment is to prepare a site analysis plan. This plan is a notated sketch plan that shows things like:

- Site contours and levels
- Direction of views
- Northern orientation
- Position of existing or potential neighbouring buildings
- Location of any adjacent reserves
- Location of significant trees or other existing vegetation
- Any technical requirements or issues such as drainage, services, easements etc
- Building Envelope for the allotment.

Having all of this information on one plan will make it much easier to design or select a home that will take advantage of the site's attributes.



Example of a site analysis plan.



4. *Designing your Home*

4.1.1 **Building Envelopes and Set-backs**

A Building Envelope has been prepared for each allotment that indicates the area of the site within which your home should be sited. Each Building Envelope indicates:

- The minimum set-back from each boundary for one and two storey developments
- Appropriate locations for any building to the boundary for garages/carports
- Location of driveways (only for allotments with special access needs)
- Tree Protection Zones for any significant trees
- Any special fencing or retaining wall requirements.

REQUIREMENTS

The siting of your home should comply with the nominated Building Envelope and set-backs for your allotment.

4.1.2 **Site Coverage**

Homes and other structures such as outbuildings should be sited to ensure that the site coverage is appropriate to maintain enough private open space and space for landscaping on your site. Space for landscaping, whether it is in public reserves or private gardens, is an important part of the character of Blackwood Park.

REQUIREMENTS

To create a sense of spaciousness, the appropriate coverage of your site should be no more than:

Dwelling Type	Maximum Site Coverage
Single storey home	50%
Split-level home that is predominantly single storey	50%
Two storey home on an allotment less than 400 m ²	40% (up to 50% may be allowed subject to Council approval)
Two storey home on an allotment greater than 400 m ²	40%
Community Title development	60% (subject to individual assessment)





4. Designing your Home

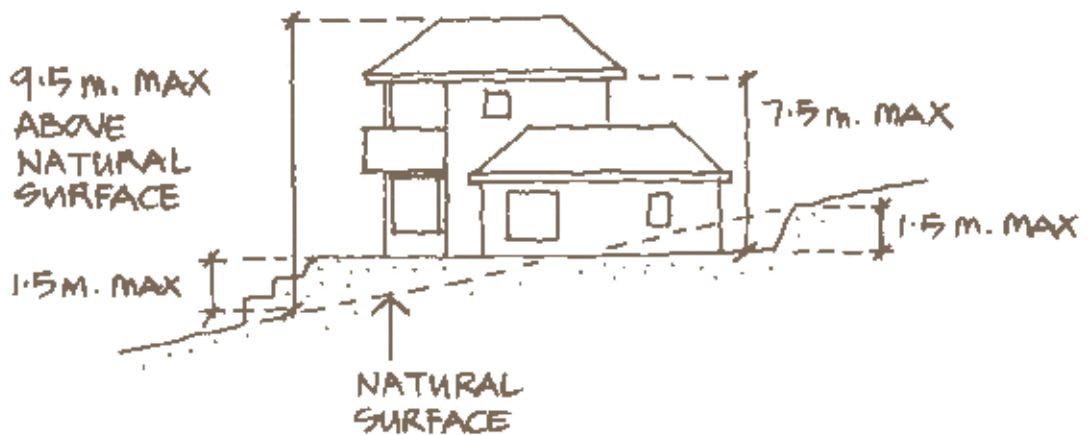
4.1.3 Building Height

Homeowners can take advantage of the views available at Blackwood Park by building two storey homes. Two storey or split-level homes that are tailored to the slope of the site are encouraged.

REQUIREMENTS

To limit overshadowing and as much as practicable maintain views, the height of homes at Blackwood Park should generally be limited to the following maximum heights above existing natural ground level:

Dwelling Component Type	Maximum Building Height	Other Requirements
Single storey	6.5 metres at the eaves (except on gable ends) 8.5 metres at the ridgeline	
Two storey	7.5 metres at the eaves (except on gable ends) 9.5 metres at the ridgeline	
Walls on boundaries (eg garage)	3 metres	maximum length along boundary of 7 metres
Free-standing outbuildings	2.4 metres wall height 3.6 metres total maximum height	maximum floor area of 40m ²





4. *Designing your Home*

4.2 **Sculpting your Site**

GUIDELINES INTENT

Sloping sites provide the opportunity to design to suit the unique features of your site, such as views. Using your site analysis plan, design your house and site to take advantage of the natural slope by using different levels.

Earthworks and large retaining walls can be expensive and can significantly alter the natural character and appeal of an area. They can also have an impact on the health of any significant trees. By using good design you can create a home and landscape that reflects the quality and vision for Blackwood Park.

4.2.1 Earthworks

REQUIREMENTS

To minimise vertical level changes on the site and between properties, earthworks involving cut or fill should be kept to a maximum of 1.5 metres in height.

Embankments should have a maximum grade of 1-in-4 and be suitably landscaped to protect the embankment from erosion.

Earthworks and disturbance within a designated Tree Protection Zone should be minimised in accordance with Section 3.3 Trees.

RECOMMENDATIONS

Homes and outbuildings should be designed and sited to relate to the slope of the allotment to reduce building bulk, cutting and filling and height or need for retaining walls.

Use split-level homes, elevated platforms, pole-framed homes or tiered retaining walls to reduce significant level differences.

4.2.2 Retaining Walls

REQUIREMENTS

Retaining walls (other than those constructed by the Developer) should be set-back at least 1 metre from a reserve or secondary street frontage boundary and should be screened with suitable landscaping.

Retaining walls visible from a public street or reserve should have a maximum height of 1 metre. I-beam and concrete sleeper or permapine (or similar) retaining wall types are not permitted in these and other publicly visible areas. Concrete sleeper type walls that are patterned or coloured may be approved subject to details.

Where retaining of land greater than 1 metre in height is desired, the retaining wall should be tiered, with a minimum distance of 1 metre between the tiered retaining walls to be used for landscaping.





4. Designing your Home

Retaining walls on boundaries shared with neighbouring properties should have a maximum total height of 1 metre and the written approval of the relevant neighbour(s). Where approval has not been given, no retaining wall may be constructed on the relevant boundary or less than 1 metre from the relevant boundary.

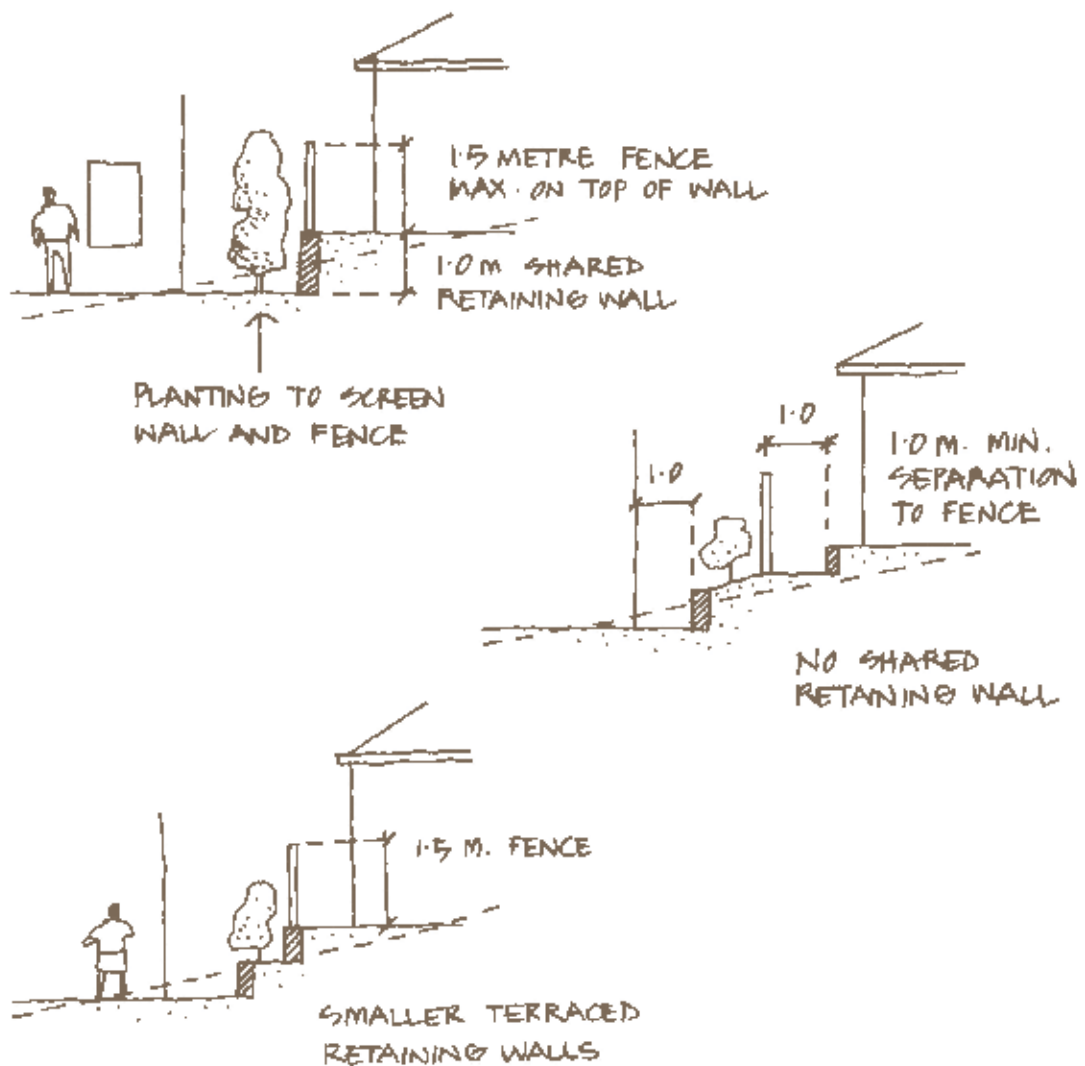
In rear private yards (where not visible from public areas such as reserves) retaining walls may be increased to a maximum height of 1.2 metres.

RECOMMENDATIONS

Select a retaining wall type that complements the materials and colouring of your home.

Suggested retaining wall types for use at Blackwood Park are:

- Stone
- Quarry rock
- 'Allen Block' or similar block walling
- Rendered masonry.





4. *Designing your Home*

4.3 Private Open Space & Privacy

GUIDELINES INTENT

Open spaces, both in public reserves and in private yards, are part of the natural character and charm of Blackwood Park. Private open space creates good living environments when the indoors and outdoors are linked, providing for outdoor entertaining and play areas directly accessible from the main living areas of the home.

Good house siting and design can help to protect your privacy and the privacy of your neighbours, while also taking advantage of attractive outlooks. Due to the natural terrain at Blackwood Park, some “overlooking” from adjoining higher properties can occur. In such circumstances you may need to implement your own methods to protect your privacy as per the recommendations below.

4.3.1 Private Open Space

REQUIREMENTS

All homes should be provided with private open space areas that comply with the following:

Allotment Size	At least one area of Private Open Space directly accessible from an internal living area with these minimum dimensions	Minimum Total Area of Private Open Space
≤ 375 m ²	4 metres x 4 metres	50 m ²
> 375 m ²	4 metres x 6 metres	At least 25 m ² per bedroom (50 m ² minimum)

An area must have a minimum dimension of 2.5 metres to constitute private open space. Balconies of at least 5m² in area may be included as private open space.

4.3.2 Privacy

REQUIREMENTS

Where upper level windows, balconies, decks and terraces allow overlooking within 15 metres of your neighbour (refer to diagrams below) of areas otherwise not on view to the public, screening methods, such as obscure glazing, sills of at least 1.7 metres above floor level and fixed screens to a height of 1.7 metres above floor level should be used to protect their privacy.

RECOMMENDATIONS

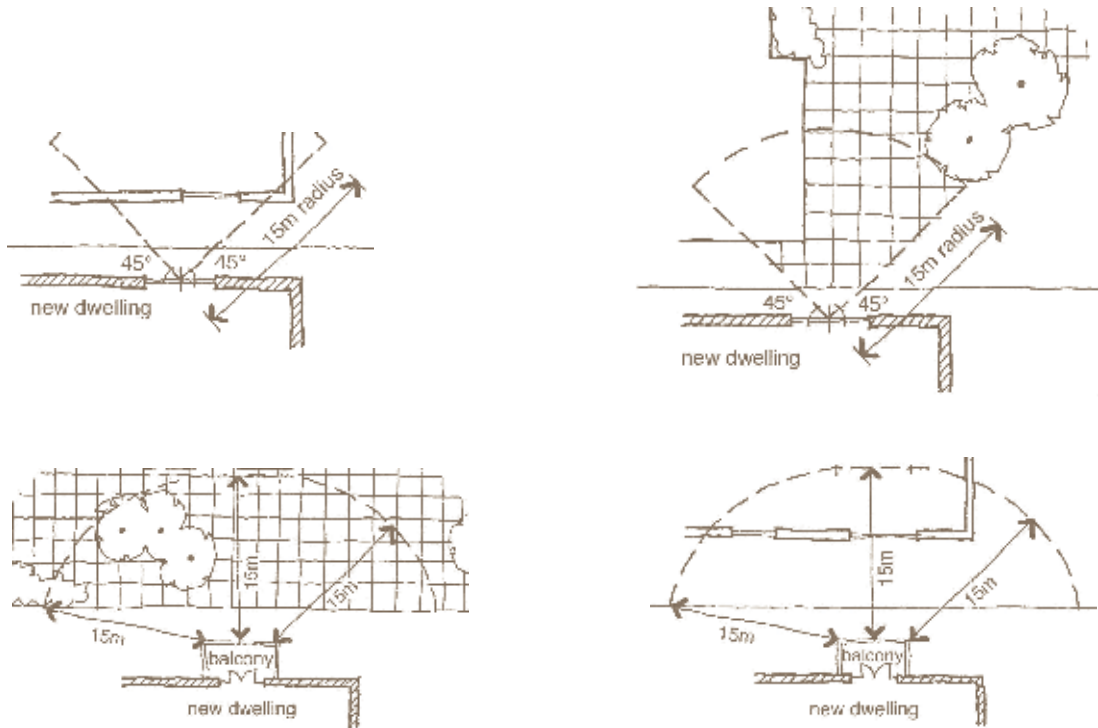
Upper level windows, balconies, decks and terraces should be designed and positioned to avoid direct overlooking of your neighbour’s private yard and windows.

Privacy screens, such as angled louvres, can be used to direct the outlook towards reserves and attractive distant views. Suitable screening devices can sometimes include screen planting, building articulation, permanent blinds or shutters and perforated screens.

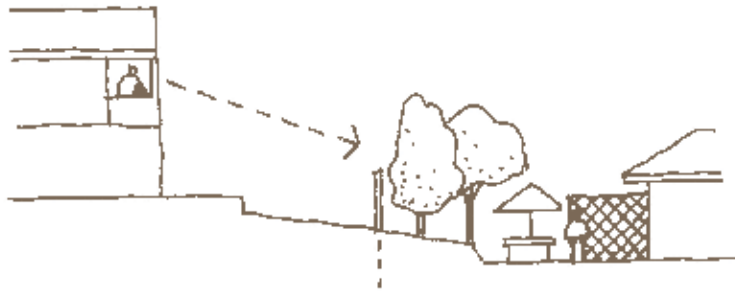




4. Designing your Home



Examples of upper level overlooking that should use screening methods.



PLANTING AND TRELLISES
USED TO CREATE PRIVACY



SCREENS OR
LOUVRES USED
TO PROTECT
PRNACY



4. *Designing your Home*

4.4 Driveways and Car Parking

GUIDELINES INTENT

Driveways and car parking are an important consideration in the design of your home. They need to address the conditions of your site – but they should not dominate the appearance of your home.

Generally you can determine the location of your driveway. However, in some areas the locations of driveways have been fixed due to special access needs, solar orientation, avoidance of significant trees and servicing.

4.4.1 Driveways

REQUIREMENTS

The driveway should be positioned in accordance with the Building Envelope Plan (if indicated).

Locate your driveway to enable safe access to your property, taking into account the slope of your site. Driveways should have a maximum grade of 1-in-5, with an absolute maximum of 1-in-4, with appropriate transition curves as required by Council.

To increase opportunities for landscaping and minimise earthworks, driveways should have the following maximum widths:

- Single driveway – 3 metres
- Double driveway – 6 metres tapered to 5 metres at the front property boundary.

Your driveway must be constructed prior to occupation of your home.

4.4.2 Car Parking

REQUIREMENTS

At least two (2) car parking spaces are required for each allotment. At least one car park should be located undercover (ie garage or carport). Garages and carports should be set back a minimum of 5.5 metres from the street boundary to allow for car parking in the driveway.

Garages or carports should not dominate the front elevation of the dwelling and should not be located forward of the main dwelling's front facade. Where a garage or carport is not provided under the main roof its design and materials should match those of the dwelling.

If you have a caravan, boat, trailer or other recreational or commercial vehicle you should design your home to ensure that you can park the vehicle away from public view.





4. *Designing your Home*

4.5 Outbuildings and External Fixtures

GUIDELINES INTENT

Sheds, covered pergolas and other outbuildings can provide space for storage and for outdoor entertainment, adding to the features of your home.

Sheds, other outbuildings and external fixtures (such as clotheslines, air conditioners, antennae and rainwater tanks) should be well located and screened appropriately so as not to detract from the appearance of your home.

4.5.1 Outbuildings

REQUIREMENTS

Outbuildings should only be located to the side or rear of your home, with a minimum setback of 1 metre from side or rear boundaries, and a minimum setback of 2 metres from boundaries with public reserves.

Materials and colours for outbuildings should complement those used for your home, and should not include highly reflective materials such as zincalume.

Refer also to Section 4.1.3 Building Height.

RECOMMENDATIONS

Design your site to incorporate space for outbuildings while maintaining sufficient private open space and minimising the visual impact on your neighbours and public spaces.

Contact the City of Mitcham in regards to specific size and height requirements for various outbuildings.





4. *Designing your Home*

4.5.2 External Fixtures

REQUIREMENTS

Locate and design all service equipment and appurtenances (including but not limited to clotheslines, air conditioners, antennae, satellite dishes, rainwater tanks, solar hot water heaters, photo-voltaic solar panels) so that they are not obtrusive as viewed from public frontages of your site. Where external fixtures may be visible, screen them from public view using appropriate materials that complement the building materials and colours of the home or outbuilding.

Evaporative air conditioners should be low profile, located below the ridgeline and should be a neutral colour that matches the roof. Winter covers are also to match the colour of the roof.

Antennae are to be located within the roof space unless it is demonstrated that reception is otherwise adversely affected. Satellite dishes are to be painted black or pre-coloured to match the roof.

RECOMMENDATIONS

Locate or screen noise-generating equipment (eg air conditioner units, pool pumps) such that they don't cause a nuisance to your neighbours.

Letterboxes should use materials, colours and styles that complement the house. They should include a clear number for easy identification.





4. *Designing your Home*

4.6 Building Design

GUIDELINES INTENT

Building design should be site-responsive, by using different levels, articulation, well-orientated windows and spaces, and indoor-outdoor living spaces that capture views.

Through building materials and finishes, residents have the opportunity to reflect both the natural setting of the hills and contemporary lifestyles, both of which are on offer at Blackwood Park. Homes at Blackwood Park have the opportunity to forge a new era of stylish, responsive design, rather than the reproduction of bygone eras. This can be achieved through both responsive building design and through the use of materials and finishes. Colours can also make a big difference to the appearance of your home and how well it fits within its setting.

4.6.1 Built Form Facades

REQUIREMENTS

To create an interesting streetscape, avoid unsightly blank walls and reduce the bulk of buildings, the primary frontage facade of all dwellings and building facades that are adjacent public reserves should incorporate at least three (3) of the following design elements:

- Varied built form set-backs (excluding garages or carports) or an articulated facade with recessed or protruding elements
- Varied floor levels (eg split-level home)
- One of the following building elements: verandah, balcony, porch, portico, deck, terrace or individual architectural features or patterns
- Architectural features for roof forms (eg gables, attic windows, eaves greater than 900mm) or non-traditional roof forms such as flat, skillion and butterfly forms
- Architectural features for windows, such as bay windows, window boxes, window shading devices or other individual design elements.

Houses on corner allotments should be designed to address both street frontages, particularly if of two storey construction, and hence should continue the treatment used on the primary facade. Building facades on secondary street frontages should still incorporate at least two (2) of the above design elements.

Where traditional forms of roofing are proposed, they should have a minimum roof pitch of 25 degrees.

RECOMMENDATIONS

Outdoor areas should be created that provide shade and shelter while capturing views and sunlight.

Houses on corner allotments can be designed to address the full length of a secondary frontage (ie with no fencing to the street).





4. Designing your Home

4.6.2 Building Materials and Colours

REQUIREMENTS

The primary frontage facade of all dwellings and building facades that are adjacent secondary street frontages or public reserves should incorporate a mix of at least three (3) of the following different materials:

- Stone or stone render
- Timber panelling
- Face or bagged brick
- Cement rendered concrete, brick or rendered fibre cement sheet
- Metal, timber or glass balustrades
- Metal or timber slatted privacy screens or shade structures
- Western red cedar or other timber framed windows of architectural significance
- Feature sections of mini orb or other coloured metal sheeting (excluding the roof)
- At least two (2) different but complementary colours in an appropriate scheme (with sufficient area for each colour to contribute to the facade).

Houses on corner allotments should be designed to address both street frontages, particularly if of two storey construction, and hence should continue the treatment used on the primary facade. Building facades on secondary street frontages should still incorporate at least two (2) of the above different materials.

The following materials are NOT permitted for dwelling facades:

- Colorbond sheeting (except as a roofing material)
- Unpainted or unrendered cement sheeting
- Stucco
- Galvanised sheeting
- Log-cabin style walling
- Fibro cement boarding or similar.

RECOMMENDATIONS

Colours such as bright whites, creams and oranges generally do not complement the bushland setting. To assist with creating attractive homes that complement the natural character of Blackwood Park, colours with earthy or natural tones should be used.





4. Designing your Home

4.7 Fencing

GUIDELINES INTENT

The edges of sites, whether to public frontages or to adjacent neighbours, are a continuation of the design of your home and site. Fencing and retaining walls are an integral part of your design as they provide privacy and enclosure, delineate between public and private spaces, and control level differences. The appearance of fencing and retaining walls can detract from the appearance of your property if designed inappropriately.

REQUIREMENTS

Front fencing forward of the building line is not permitted (other than in selected precincts where indicated on the Building Envelope Plan).

Side, return and rear boundary fences should generally have a maximum height of 1.8 metres (2.0 metres may be allowable in special circumstances) and should be located at least 1 metre behind the front building line of the home. Fencing types permitted for side, return and rear boundaries, and subject to agreement with your neighbour, include:

- Timber panelling
- Brush fencing
- Piers of face brick, rendered masonry or stone with infill panels of timber or metal sheeting
- Masonry style walls (particularly adjacent to courtyards and swimming pools)
- Colorbond fencing, which must be in the colour “grey ridge”.

The Developer may provide fencing to secondary road or reserve frontages. Where the Developer is providing fencing it will be indicated on the Building Envelope Plan. All fencing on an allotment boundary that has been provided by the Developer is to be maintained and, if required, replaced with like materials by the owner of the allotment.

Where the Developer has not provided secondary road frontage fencing, the fencing types above may be used. The selected fencing type should be constructed with materials and colours that are consistent with the dwelling and should complement the streetscape. Secondary road frontage fencing should not commence within 10 metres of the primary frontage boundary.

Where the Developer has not provided reserve frontage fencing, the fencing types above or a black open tubular type metal fence may be used.

RECOMMENDATIONS

Select fencing materials that are durable.

Use “good neighbour” style fencing for fences shared with neighbours.







5. *Designing your Landscape*

GUIDELINES INTENT

The natural bushland character of Blackwood Park can be significantly enhanced through your garden landscaping. The landscape design of each allotment at Blackwood Park is an opportunity to complement the special quality of the area as a whole, integrate each house into the general environment and significantly improve habitat.

At Blackwood Park we wish to encourage the use of appropriate plants and irrigation methods to complement the surrounding environment and reduce the usage of water. However, we recognise that the style and appearance of landscaping is as individual as every resident.

REQUIREMENTS

Landscaping, including trees, shrubs and gardens beds must be established within nine (9) months of occupation of the home.

The owner must replace street trees damaged during building activity or removed for driveways with the same species in the street.

Your landscaping and maintenance should extend to the kerb or footpath (where provided) in front of your home.

RECOMMENDATIONS

Planting

Use plantings of local indigenous trees, shrubs and groundcovers wherever possible, as these minimise the need for irrigation and are more suited to the climate and soils at Blackwood Park. For variety, also consider using Mediterranean species, which are generally low in water use and suited to clay soils. For recommendations on the types of plants that will suit the conditions found at Blackwood Park, please refer to the recommended plant list in the Attachments.

Consider carefully the particular characteristics of plants and position them according to their ultimate height and spread – in particular, generally keep trees away from buildings and masonry fences. Root barriers should be used where trees are within 2.5 metres of a house or outbuilding.

Design gardens to complement the layout of your house so that the two function in an integrated way. Position plants to provide shade and privacy, allow winter sun to penetrate, and frame views to the surrounding reserves and parks within Blackwood Park. Use compatible materials, scales and colours in the garden design to complement the design of the house.

Maximise the use of plant materials and minimise the use of lawns that are reliant on water.



5. *Designing your Landscape*

Irrigation

Gardens should be designed to minimise the use of water for irrigation. Where irrigation is installed, a drip irrigation system is recommended as it can effectively ensure plants have adequate water supply, particularly during their initial establishment. Drip irrigation will also substantially reduce water use.

Use inline pressure compensating drip tube for irrigating gardens, including lawns. A dripper spacing of 40cm is generally appropriate. The tube should be covered by mulch and a small in-line filter is recommended. Button drippers are appropriate for pot plants.

Install an automated control of watering as it helps avoid over watering. By incorporating control valves for each planted area, the water application rate can be varied according to the needs of the plants.

Avoid spray irrigation, which is wasteful because of evaporation losses and tends to give uneven application.









6. *Building on your Site*

GUIDELINES INTENT

Once you have received both Encumbrance Approval and Development Approval you can now proceed with building your home. In order to maintain a safe, orderly and environmentally responsible building site there are a number of steps that should be taken before, during and after the building process.

REQUIREMENTS

To manage erosion of soil and impacts on the surrounding drainage system a Soil Erosion and Drainage Management Plan (SEDMP) is required. The Plan should be prepared in accordance with the “Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry” dated March 1999 (and subsequent amendments as/when issued) by the Environment Protection Authority (refer to EPA website www.epa.sa.gov.au for details). The SEDMP must be followed at all times during construction to prevent damage to the surrounding Blackwood Park environment.

Until completion of the driveway, vehicle access points should be stabilised at all times to prevent erosion and the transmission of dirt and mud onto roads.

Spoil excavated during construction of your home, outbuilding or landscaping must be stored temporarily on your site or removed immediately. Spoil may only be placed on an adjoining allotment provided the following measures are taken:

- Written approval has been received from the adjoining owner and a copy has been provided to the Encumbrance Manager prior to the placement of any spoil
- The spoil must be watered or covered to prevent the dust from causing nuisance to surrounding residents
- Appropriate measures (eg fencing or barricades) must be taken to prevent other parties contributing to the spoil
- The spoil should be removed immediately upon completion of the home, outbuilding or landscaping or at an earlier date as agreed with the adjoining owner
- When removing the spoil from the adjoining allotment it must be scraped clean to the natural surface.

All refuse must be contained in an appropriate refuse collection bin or container on the allotment.

Significant trees must be protected during construction by:

- Erecting (prior to any construction activity on the site) and maintaining an appropriate fence or barrier around the perimeter of the Tree Protection Zone (TPZ) to prevent vehicle or machinery access, parking of vehicles and the storage and depositing of materials
- Providing a 100mm thick layer of organic mulch over the ground within the TPZ to assist with moisture retention. Supplementary watering may be required during any dry periods in the construction process
- Complying with any other conditions imposed by the Encumbrance Manager or Council associated with any encroachment into the TPZ.

RECOMMENDATIONS

Refer to the Blackwood Park website www.blackwoodpark.com.au for latest information.



7. *Precinct/Allotment* Specific Provisions

PRECINCT SPECIFIC GUIDELINES

Highfield Precinct - Display Village Allotments

For ease of pedestrian traffic and security, all display village allotments are permitted to temporarily install open black tubular fencing (or otherwise approved). This temporary fencing is to be removed when a display home ceases to be used for display purposes.

ALLOTMENT SPECIFIC GUIDELINES

Bonython Precinct

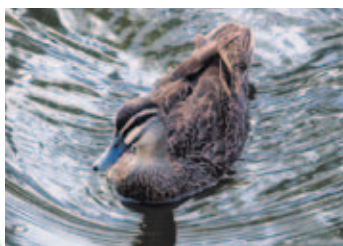
Due to their unique character, Lots 202, 203, 204, 205, 206, 207 & 208, Bonython Way are designated as requiring a higher level of architectural design, attention to detail and substance. Each dwelling on these allotments must comply with the following additional requirements:

- Have a total floor area greater than 350 square metres
- Incorporate at least four (4) of the Built Form Facade requirements specified in Section 4.6.1
- Incorporate at least four (4) of the Building Materials & Colours requirements specified in Section 4.6.2, and must include stained timber or commercial grade aluminium windows of architectural significance.

Watts Terrace Precinct

Each dwelling on allotments 282, 283, 284, 286 & 290 must comply with the following additional requirements:

- For the purpose of these guidelines, the primary frontage facade shall be regarded as that part of the dwelling that faces Watts Terrace
- All dwellings facing Watts Terrace should be set back no less than 3 metres and no more than 5 metres from the primary frontage boundary
- All dwellings facing Watts Terrace shall be of 2-storey construction
- No vehicle access to allotments is allowed from Watts Terrace; vehicle access must only be via the rear lane
- A 0.5 metre setback for garages to the rear lane is encouraged; the maximum setback for garages to the rear lane property boundary is 6 metres
- Rear fencing materials facing the lane should be of either brush, masonry or timber construction and should be designed to provide privacy to areas of private open space and provide an attractive streetscape
- Sheds, outbuildings and external fixtures (such as clotheslines, air conditioners, rainwater tanks etc.) must not be visible from Watts Terrace.





7. *Precinct/Allotment* Specific Provisions

Reserve Precinct

Allotments 881, 882, 891, 892, 941, 942, 951, 952 and 551, 552, 661, 662, 781, 782, 791, 792 are in a unique setting, fronting onto the central reserve. To maintain the vision for this area, dwellings should comply with the following additional requirements:

- Dwellings are to address the reserve and have a high level of architecture and visual appeal
- The desired architecture of all dwellings in this precinct is to be modern / contemporary and complementary to each other
- Corner allotments must adequately address secondary frontages in accordance with these guidelines and should include generous openings (windows or doors)
- Dwellings are to be minimum two storeys, with careful design to ensure that private open space to each reserve allotment is able to benefit from access to northern winter sunlight
- Dwellings are to have significant balcony (or similar) areas overlooking the reserve with a preference for living spaces to be orientated towards the reserve
- Ground finished floor levels should be 300mm – 600mm higher than the adjacent reserve surface level
- Building setbacks shall be as shown on the relevant building envelope plan. Note that single storey garages may be built on the boundary
- Building setbacks from the reserve boundary are preferred to be a maximum of 4 metres and minimum of 2 metres. Balconies may project beyond the minimum setback
- Heights of roof ridges, pitching points, gutters, eaves, parapets and floor levels must either match the adjoining reserve allotment property or vary by a maximum of 600mm
- Roofs sharing the same pitching point as the adjoining reserve allotment property and in the same plane should match the roof pitch of the adjoining property
- The main visitor entrances for all dwellings should be via the reserve
- Fencing along the reserve boundary shall be performed by the developer, and will contain visually permeable infill panels and a pedestrian access gate
- Air conditioning plant, aerials or other external equipment must not be visible from the reserve or secondary frontages.







8. Attachments

RECOMMENDED PLANTING LIST

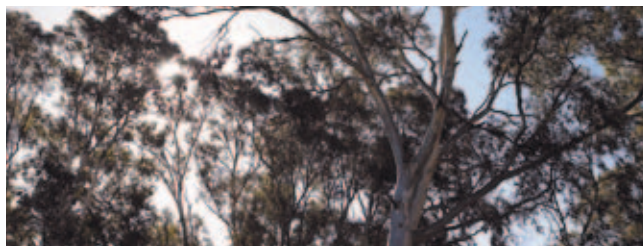
The plant heights and characteristics are indicative only and will depend on the location of the gardens, the aspect and soils.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Approximate Size</i>
Shrubs		
<i>Acacia</i> 'Little Nugget'	Acacia	1.0m high x 0.5m wide
<i>Acacia acinacea</i>	Wreath Wattle	1.5m high
<i>Acmena smithii</i> var. <i>minor</i>	Lilly Pilly (variety)	3.0m high x 2.0m wide
<i>Adenanthos sericea</i>	Woolly Bush	1.0m high x 2.5m wide
<i>Austromyrtus inophloia</i> 'Blushing Beauty'	Thready Barked Myrtle	1.5m high x 1.0m wide
<i>Banksia ericifolia</i> (dwarf)	Heath Banksia	0.9m high x 0.9m wide
<i>Banksia petiolaris</i>	Prostrate Banksia	0.4m high x 0.5m wide
<i>Banksia spinulosa</i> (dwarf)	Hairpin Banksia	0.5m high x 0.3m wide
<i>Bursaria spinosa</i>	Sweet Bursaria	2.0m high
<i>Callistemon</i> 'Cherry Time'	Bottlebrush (variety)	1.8m high x 1.5m wide
<i>Callistemon</i> 'Little John'	Bottlebrush (variety)	1.0m high x 1.0m wide
<i>Callistemon</i> 'Splendens'	Bottlebrush (variety)	2.0m high x 1.5m wide
<i>Chamelaucium uncinatum</i>	Geraldton Wax Flower	2.0 – 3.0m high
<i>Convolvulus cneorum</i>	Silver Bush	1.2m high x 1.0m wide
<i>Cordylina australis</i>	Cabbage Tree Palm	Up to 2.0m high
<i>Correa</i> 'Dusky Bells'	Native Fuschia (variety)	0.6m high x 2.0m wide
<i>Correa</i> 'Firebird'	Native Fuschia (variety)	1.0m high x 2.0m wide
<i>Correa alba</i>	White Correa	1.5m high x 1.5m wide
<i>Correa pulchella</i>	Native Fuschia	1.0m high x 1.0m wide
<i>Correa reflexa</i>	Native Fuschia	0.3m high x 1.2m wide
<i>Correa reflexa</i> 'Redex'	Native Fuschia (variety)	1.0m high x 1.0m wide
<i>Correa reflexa</i> var. <i>nummularifolia</i>	Native Fuschia (variety)	0.3m high x 1.5m wide
<i>Dodonaea viscosa</i> 'Purpurea'	Hop Bush (variety)	1.5-3.0m high x 1.5m wide
<i>Enchylaena tomentosa</i>	Ruby Salt Bush	0.5m high x 0.7m wide
<i>Eremophila glabra</i> 'Green'	Emu Bush (variety)	0.7m high x 1.0m wide
<i>Eremophila glabra</i> 'Lime Gold'	Emu Bush (variety)	1.2m high x 1.5m wide
<i>Eremophila maculata</i>	Spotted Emu Bush	1.0m high x 1.0m wide
<i>Eutaxia obovata</i> 'Nana'	Eutaxia	0.6m high x 0.6m wide
<i>Grevillea</i> 'Bronze Rambler'	Grevillea (variety)	0.3m high x 1.0 – 3.0m wide
<i>Grevillea</i> 'Superb'	Grevillea (variety)	1.0-1.5m high x 1.5m wide
<i>Grevillea obtusifolia</i>	Grevillea	0.5m high x 1.0 – 3.0m wide
<i>Hardenbergia</i> 'Happy Wanderer'	Coral Pea (variety)	0.6m high x 2.0m wide
<i>Hardenbergia</i> 'Mini Haha'	Coral Pea (variety)	0.6m high x 0.6m wide
<i>Hebe</i> 'Blue Gem'	Veronica (variety)	1.0m high x 1.0m wide
<i>Hebe</i> 'La Seduisante'	Veronica (variety)	1.25m high x 1.0m wide
<i>Hebe</i> 'Snowdrift'	Veronica (variety)	1.0m high x 1.0m wide
<i>Hebe</i> 'Wiri Gem'	Veronica (variety)	1.0m high x 1.0m wide
<i>Hebe</i> 'Wiri Image'	Veronica (variety)	1.2m high x 1.0m wide
<i>Leucophyta brownii</i> 'Silver Nugget'	Silver Cushion Bush	0.8m high x 1.0m wide
<i>Pimelea ferrunginea</i> 'Bonne Petite'	Pink Rice Flower	0.8m high x 0.8m wide
<i>Rhagodia spinescens</i>	Saltbush	0.5m high x 0.5m wide
<i>Santolina chamaecyparissus</i>	Lavender Cotton	0.6m high x 1.0m wide
<i>Thryptomene saxicola</i>	Rock Thryptomene	1.0m high x 1.0m tall
<i>Westringia</i> 'Jervis Gem'	Native Rosemary (variety)	1.0m high x 1.0m wide
<i>Westringia</i> 'Milky Way'	Native Rosemary (variety)	1.0m high x 1.0m wide
<i>Westringia</i> 'Smokie'	Native Rosemary (variety)	1.5m high x 1.5m wide
<i>Xanthorrhoea semiplana</i>	Yacca	2.0m high (up to 4.0m with flower)



8. Attachments

<i>Botanical Name</i>	<i>Common Name</i>	<i>Approximate Size</i>
Groundcovers		
<i>Carpobrotus rossii</i>	Pig's Face	0.3m high x 2.0m wide
<i>Cerastium tomentosum</i>	Snow in Summer	0.2m high x 1.0m wide
<i>Coprosma kirkii</i>	Dwarf Mirror Plant	0.4m high spreading
<i>Myoporum parvifolium</i> (broad leaf form)	Creeping Boobialla	0.2m high x 1.0 – 3.0m wide
<i>Scaevola</i> 'Mauve Clusters'	Fan Flower	0.2m high x 0.4-1.0m wide
<i>Scaevola albida</i>	Pale Fan Flower	0.2m high x 0.4-1.0m wide
<i>Kennedia prostrata</i>	Scarlet Runner	Spreading to 2.0m
<i>Vittadinia australasica</i>	Sticky New Holland Daisy	Spreading to 0.5m
<i>Wahlenbergia stricta</i>	Tall Bluebell	Spreading to 0.3m
Grasses		
<i>Dianella</i> 'Breeze'	Flax Lily (variety)	0.7m high x 0.65m wide
<i>Dianella</i> 'Cassa Blue'	Flax Lily (variety)	0.6m high x 0.4m wide
<i>Dianella</i> 'Little Jess'	Flax Lily (variety)	0.6m high x 0.4m wide
<i>Dianella</i> 'Little Rev'	Flax Lily (variety)	0.3m high x 0.3m wide
<i>Dianella</i> 'Silver Steak'	Flax Lily (variety)	0.6m high x 0.4m wide
<i>Dianella</i> 'Tas Red'	Flax Lily (variety)	0.6m high x 0.4m wide
<i>Isolepis nodosa</i>	Club Rush	1.0m high x 1.0m wide
<i>Lomandra</i> 'Katrinus'	Mat Rush (variety)	1.0m high x 1.0m wide
<i>Lomandra</i> 'Nyalla'	Mat Rush (variety)	0.75m high x 0.75m wide
<i>Lomandra</i> 'Tanika'	Mat Rush (variety)	0.5m high x 0.7m wide
<i>Lomandra</i> 'Wingarra'	Mat Rush (variety)	0.3m high x 0.3m wide
<i>Poa labillardieri</i> 'Eskdale'	Meadow Grass (variety)	0.6m high x 0.8m wide
Trees		
<i>Banksia integrifolia</i>	Coast Banksia	15.0m high x 8.0m wide
<i>Callitris preissii</i>	Southern Cypress Pine	10.0m high
<i>Eucalyptus cosmophylla</i>	Cup Gum	4.0m high
<i>Eucalyptus ficifolia</i> 'Orange Splendour'	Flowering Gum	6.0m high x 4.0m wide
<i>Eucalyptus ficifolia</i> 'Summer Red'	Flowering Gum	6.0m high x 4.0m wide
<i>Eucalyptus leucoxylon</i> subsp. <i>Megalocarpa</i>	Large fruited SA Blue Gum	7.0m high
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Biloxi'	Crepe Myrtle	6.0m high x 4.0m wide
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Crepe Myrtle	6.0m high x 4.0m wide
<i>Pittosporum phylliraeoides</i>	Native Apricot	12.0m high
<i>Pyrus ussuriensis</i>	Manchurian Pear	12.0m high x 8.0m wide





8. Attachments

APPLICATION FORM

To the Encumbrance Manager:

Attn: Mr Stephen Leybourne,
 Leybourne Collaborative Pty Ltd
 PO Box 1817
 Gawler SA 5118
 Phone: (08) 8524 5569 Fax: (08) 8524 5589 Email: leycol@chariot.net.au

Re:

Lot Number: _____

Street/Address: _____, Craighburn Farm

Contact Details

Owners Details (required)

Builder/Architect/Designer Details (optional)

Name: _____

Name: _____

Address: _____

Address: _____

Phone: (wk) _____

Phone: (wk) _____

(hm) _____

(hm) _____

(mob) _____

(mob) _____

Fax: _____

Fax: _____

Email: _____

Email: _____

Environmental Requirements Checklist (refer Sections 3.1 & 3.2)

Energy Rating Mechanism: (strike out whichever is not applicable)	Building Code Compliance Only	AccuRate or FirstRate5 Certificate (Attached)
House Design Star Rating	5 Stars	Stars
Solar Hot Water Service (+1 Star credit if used)		
Photo-voltaic Cells (+1 Star credit if used)		
TOTAL Star Rating (minimum of 6 stars)	_____ Stars	_____ Stars

Allotment Size (strike out whichever is not applicable)	Rainwater Tank Capacity
< 600 sqm (1500 litre minimum)	_____ litres
> 600 sqm (2500 litre minimum)	_____ litres



8. Attachments

BUILDING REQUIREMENTS CHECKLIST

Site Coverage (refer Section 4.1.2)

Floor area of the home (including garages and carports but excluding verandahs, balconies and pergolas):	m ²
Area of verandahs, balconies and pergolas:	m ²
Total Area (TA):	m ²
Area of Allotment (A):	m ²
Site Coverage Ratio (TA/A):	%

Facades – Built Form (refer Section 4.6.1)

Design Element	Tick where adopted (at least 3 required)
Varied built form set-backs or an articulated facade with recessed or protruding elements	
Varied floor levels (eg split-level home)	
A verandah, balcony, porch, portico, deck, terrace or individual architectural features or patterns	
Architectural feature(s) for roof forms or non-traditional roof form	
Architectural feature(s) for windows	

Facades – Material & Colours (refer Section 4.6.2)

Design Material	Tick where adopted (at least 3 required)
Stone or stone render	
Timber panelling	
Face or bagged brick	
Cement rendered concrete, brick or rendered fibre cement sheet	
Metal, timber or glass balustrades	
Metal or timber slatted privacy screens or shade structures	
Western red cedar or other timber framed windows of architectural significance	
Feature sections of mini orb or other coloured metal sheeting	
At least two (2) different but complementary colours in an appropriate scheme	

Spoil Management (refer Section 6) (Strike out whichever is not appropriate)

I hereby state that spoil will be temporarily stockpiled on the site as shown on the attached sketch and it will be managed in accordance with a SEDMP and will ultimately be removed from the site prior to completion.

I hereby state that all spoil will be removed from the site immediately upon excavation.

I hereby state that spoil will be temporarily stockpiled on Allotment _____ and will be managed in strict accordance with Section 6 of the Blackwood Park Design Guidelines. Written agreement to the stockpiling of material on this allotment has been obtained from the current owner and is attached.

Signed: _____ Date: _____

Print Name: _____

Attachments Checklist (5 copies of each)

- | | |
|--|--|
| <input type="checkbox"/> Site Plan (including contours to AHD) | <input type="checkbox"/> Retaining wall details |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Driveway details |
| <input type="checkbox"/> Elevations of all building facades | <input type="checkbox"/> Fencing details |
| <input type="checkbox"/> Energy rating certificate | <input type="checkbox"/> Details of outbuildings and external fixtures |
| <input type="checkbox"/> Schedule of materials & finishes | |





blackwoodpark.com.au



Marketing Agent:

Robert Coulls
Brock Urban Projects
29 Young Street Adelaide 5000
Phone (08) 8203 1288
Fax (08) 8203 1290
Mobile 0407 205 522
Email sales@brockurbanprojects.com.au
blackwoodpark.com.au

Developer:

