

**CLOVER
PARK**



MT BARKER

urban design

GUIDELINES

Version 1 – January 2018

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Welcome



**Congratulations
on joining the
Clover Park
community.**



At Clover Park, we love the Adelaide Hills. That's why this brand new community has been masterplanned to embrace its naturally beautiful environment and create a liveable hills lifestyle for all of our residents.

We believe good design is a fundamental component of cohesive communities. These Urban Design Guidelines complement our Masterplan to ensure that your new home will be part of a community that is a functional, convenient and attractive place to call home.

Urban Design Guidelines not only provide certainty for the development outcome at Clover Park, 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 as well as some basic principles and options to guide you and your chosen builder in designing your new home. We hope these principles are helpful and easy to understand. If you have any questions along the way please don't hesitate to call our Clover Park Encumbrance Manager on (08) 8132 1115.



1

DESIGN & APPROVAL PROCESS

After selecting your home design you, your builder or architect will need to submit the following plans to the Clover Park Encumbrance Manager 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 Manager in A3 format at:

Clover Park Encumbrance Manager
PO Box 595
Kent Town SA 5071
Ph: (08) 8132 1115

Alternatively, plans in PDF format can be emailed to info@cloverpark.com.au

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 Manager will assist to identify amendments that may be required to achieve compliance;
- The Encumbrance Manager for Clover Park 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 Park.

Approval Process

Read and familiarise yourself with the Clover Park 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 Park Encumbrance Manager 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

2

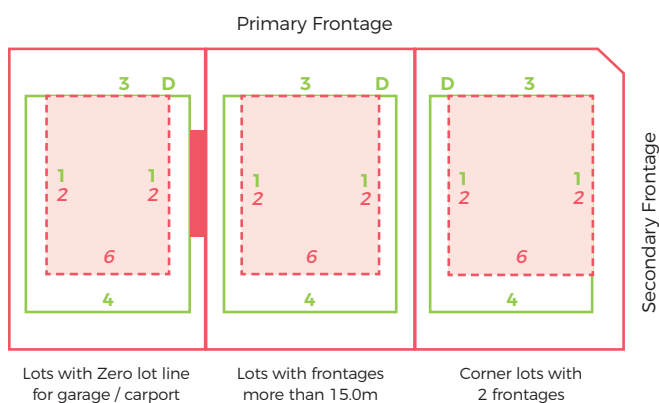
PLANNING & DESIGNING YOUR NEW HOME

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.

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



- = Maximum possible extent for ground floor setback
- = Maximum possible extent for second storey setback
- eg. 3,4** = The bold number indicates the minimum setback distance in meters for the ground floor level of dwelling
- eg. 2,6** = The italic number indicates the minimum setback distance in metres for the second storey of the dwelling
- = Denotes garage can be built on boundary (zero lot line)
- D** = Denotes preferred driveway location

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

Requirements:

- 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;

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 Park Encumbrance Manager for specific details.

2

PLANNING & DESIGNING YOUR NEW HOME

2.2 Site Coverage

The Site Coverage should provide sufficient space for:

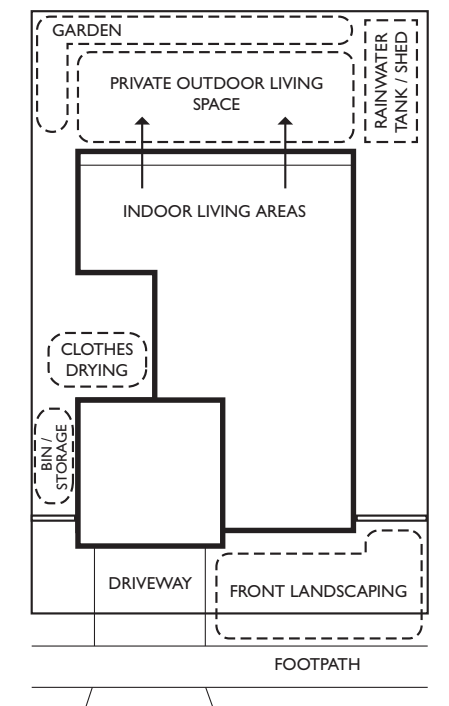
- Pedestrian and vehicle access and vehicle parking
- Storage and clothes drying
- Private open space and landscaping
- Front, side and rear boundary setbacks

Requirements:

While buildings should generally not exceed 50% site coverage, a site coverage of up to 60% will 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 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

Recommendation:

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

2

PLANNING & DESIGNING YOUR NEW HOME

2.5 Building on Sloping Sites

Stunning views are just one of the things that make living in the Adelaide Hills so special, and Clover Park has numerous elevated blocks offering sweeping views of the surrounding landscape. The gentle gradient of these blocks may require earthworks to be undertaken to create level sites for construction. These Guidelines prescribe the techniques required to ensure good design outcomes for earthworks and retaining walls. On steeper slopes purchasers are encouraged to consider split level home designs that minimise the need for cut and fill, and complement the contours of the land.

Retaining Walls in Front and Rear Yards

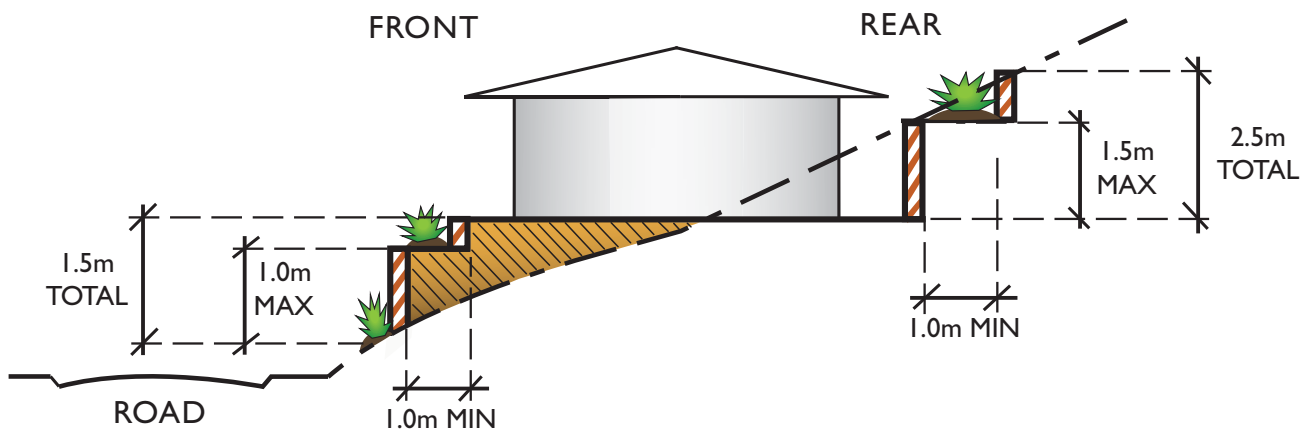
Requirements:

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).

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

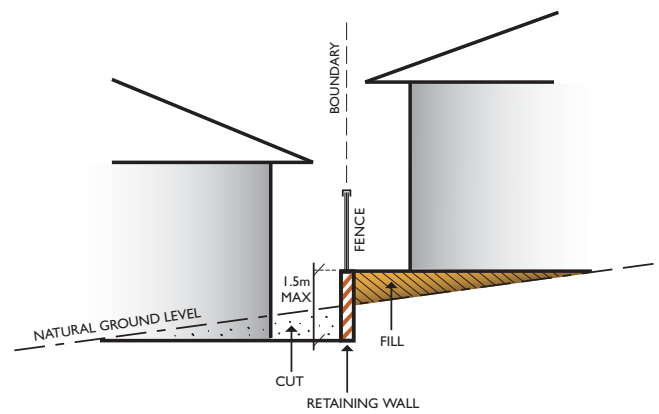
Please contact your adjoining neighbour to determine the height and location requirements for their retaining. Working together can save you money.

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.

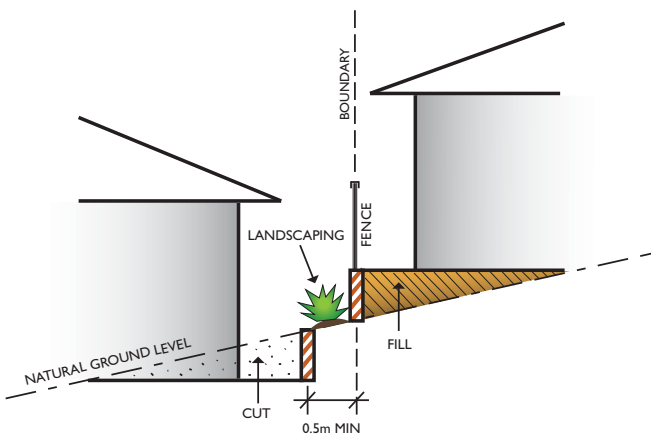
Where a shared retaining wall on a common property boundary would exceed a height of 1.5m both the cut and fill should be individually retained and separated by a minimum distance of 0.5m. The wall retaining the fill should be placed on the allotment boundary to provide for a boundary fence to be erected.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

Figure 4



SHARED RETAINING WALL ON BOUNDARY

Figure 5



TREATMENT FOR RETAINING WALLS OVER 1.5m

2

PLANNING & DESIGNING YOUR NEW HOME

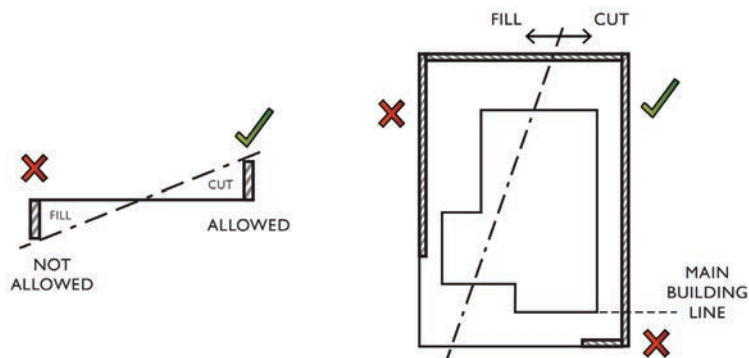
Retaining Materials

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.

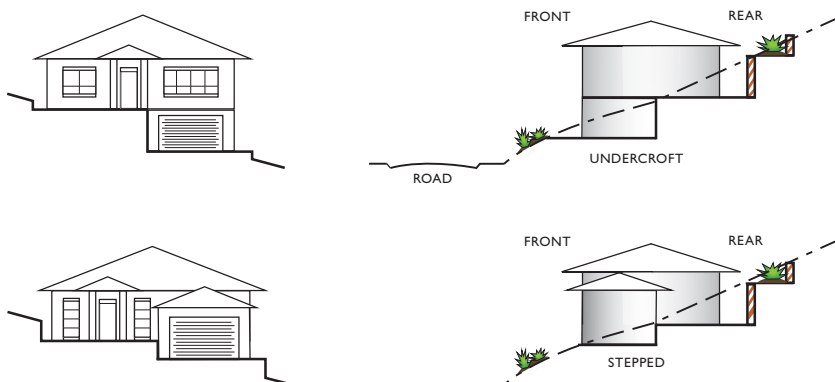
Figure 6 - Location where plain grey concrete sleepers are permitted & not permitted



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 7



2

PLANNING & DESIGNING YOUR NEW HOME

2.6 Energy Efficiency & Comfort

At Clover Park, 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.

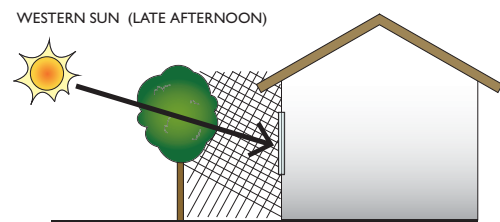
Reducing the need for mechanical heating and cooling, using the sun to warm and light rooms in winter, and allowing for natural ventilation of your home will create more comfortable living spaces and importantly reduce the energy consumption of your home.

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

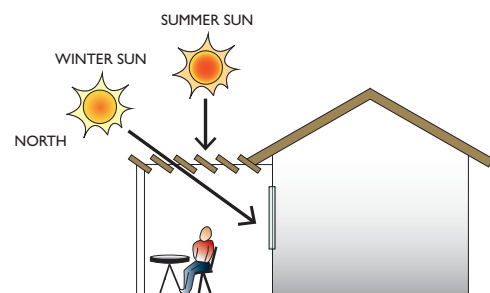
Recommendations:

- 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

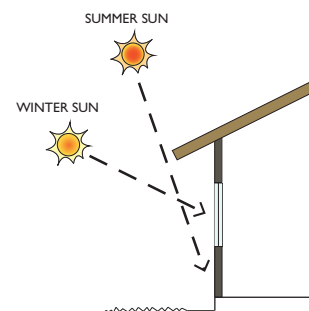
Figure 8



Strategic tree planting around your home can help protect windows from late afternoon western summer sun.



Shading devices fitted to external verandahs & pergolas can allow winter sun to penetrate internal living areas while blocking the harsh summer sun

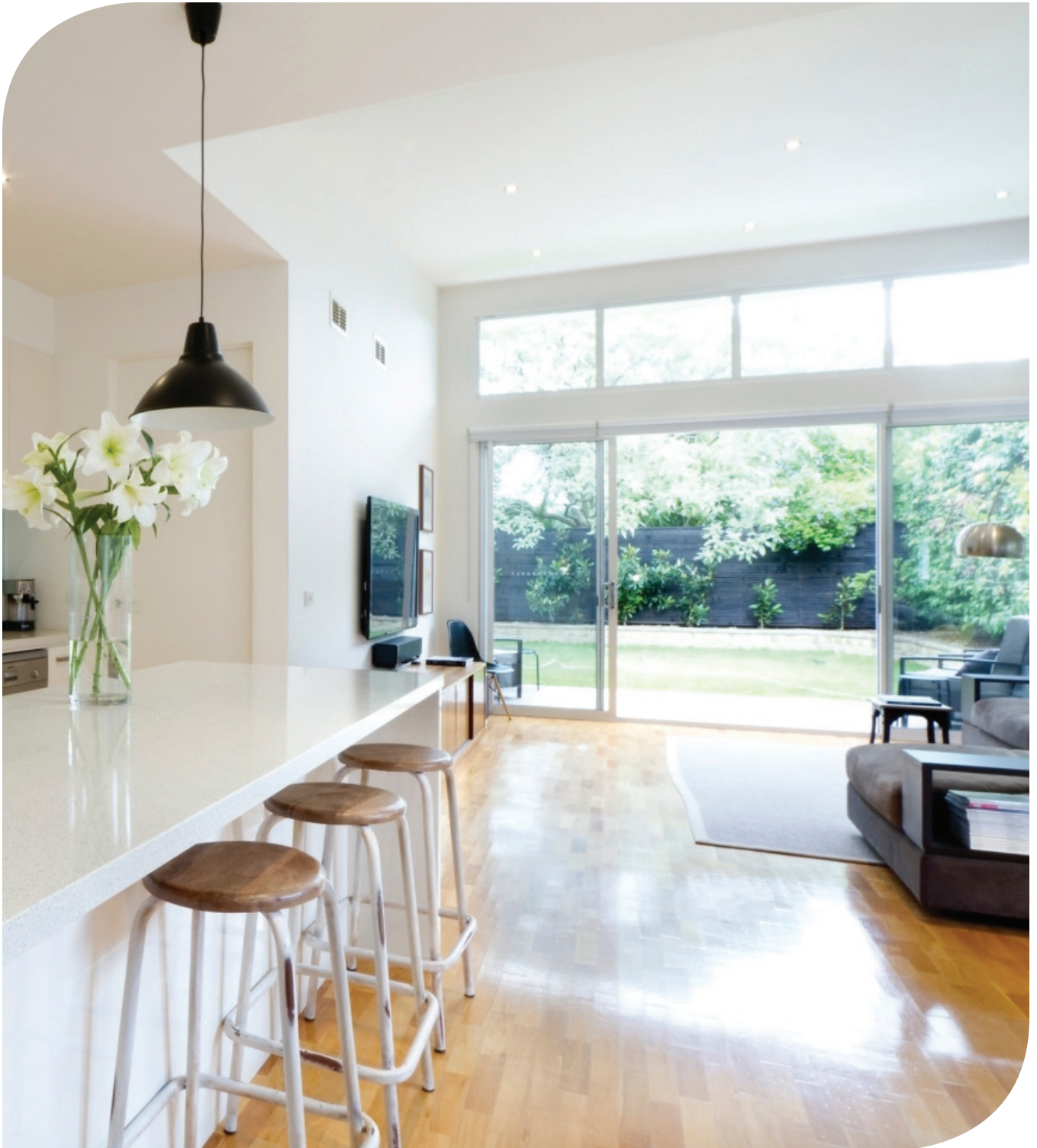


Eaves & shading devices can protect windows from direct sunlight in summer and allow winter sun to penetrate internal living areas

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 9

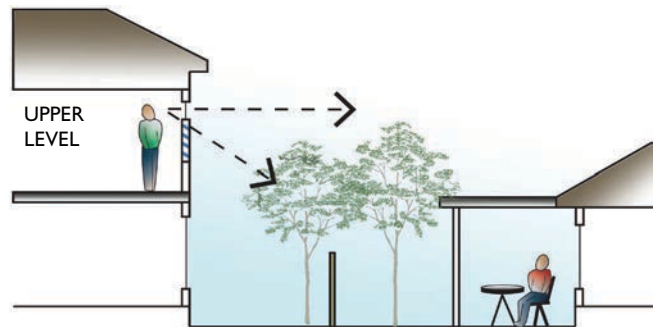
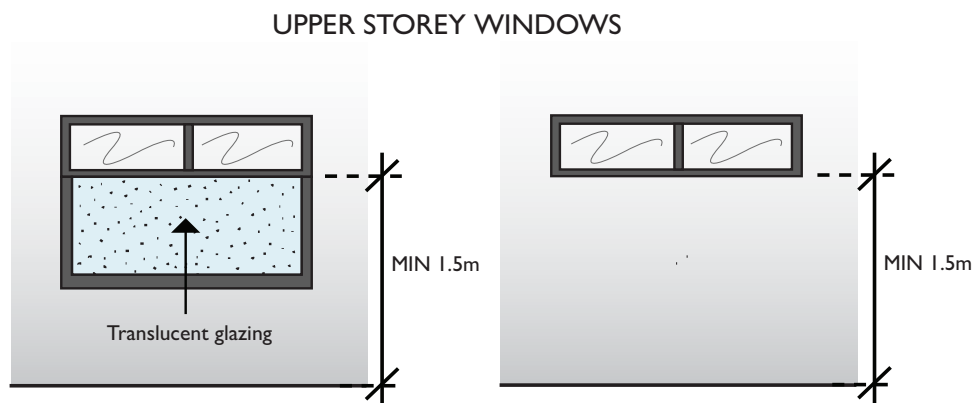


Figure 10



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.



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 Park community.



3

BUILDING APPEARANCE

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 Park 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 & Treatments

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 Manager.
- 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.

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

- Combination of brick and stone (including stone veneer), or brick and render. Proportion of the combination of materials will be assessed and approved at the discretion of the Encumbrance Manager
- Feature walls / infill incorporating timber, painted weatherboard, cement sheet (e.g. Scyon), and Colorbond®. The use of alternative wall cladding materials will be considered on their architectural merits
- 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
- Variations in wall height and rooflines
- 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 Manager and are considered on their architectural merits.



3

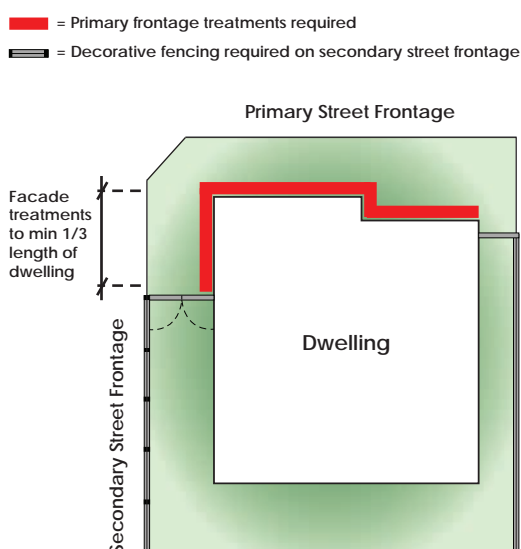
BUILDING APPEARANCE

3.2 Corner Allotments

Requirements:

- Homes on corner allotments must include a window in their secondary frontage wrap façade
- 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)
- The secondary frontage visible to the public shall extend at least 1/3 (one third) of the length of the secondary frontage of the dwelling
- Meter boxes are not permitted on wrap façade unless approved in writing by Encumbrance Manager

Figure 11



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.

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.

- Roofs shall be articulated and incorporate elements such as gables to provide visual interest
- Contemporary, skillion roofs and flat roof elements including porticos, verandahs etc may be approved subject to design merit
- Roof materials shall be selected from coloured corrugated iron sheets, tiles, slate or cement shingles. They may not be white in colour, plain galvanised, or other highly reflective materials

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 Park 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 0.5m from the front façade of the dwelling
- Have a maximum width of 6m or 50% of the site frontage width (whichever is the lesser)

Please Note - two storey dwellings with double garages on 10m allotments will be supported subject to:

- Second storey setbacks being adhered to
- Use bulk heads, architectural doors and other architectural features to reduce the visual dominance of the garage

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 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 or textured unit pavers
- Plain concrete 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 Park 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 Park Encumbrance Manager.

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



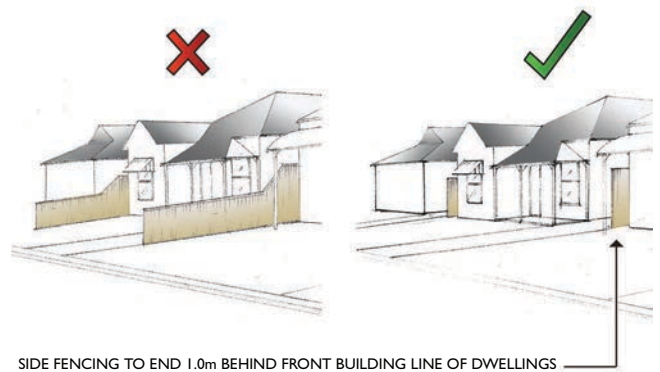
Fencing is an important design feature of each home and streetscape. The following requirements are in place to ensure fencing at Clover Park will create a consistent and cohesive theme.

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 "Riversand®" (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 12



6

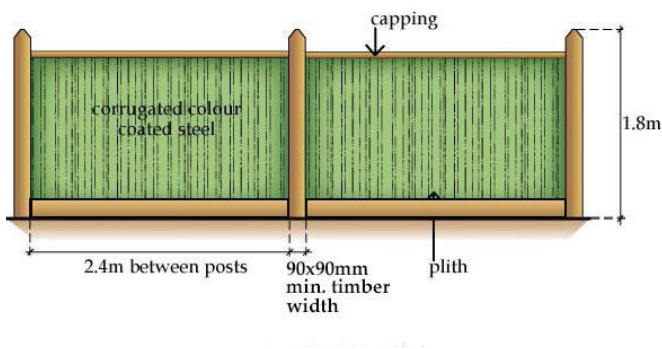
FENCING

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 "Riversand®" (or equivalent) in corrugated sheeting, we strongly suggest matching it to roofing colour

Figure 13



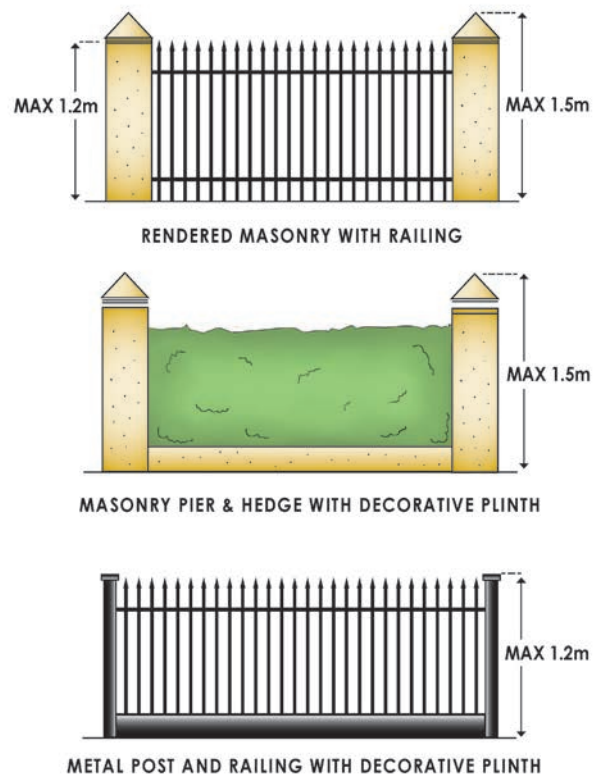
6.3 Front Boundary Fencing

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 14



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 Park 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

For your verge establishment, please refer to The District Council of Mount Barker's website for permitted verge treatments:

www.mountbarker.sa.gov.au

8

CONNECTING TO GAS & FIBRE OPTIC



8.1 National Broadband Network (NBN)

The NBN will make living and learning at home in Clover Park quicker and easier. Clover Park 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 Park 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.

Outlined below are the provisions required for LPG gas in each home.

Requirements:

- LPG Gas hot water service
- Gas bayonet fitting to outside BBQ area

Recommendations:

- Gas cooktop
- Gas heating



9 | SITE MANAGEMENT DURING CONSTRUCTION

To ensure Clover Park 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.

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 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 Park. 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

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