



EDEN

TWO WELLS

Design Guidelines



CONGRATULATIONS

ON YOUR DECISION TO MAKE EDEN AT TWO WELLS YOUR HOME.

At Eden we believe that good design is an important ingredient in creating liveable communities.

These Design Guidelines complement the masterplan and have been prepared to assist you and your builder when selecting a house design.

The aim of the Guidelines is to ensure high quality buildings are constructed at Eden, thereby protecting your most valuable asset – your home.

The Guidelines provide certainty for the standard of development and help to create an attractive neighbourhood.

1.0 Introduction

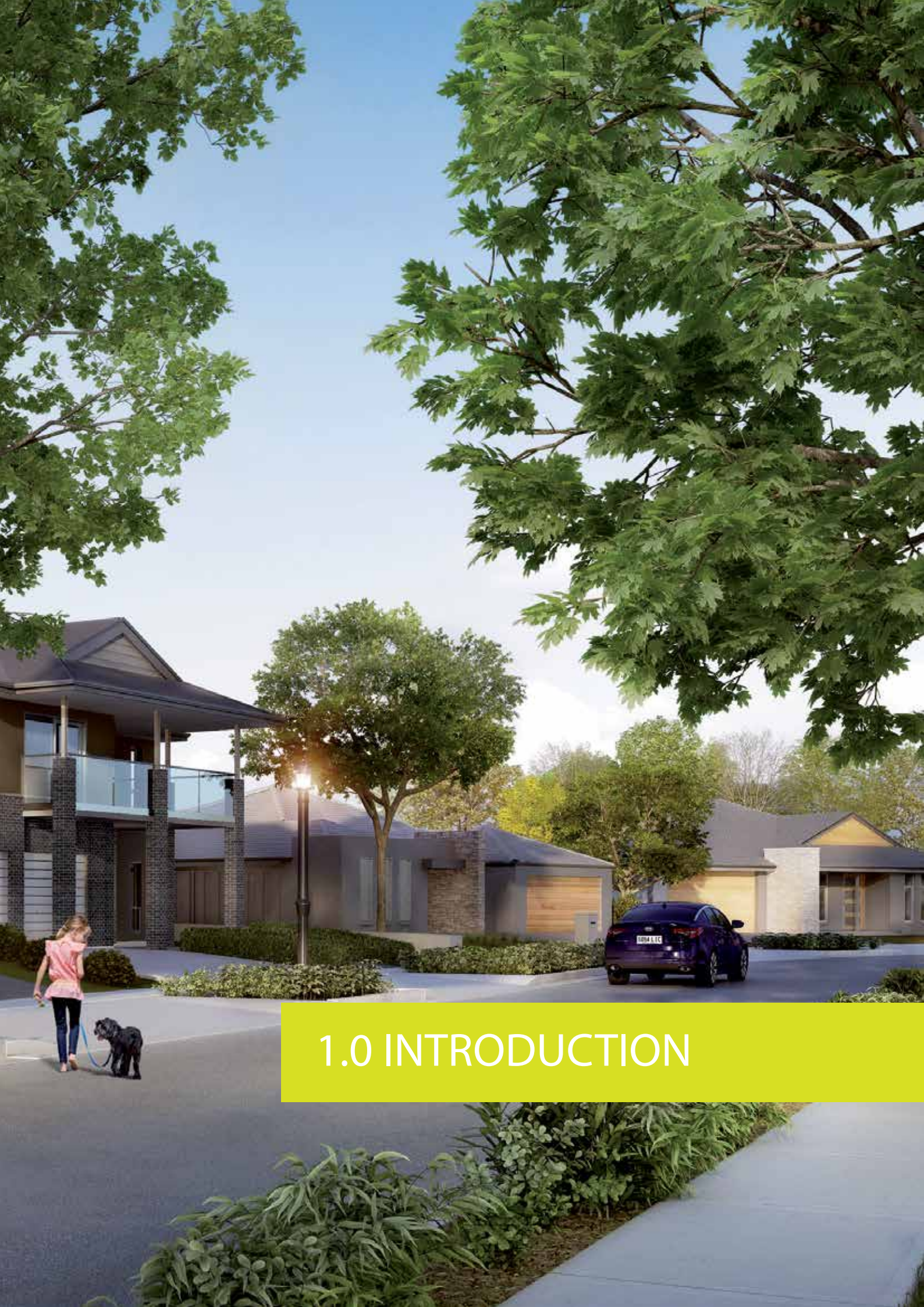
2.0 Design Requirements

3.0 Approval Process

4.0 Building your Home

5.0 Landscaping

6.0 Appendices



1.0 INTRODUCTION

1.1 There's more to home design than you may think

Having your architect or building designer prepare the right design for your home requires you to carefully consider issues such as:

- Orientation of the allotment
- Appearance and style of the building
- Internal layout of rooms to take advantage of the sun
- Materials to be used
- Access points to surrounding roads
- Car parking and storage locations
- Landscaping

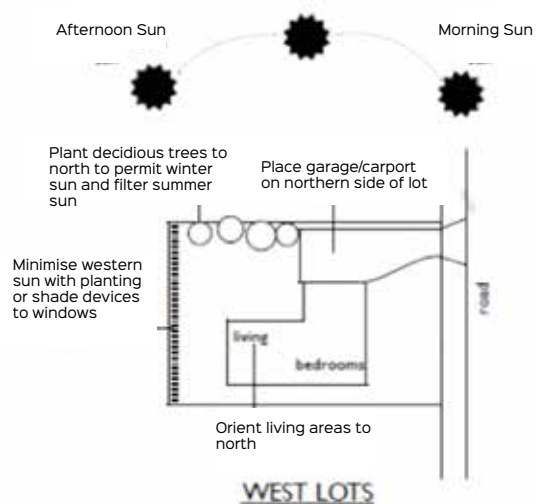
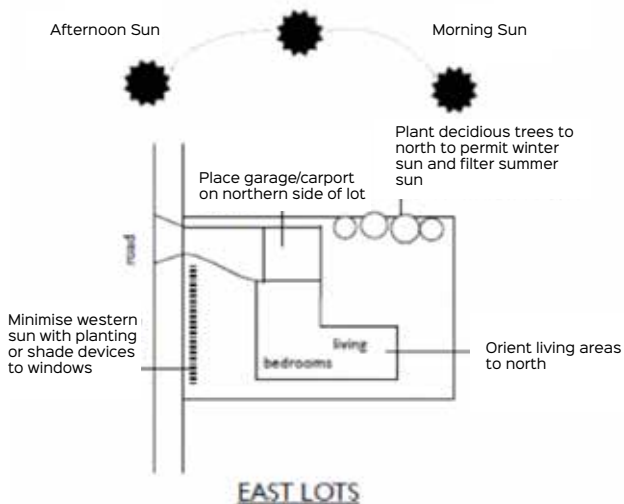
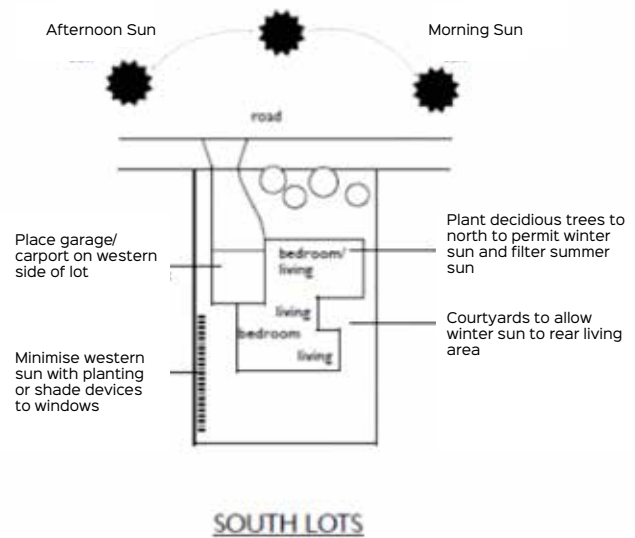
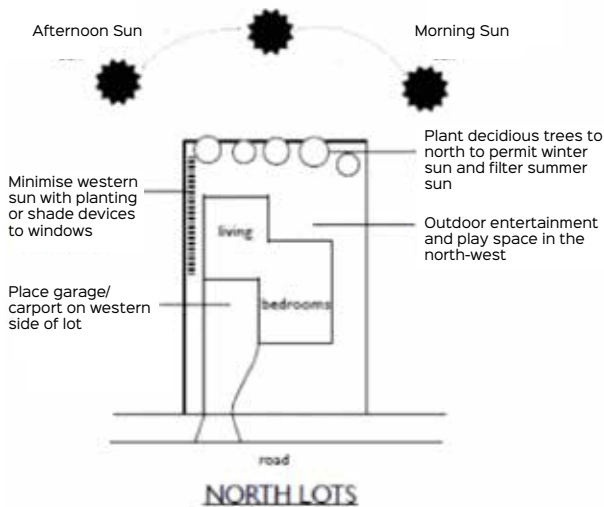
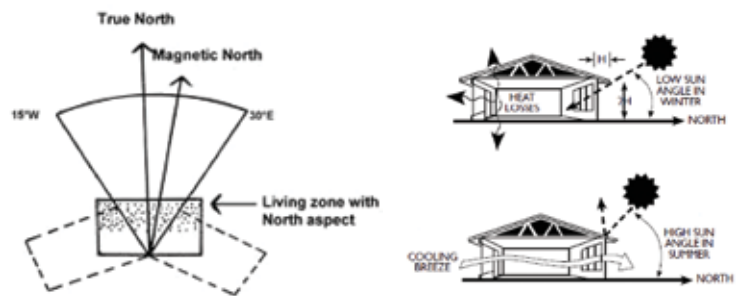
The information in these Guidelines must be followed if your proposed new home is to be approved by the Encumbrance Manager.

To ensure that your lifestyle and investment are protected, we have placed various requirements on proposed homes at Eden.

1.2 Good design is not just about good looks

It is also about having living areas and bedrooms in locations that are both functional and can help you save on energy costs.

The following diagrams provide guides for home layouts that take advantage of solar benefits.





2.0 DESIGN REQUIREMENTS

2.1 Building Envelope Plan

A Building Envelope Plan has been prepared for each individual allotment and identifies the area within which a dwelling may be sited. The building envelopes 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 setbacks required from side and rear boundaries
- The minimum setbacks required for single and two-storey homes
- Approximate service connection locations

Minor elements - such as a portico, verandah or bay window - that encroach outside the building envelope may not be approved.

On most allotments, the car accommodation may be built on either side of the allotment (electrical, water, sewer and communication services allowing). Rural living allotments of one hectare or greater have specific building pads and driveway locations.

2.2 Site Coverage

Homes and other structures such as outbuildings should be sited to ensure that the site coverage allows for enough private open space and space for landscaping. Landscaping, whether in public reserves or private gardens, is an important part of the character of Eden.

To create a sense of spaciousness, the roof coverage should be no more than 50% of the site.

Filling of land on rural living allotments that are one hectare or greater is not permitted, other than in association with the dwelling and access driveway.

2.3 Private Open Space

In line with Council / Government requirements, each dwelling must provide at least 80 square metres of private open space. One part of this space should be directly accessible from a habitable room and have a minimum dimension of 5m.

A balcony with a minimum dimension of 2m may be included in part of the private open space.

Private open space must be enclosed by 1.8m fencing and shall not include driveways or rubbish bin storage areas. Alfrescos and rear verandahs may be counted towards private open space, subject to Council consent. They may only cover a minor amount of the private open space.

2.4 Height

No detached dwelling may contain more than two storeys. The maximum height of a detached dwelling must not exceed 8m above natural ground, as measured directly below that point of the dwelling.

2.4 Car Parking and Driveways

Two car parking spaces must be provided on every allotment (one space must be covered)

Driveway widths should not exceed 5m for a double garage/carport and be constructed from exposed aggregate concrete to match in with the footpath provided by Eden Two Wells (please reference the specification provided in the appendices).

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 a minimum of 500mm behind the front façade of the home or alternatively the front façade can feature a large verandah to articulate the elevation.

Where vehicle access to a garage/carport on a corner allotment is via a secondary road, the garage/carport must be set back at least 1m.

Rural living allotments of one hectare or greater are not permitted to gain access from Secomb Road.

2.6 Appearance

Eden encourages high quality houses including designs exhibiting diversity and innovation.

All homes' front elevations must include, unless approved by merit:

- 25 degree roof pitch
- The front elevation to have a minimum articulation of 500mm or include a verandah or a portico
- Designer windows ie. no sliding windows on the front elevation
- Panel lift doors to the garage/carport (single span or double doors)

A verandah or a portico is encouraged

The preferred ceiling height for all homes is either 2700mm or 2550mm.



Houses on corner allotments or allotments with direct park frontage must be designed to address all publicly visible frontages. On those allotments architectural elements and materials should extend for one third the secondary frontage. This may be achieved in various ways, unless approved by merit, including:

- Designer windows, materials and finishes that match the front elevation
- Use of wrap-around verandahs
- Changes to wall and roof lines to create interest
- Incorporating open fencing along the secondary street beyond the front corner of the home (fencing style is to compliment the estate and must be approved by the Encumbrance Manager).



Allotments with a boundary adjoining a public reserve, should address the reserve as per corner allotments with a secondary street frontage. The elevation of the home should have an engaging and attractive appearance when viewed from the street or reserve.

Proposed homes that have a frontage to Magnolia Boulevard, Lilly Lane, Almond Boulevard and Honeysuckle Drive should be in line with the suggested Eden elevations and colour palettes (refer appendix 3).

2.7 Building Materials

The front elevation of all homes should feature at least two of the following materials:

- Brick
- Cement rendered concrete
- Stone
- Timber
- Lightweight materials like Hardiplank

All homes should feature a Colorbond roof with a minimum roof pitch of 25 degrees, including eaves with a minimum width of 450mm. Flat roof elements (including porticos, verandahs, etc) may be approved subject to design merit.



2.8 Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment, they must be parked where they are not visible from the street. Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line.

2.9 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 views, and owners of adjacent properties who are entitled to certain levels of privacy.

There are a range of design methods that can provide appropriate levels of privacy. These include:

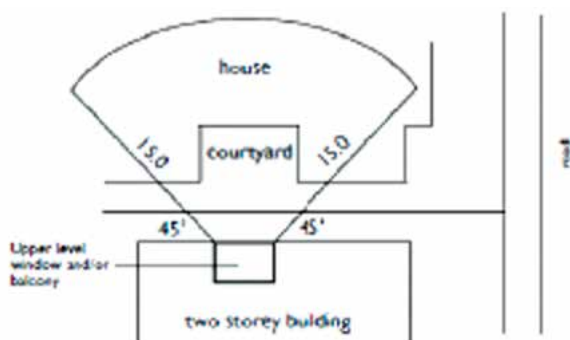
- The location, size and orientation of windows
- Type of glazing
- Raised window sill heights
- External screens and awnings, etc.
- Landscaping (evergreen)

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

Where treatment is required, windows must have:

- A minimum sill height of 1.7m or
- Fixed opaque glass to a height of 1.7m or
- Fixed louvres to a height of 1.7m

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



2.10 Outbuildings and External Fixtures

Outbuildings include structures such as sheds, workshops, aviaries (separated from the dwelling) and similar buildings must be sited 1m from side and rear boundaries with a minimum setback from a road or reserve of 10m.

Outbuildings in the rural living area, including allotments that are one hectare or greater, should be set behind the houses, they also require council approval.

The maximum size for outbuildings for all other allotments is 54m², subject to meeting the private open space requirement. Outbuildings should not unreasonably overshadow or block light from the windows on an adjoining allotment's dwelling. The maximum wall height is 4.2m high and the maximum roof height is 6.5m high. They should be finished in materials and colours that match the fencing materials or the dwelling on the site.

Clotheslines should be sited unobtrusively and away from public areas.

Solar water heaters and photovoltaic cells must not be unduly visible from the primary road. 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) 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 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.

Reverse cycle air conditioning units should be located away from adjoining house's habitable rooms in order to minimise noise disruption and located to minimise visual impact from public view.

Antennae (including satellite dishes) must be located within the roof space or not be visible from the road.

2.11 Environment

All houses must achieve an energy efficiency rating of 6 stars or greater.

High energy use, non-recyclable and toxic materials are discouraged in the construction of all houses.

Each house must be connected to a potable water supply for drinking and washing, in addition to a minimum 1,000L rainwater system supply which is for the toilet and/or laundry/hot water service.

Tapware throughout the dwelling, including showerheads, must be at least AAA-rated (low flow). Toilets must be AAAA-rated dual flush water closets which have 4.5/3.0 litre capacity.



2.12 Fencing

Side and rear boundary fencing must be 1.8m high Colorbond sheet metal – Grey Ridge colour. Solid side boundary fencing is required to finish in line with front wall of your home and not extend into the front yard.

For corner allotments, solid side boundary fencing must finish back from the front wall of the home to allow the home to visually address the secondary street.

Front fencing is not permitted - with the exception of Magnolia Boulevard and Almond Boulevard. Front fencing is required to be white ranch 'post and rail' style and approved by the Encumbrance Manager.

Fencing in accordance with the Building Envelope Plan will be provided by Eden.

Fencing to the rural living allotments that are one hectare or greater is required to be either 'post and rail' or 'post and wire' in type. If 'post and wire' is selected, the minimum mesh size is required to be 100mm, in accordance with the District Council of Mallala's Development Plan requirements.

2.13 National Broadband Network

Eden will have optic fibre to the home infrastructure provided by NBNCo.

Eden will provide the pit and pipe infrastructure as part of the civil construction, at the completion of which NBNCo will install the optic fibre, connections and service to homes.

There are requirements each builder must comply with in order for additional expense and delays to be avoided. For more information, go to www.nbnco.com.au, go to the 'New Developments' page and download 'Your Guide to the NBN for your New Home'.

2.14 Wastewater

Eden offers conventional sewer service, therefore there is no need for septic systems.

The sewer service will be operated by Alano Water, who are required under the Water Industry Act 2012 (SA) to charge the same connection fee as SA Water.

To arrange connection to the sewer service at the completion of the construction of your home contact Alano Water on (08) 8240 2733 or email admin@alanowater.com





3.0 APPROVAL PROCESS

3.0 ResCode

On 1 September 2012 the State Government introduced updated provisions for ResCode which deal with complying forms of residential development. These Guidelines are designed to enhance the quality of the neighbourhood and include different criteria to ResCode requirements that need to be met in order to receive encumbrance approval.

3.1 Approval Process

When you purchase an allotment at Eden an encumbrance is attached to the Certificate of Title. This requires that - prior to any development occurring on site - approval must be obtained in writing from the Encumbrance Manager prior to approval from the District Council of Mallala. The Guidelines must be considered in conjunction with the District Council of Mallala's Development Plan.

If you enter into a building agreement with Hickinbotham, Statesman Homes or SA Housing Centre, such approval will be automatically arranged for your building contract. For any subsequent works, the above procedure will apply.

If you are unsure whether or not your proposed home meets the requirements of the Guidelines, a sketch plan can 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 may approve plans that do not strictly comply with these guidelines if they are of the opinion that the house design or plans demonstrate design merit or will meet the broader objective of the Guidelines to enhance the urban design quality. The plans must also gain approval from the District Council of Mallala.

Applications for approval under the provisions of the Eden Guidelines should be forwarded to:

Attention: The Encumbrance Manager
Land Australia
PO Box 63
Stepney SA 5069

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)

As well as:

- Area schedule showing floor areas of the various parts of the house
- Erosion and Sediment Control Management Plan

The Encumbrance Manager will:

- 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

Two sets of plans will then be sent to the applicant (owner or their agent, e.g. builder).

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



4.0 BUILDING YOUR HOME

4.1 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. You must substantially commence construction within 12 months of settling your allotment.

Front yard landscaping must be completed within three months of occupation of your home.

To maintain as high a quality of life as possible during the construction phase, we request that all owners and their builders follow the requirements described in the section below.



4.2 Vehicle Access

Vehicle access must be made via internal roads, as opposed to driving across adjoining allotments. During construction, vehicles must not be parked on the verge/footpath area.

4.3 Site Control

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

4.4 Stock Piles

Stock piles and building materials must be located on the allotment and positioned in a neat and tidy manner. Any excess is to be removed within 1 month of occupation.

4.5 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, materials or waste outside of the allotment must be removed immediately.

4.6 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 downpipes to allotment stormwater system
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities

4.7 Amenities

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



5.0 LANDSCAPING

5.1 Landscaping

Successful establishment of a landscape provides a significant contribution to the appearance of a suburb and the liveability of the area for its residents.

Eden will be undertaking extensive landscaping to streetscapes and parks to provide a high degree of amenity for residents. This will be delivered by utilising a range of attractive yet robust trees, shrubs and groundcovers.

In addition to these public areas, residential gardens further assist in reinforcing the imagery of the estate as well as providing a setting for individual dwellings.

5.2 Front Garden

Much of the presentation of a house relies on the landscaping of the front garden. You need to consider water use, existing conditions (soil, weather, etc.) and other factors such as pest plants and maintenance commitments.

At Eden, all allotments adjacent to public footpaths will be allocated with a conduit underneath to enable the installation of an irrigation system to the verge area.

Your landscaping should extend to the kerb or footpath (where provided) and maintenance of this area - including the roadside verge - in front of your home is encouraged. For corner allotments, the secondary street frontage verge is required to be landscaped and maintained in addition to primary frontage verges.

When landscaping your garden, consider the following:

- Utilise tree and shrub species that complement the height and scale of your house, i.e. two storey house -plant larger trees
- Maximise the use of garden beds to create a 'soft' appearance to the garden. Consider using native grasses and low groundcovers
- Ensure any planting does not impinge on the footpath area and restrict access for pedestrians
- Ensure pathways and other hard elements are logically sited and minimised in extent to limit stormwater run-off and construction costs

5.3 Existing Soils

The topsoil throughout Eden, whilst not extensive in depth, will provide ideal growing conditions provided key actions are implemented. During civil construction, the site topsoil will be salvaged and re-spread over the site and consists of dark brown loamy clay. Whilst heavy in structure, it will offer good moisture retention properties.

Though adequate for planting natives, particularly those of local origin, improving the soil will benefit any plant growth. We recommend you seek specialist advice from a local nursery or landscaper. Local nurseries will also be able to provide further information on species selection.

5.4 Rear Garden

The rear garden area is generally larger than the front and allows for larger tree and shrub species to be planted. The design for these spaces should also include seating and outdoor eating areas to maximise the usability of the space. You should also establish plants to screen fences and sheds, and ensure they are also large enough to provide a canopy that maximises your privacy by screening adjoining dwellings.

Service areas (clothes drying areas, bin storage, etc.) should be located so they are not visible from the street and/or house and are screened from view.

In addition to the public areas, residential gardens further assist in reinforcing the imagery of an estate as well as providing a setting for individual dwelling.

5.5 Plant Selection

Due to the prevailing soil conditions, correct plant selection will be critical to the success of your garden. It is essential that the species selected are appropriate for the site to ensure strong growth and minimise ongoing maintenance and resource use such as water, fertiliser, etc.

For a suggested plant species list prepared by landscape designers, see appendix 1.

APPENDICES

1 Suggested front garden planting species

The plants have been selected by a landscape designer to ensure a high quality landscaped environment within the masterplanned community Eden. The suggested species selected for front gardens are designed to complement the streetscapes and ensure a harmonious feel between your front door and the kerb. Quality plantings throughout Eden will assist in maintaining property values.

TREES



Liquidambar styraciflua
Burgundy
H: 13.0m W: 9.0m



Acer japonicum
Vitifolium
H: 5.0m W: 5.0m



Lagerstroemia indica
Crepe Myrtle
H: 7.0m W: 5.0m



Magnolia grandiflora
Little Gem
H: 4.0m W: 2.5m



Olea europaea
Common Olive
H: 7.0m W: 4.0m



Pistacia chinensis
Chinese Pistache
H: 8.0m W: 6.0m



Pyrus calleryana
Callery Pear
H: 12.0 W: 9.0

The tree species have been selected to reinforce and provide continuity and consistency within the estate. In homes that are orientated east-west, medium height deciduous trees are proposed to maximise solar access to the residences.

SHRUBS



Ceanothus
Blue Pacific
H: 2.0m W: 2.0m



Convolvulus cneorum
Silver Bush
H: 0.6m W: 0.7m



Bursaria spinosa
Black Thorn
H: 2.5m W: 2.5m



Viburnum odoratissimum
Sweet Viburnum
H: 4.0 W: 4.0m



Limonium perezii
Perennial Statice
H: 0.60m W: 0.60m



Correa
Dusky Bells
H: 1.0m W: 1.0m



Lavandula stoechas
Spanish Lavender
H: 0.9m W: 0.9m

SEDGES & GROUNDCOVERS



Agapanthus orientalis
African lily
H: 1.0m W: 0.6m



Anigozanthos flavidus
Kangaroo Paw
H: 1.2m W: 1.2m



Dianella caerulea
'Breeze'
H: 0.50m W: 0.50m



Scaevola humilis
Purple Fusion
H: 1.0m W: 1.0m



Diets grandiflora
Wild Iris
H: 1.2m W: 1.0m



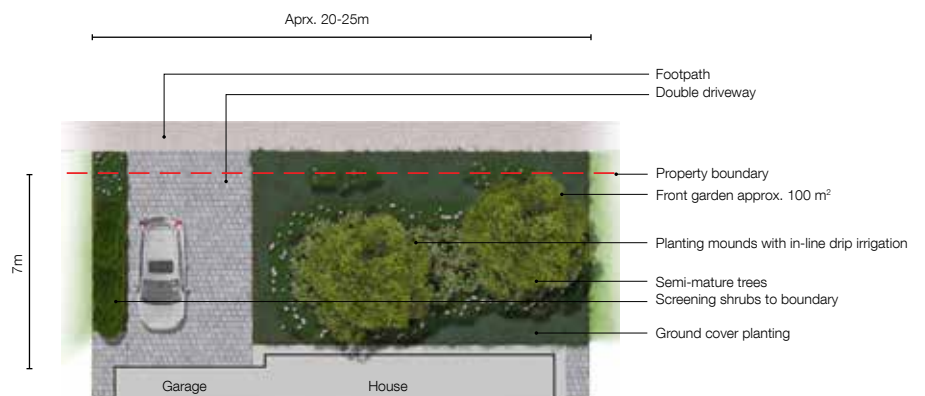
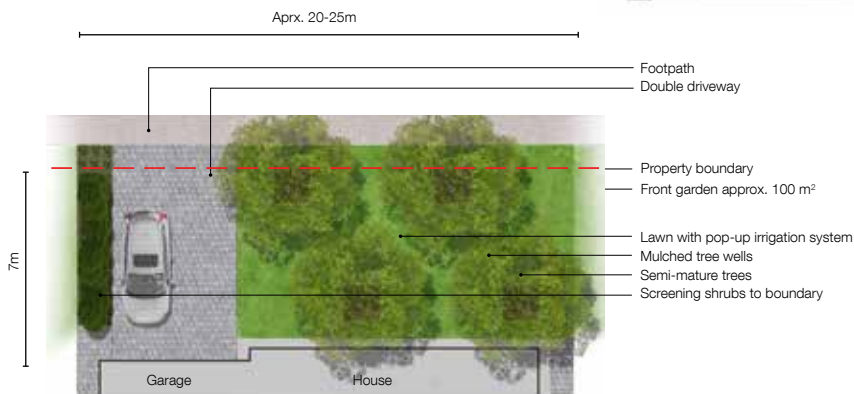
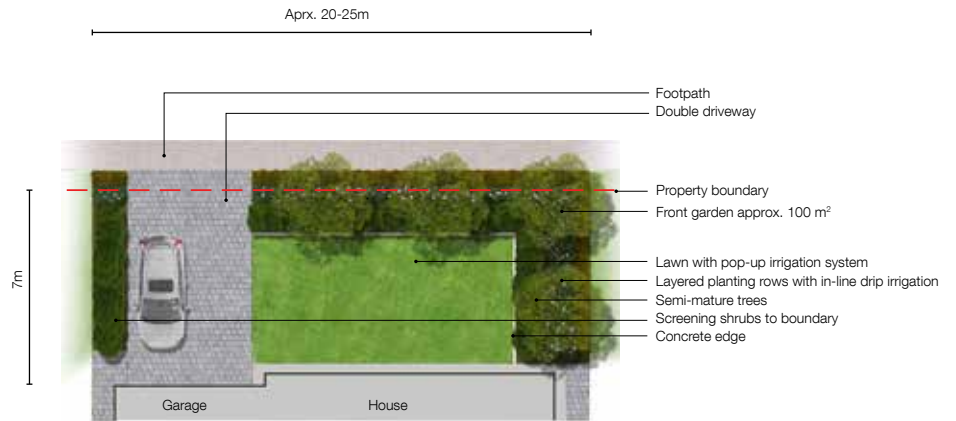
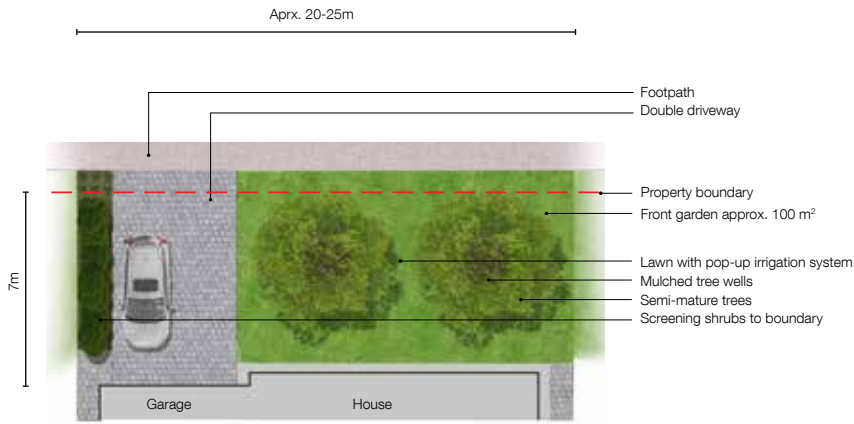
Myoporum parvifolium
Creeping Boobialla
H: 1.0m W: 1.0m



Dianella revoluta
Blueberry Lily
H: 0.60m W: 0.60m

These plants have been selected as they are attractive hardy species that will perform well and thrive in Two Wells. The plants provide colour, texture and form which will create visual interest within the estate. Plants that are water wise and once established will thrive with minimal amounts of water, care and are low maintenance.

2 Suggested Front garden concepts



Note: The arrangement of driveways and paths can be designed to suit house design. The arrangement of trees and shrubs should also be designed to suit orientation of the garden. No fencing is shown on the above allotments.

3 Elevations and colour palettes

Designers have developed the following front elevations and colour palettes specifically for Eden to reflect the local area's character. The beautiful range of homes offer styles from contemporary to traditional and colour palettes that suit all ages and tastes.

The wide range of quality elevations assists with maintaining property values and has been designed to create a sense of harmony within Eden's master planned community.



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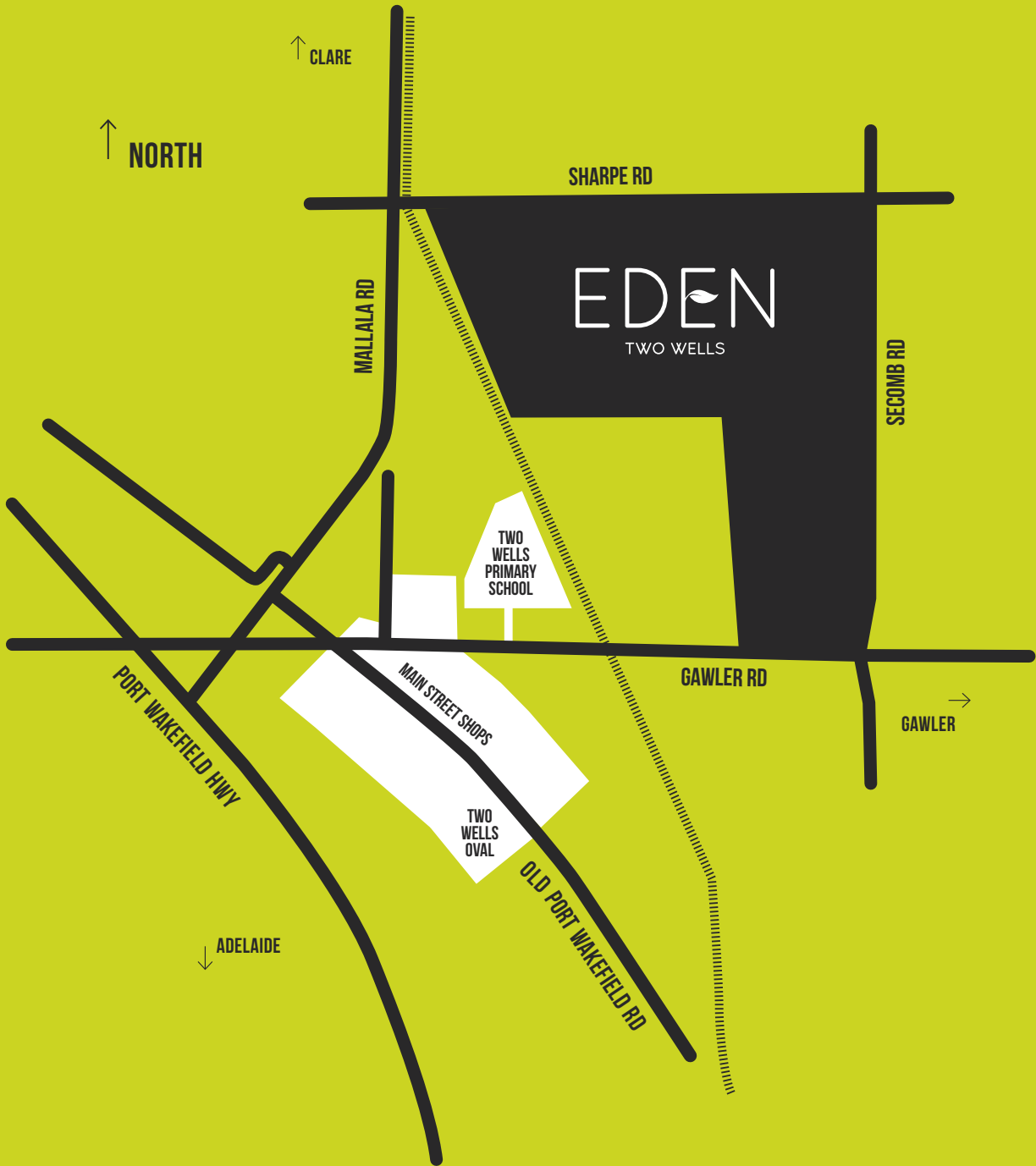


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3 Elevations and colour palettes







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