



**DESIGN
GUIDELINES**
REVISION 2 MARCH 2026

LARKVIEW



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1.0 INTRODUCTION

1.1 The Vision

A well-considered design will help you add value to your home, increase sustainability, foster a high standard of presentation at Larkview, and ultimately improve your quality of life within the community.

These guidelines are not intended to limit design but to help ensure that Larkview presents harmonious streetscapes with attractive modern homes and creates a community that all residents are proud of.

The key design elements that purchasers and home builders should address include:

- Siting and orientation;
- Architectural style and built form;
- Fencing and landscaping;
- Sustainability.

By purchasing a Lot at Larkview, you are making a commitment to your neighbours and the wider community that you will uphold this vision by complying with these design standards both during and after the construction of your home.





1.2 The Process

The plans for all new buildings and outdoor works must be approved by the Larkview Encumbrance Manager (LEM) before applying for a Building Permit or starting construction.

The LEM is appointed by Jinding to oversee and implement the objectives of the Larkview Design Guidelines.

The Design Guidelines may be changed from time to time at the LEM's discretion. Applications will be assessed against the current version of the Design Guidelines available on the Larkview Buyers Portal.

Interpretation and application of these Design Guidelines is at the sole discretion of the LEM. The LEM's decisions are final. No claims shall be made to the Developer, LEM or their representatives with respect to the decisions made.

The LEM reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Larkview.

These design guidelines have been prepared to assist Larkview purchasers and their builders & designers to construct well designed, high quality homes.

These guidelines will help create a premium community that is consistent in its vision and welcoming to its residents.

The following steps detail the design approval process at Larkview.

Step 1 – Review Building Envelope Plan and Design Guidelines prior to purchasing

A 'Building Envelope Plan' has been prepared for each individual Lot.

These Plans indicate:

- The minimum building setback required from the street or lane boundary (or boundaries, where a Lot has more than one street frontage);
- The minimum building setbacks required from side and rear boundaries;
- The minimum building setback required for single and double storey development;
- The minimum building setback from a public reserve;
- Any relevant authority easements on your property;
- Where a wall will be constructed on the boundary.

The Building Envelope Plan and the Design Guidelines are two of the most important documents that should be reviewed whilst design of your home is undertaken.

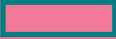



Step 2 – Purchase Your Land

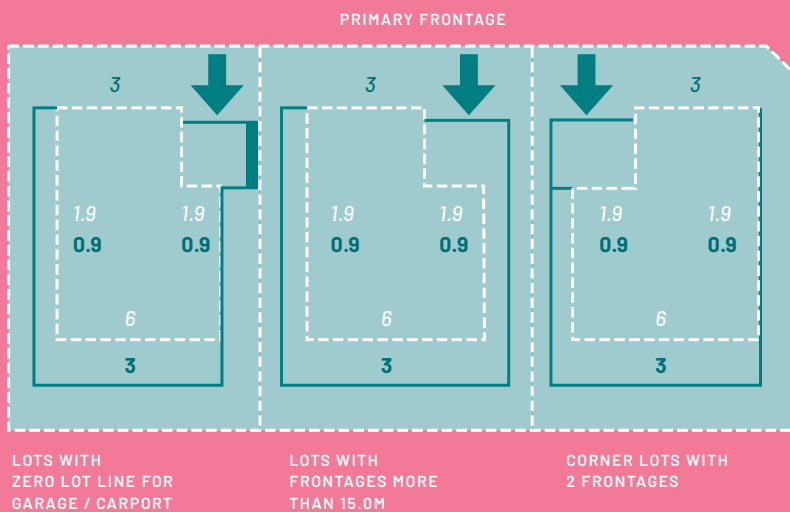
Once you've purchased your preferred Lot from Jinding, you can view all the relevant documentation you and your builder will need to build your new home via the Larkview Buyers Portal.

Step 3 – Design Your Home

Your builder will work with you to design your home to comply with the Larkview Design Guidelines. Your architect, builder and/or designer will also need to take into consideration the Building Envelope Plan, Engineering Plan and Pegging Plan. You should also ensure that you have complied with any applicable building codes, council by-laws and other local authority requirements.

An example Building Envelope Plan is shown below:

-  = Maximum possible extent of ground floor
-  = Maximum possible extent of the second storey
- eg. 3,4** = The **bold** number indicates the minimum setback distance in metres for the ground floor level of the dwelling
- eg. 3,4* = The *italic* number indicates the minimum setback distance in metres for the second storey of the dwelling
-  = Preferred driveway / garage location
-  = Build to boundary location (Zero Lot line)



* Please note: Garages must be set back at least 5.5m from the primary front boundary

Step 4 – Submit Your Plans for Approval

When you are ready to make your submission to the LEM, you can lodge your house plans, colour schedules and landscape plans via the Larkview Buyers Portal, portal.larkviewmtbarker.com.au

There will be a link on the Buyers Portal that will allow you to download the Design Submission Application form. This form must be filled out and submitted, with all relevant attachments, to the LEM via larkviewencumbrances@jinding.com.au.

Usually, the designer or builder you are using will fill out the form and submit all necessary plans and documentation of your house and garden for design approval. They can do all the work, and you will be notified when approval is granted.

Plans to be submitted must include:

- Site Plan (showing setbacks to boundaries and driveway location);
- Floor Plans & Elevations
- Colour & Materials Schedule;
- Roof Plan;
- Landscape Plan;
- Site Levels (including Cut/Fill & Retaining Wall details);
- External Fixtures / Ancillary Items;
- Energy Efficiency Documentation.

The submission should be in pdf form and contain all the required information detailed in the checklist. Generally, your design will be reviewed within 10 working days of your initial submission, provided that all documents are submitted correctly.

In some cases, plans may need to be resubmitted. Specific feedback on your design will be provided to help facilitate approval if this occurs. If resubmission is required, for ease of processing please ensure that any alterations are highlighted.

Once your design is assessed and approved, you and your builder will be issued with a stamped, approved set of plans.

Step 5 – Development Approval Application by your Builder

Once you've received your design approval from the LEM, Development Approval must be obtained from District Council of Mount Barker. Your registered building surveyor will require your home design to comply with any encumbrance requirements (including the Design Guidelines) and will require evidence of your LEM approval. If any further design modifications are made, you will be required to resubmit plans to the LEM for reassessment.

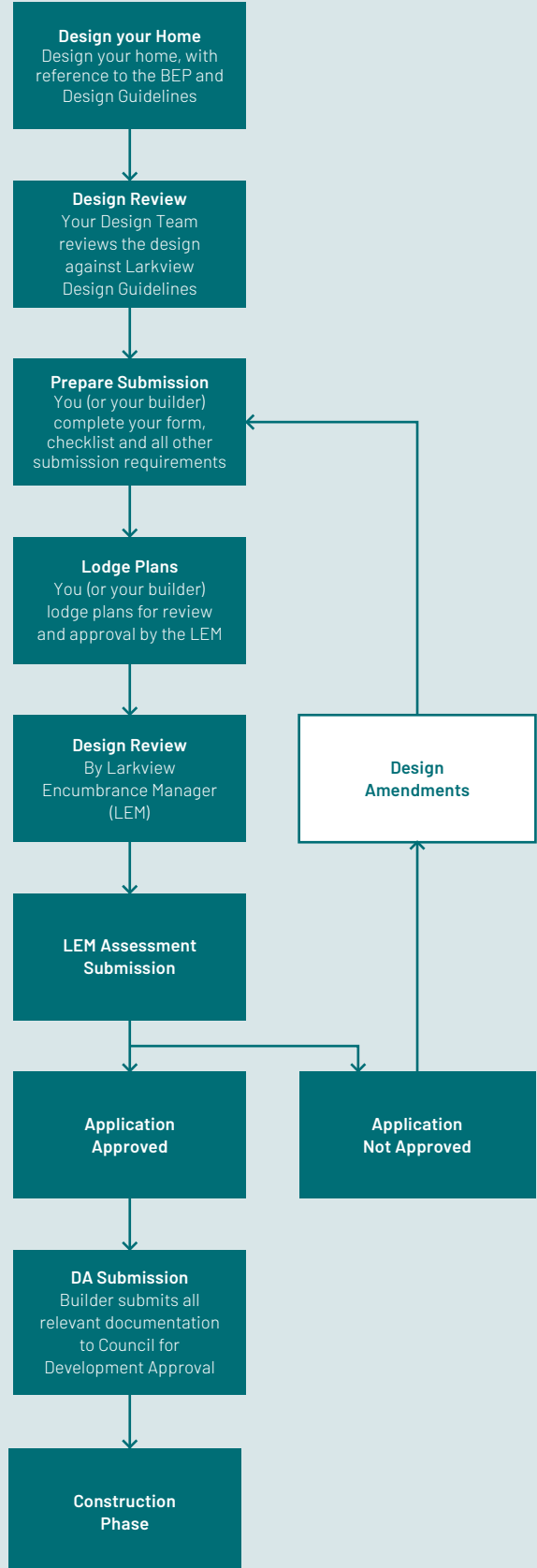
Step 6 – Construction

Once you have settled on your land and you have achieved Development Approval, you can commence construction on your new home. In accordance with the contract of sale, you must commence construction within 6 months of Settlement of your Lot. Completion of your house, garage, driveway, crossover and retaining walls, should occur within 12 months of construction commencement. During the construction period, construction must not be paused for more than 3 months in total.

Step 7 – Certificate of Occupancy

The Certificate of Occupancy certifies that a home can be lived in. Your builder will typically look after this on your behalf. After receiving the Certificate of Occupancy, any fencing must be constructed in accordance with these guidelines within 3 months, and the landscaping of the front yard completed within 6 months.

A note for your builder: all kerb and footpath rectification works must be completed within 3 months of receiving your Certificate of Occupancy. Your driveway must be completed before you move into your new home.



1.3 Exemptions

You may ask the LEM to exempt your design from one or more standards.

Please note that, in very limited circumstances, the LEM only has the power to waive some of the standards.

To apply for an exemption, note this when you complete your application. Specify the design control and explain the specific design reasons why your proposal should be exempted. If the LEM has the power to grant a waiver of the specified control, it will apply the following four tests to your design:

- The proposal meets the general intent of the standards;
- The variation will not cause significant detriment to the streetscape or your neighbours;
- The design of the proposal is in keeping with the character of the area;
- There is no practical alternative.

If the LEM grants an exemption, it will be detailed in writing which standards have been waived and why.

A small number of Lot types, such as rear loaded terrace homes and split level homes may have specific design guidelines that will override some of the regular design guidelines. These specific guidelines will be clearly communicated to you when you purchase your Lot.

1.4 Changes from the Endorsed Plans

What is built sometimes differs from that shown in the endorsed plans. If you wish to change what is built, either before or during construction, simply send the LEM revised plans for re-endorsement. If the changes are minor and generally consistent with the approved design, they will usually be approved, with little delay.

If the audit shows your house and garden differs from the plans endorsed for your Lot; you must seek approval for the changes or reconstruct the work to accord with the endorsed plans to avoid any contractual enforcement by the developer or statutory enforcement by Council.



2.0 SITE COVERAGE

2.1 Lot Coverage

The built area of the home (including garage but excluding alfresco, porch and balconies) must not be more than 60% of the total Lot area.

Lots with a total area of 351m² or under may be allowed to have a higher Lot coverage, assessed at the discretion of the LEM.

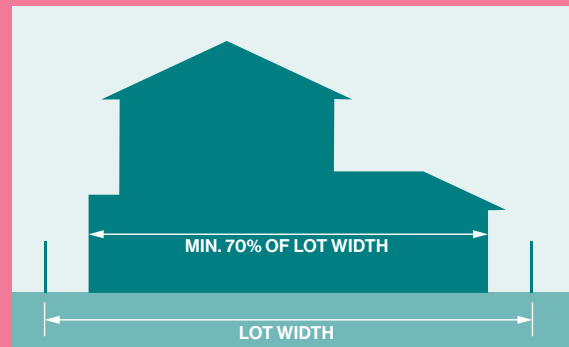
Lots up to 540m² in area must have a minimum built area of the home of 45% of the total Lot area.

All Lots above 540m² in area must construct a home with a minimum built area of 240m².

Note: An encumbrance on title restricts each home site to only one habitable dwelling.

2.2 Frontage Width

The total width of the front of the building must occupy at least 70% of the width of the Lot at the Lot's front boundary.



2.3 Setbacks

Your Building Envelope plan will identify the specific setbacks for your home and should be reviewed carefully however this will commonly incorporate;

- Building line to have a minimum setback of 3.0m from the front Lot boundary;
- Minimum Garage setback of 5.5m from the front Lot boundary;
- Minimum setback of 0.9m from the side boundary, unless the garage is allowed to be built on boundary.
- Minimum setback of 3.0m from the rear Lot boundary.

Please note the above setbacks serve as a general guide only and your Building Envelope Plan will contain specific setback distances for your home.

2.4 Use of Setback Areas

An open articulating structure on the front façade of the house, such as a verandah, porch, portico or covered balcony, must not extend into the front setback more than 1.5m.

An open articulating structure on the front façade of the house must be no higher above ground level than 4.5m on a single storey house, or 6.6m on a double storey house.

Additional features listed below may encroach up to 600mm into the side and rear setback distances if not encroaching into any authority easement.

- Porches and verandahs;
- Eaves, fascia and gutters;
- Screens, but only to the extent needed to protect a neighbouring property from a direct view;
- Domestic fuel tanks and water tanks;
- Heating and cooling equipment and other services.

3.0 HOME DESIGN

3.1 Style

Houses at Larkview may have a versatile mix of contemporary façades of various styles. This will be achieved through well-proportioned façade elements combined with the controlled use of architectural styles, materials and colours selected to ensure a cohesive streetscape and reflect the location.

- Period styles such as Edwardian and Georgian, and period detailing such as quoins, fretwork, lacework etc. are generally not permitted. Use of elements from these styles as part of a contemporary design may be approved by the LEM on architectural merit.

3.2 Front Entry Structure

Each house must incorporate a prominent front entry structure that is readily visible from the primary street frontage and complements the overall design of the house.

The front entry structure may take the form of a portico, porch, verandah, or other feature to the satisfaction of the LEM, that has:

- a minimum covered area of 3.0m², and
- a minimum depth of 1.5m.

All homes with a Lot width of 12.5m or more must have a minimum of one sidelight on the primary entrance door.



Contemporary



Modern



Traditional



Classic



3.3 Façade Articulation

Every façade facing a street or park must be at least moderately articulated.

If the house is double storey, the front façade must be articulated with structures such as balconies and gables.

Examples of Acceptable Façade Articulation:



Recessed Element



Projected Element



Double Storey Band



Highlight Windows



Large Balcony



Varied Skyline



Verandah



Entry Porch (Deep and Wide)



Arch



Regular Placement Windows



Horizontal Step



Vertical Step



Entry Porch (Open on 2 Sides)



Projected Gable



Downplay Garage



Shadows



3.4 Secondary Façade on a Corner Lot

A house on a corner Lot must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. This may include:

- Windows with matching head heights;
- Highlight materials and finishes that wrap around the primary façade;
- Pergolas, porticos, porches, verandahs, and balconies;
- Roof elements such as feature gables;
- Other treatments to the satisfaction of the LEM.

Materials used on the front façade must extend to the secondary frontage for a minimum of 3.0m.

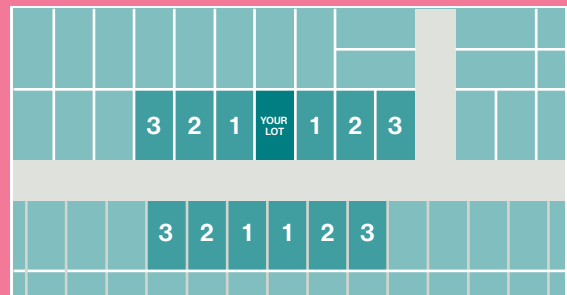
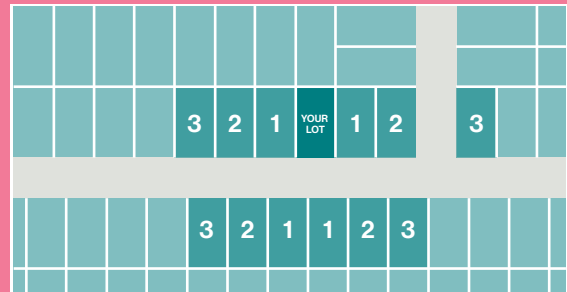
Corner features must be forward of the return fence and be readily visible from the Public Realm. Blank walls forward of the return fence are not permitted.

If the house is single storey, has a pitched roof and is on a corner Lot, eaves must extend along all sides facing the Public Realm and return along the other sides at least 3.0m, unless otherwise approved by the LEM.

3.5 Distinctive Appearance

The front façade must not be identical or very similar to the nearest three houses on the Lots next door, that is, to the left and right on the same side of the street, and directly opposite.

This includes buildings constructed, under construction and in applications already received by the LEM.



Techniques to vary the façade's appearance include:

- Alter the shape of the façade, using wall articulation, roof shape, and by adding features such as gables, verandahs and porches;
- Change the roof and wall materials;
- Vary the colours of roof materials, wall materials, window frames, window glass and garage doors;
- Modify the shape, size and placement of elements such as windows, columns and doors.

3.6 Ceiling Height

Rooms fronting the public realm, excluding garages, must have a minimum ground floor ceiling height of 2.7m.

Other heights may be approved on architectural merit by the LEM.

3.7 Prohibited Materials

The following materials are typically prohibited in any area visible to the public:

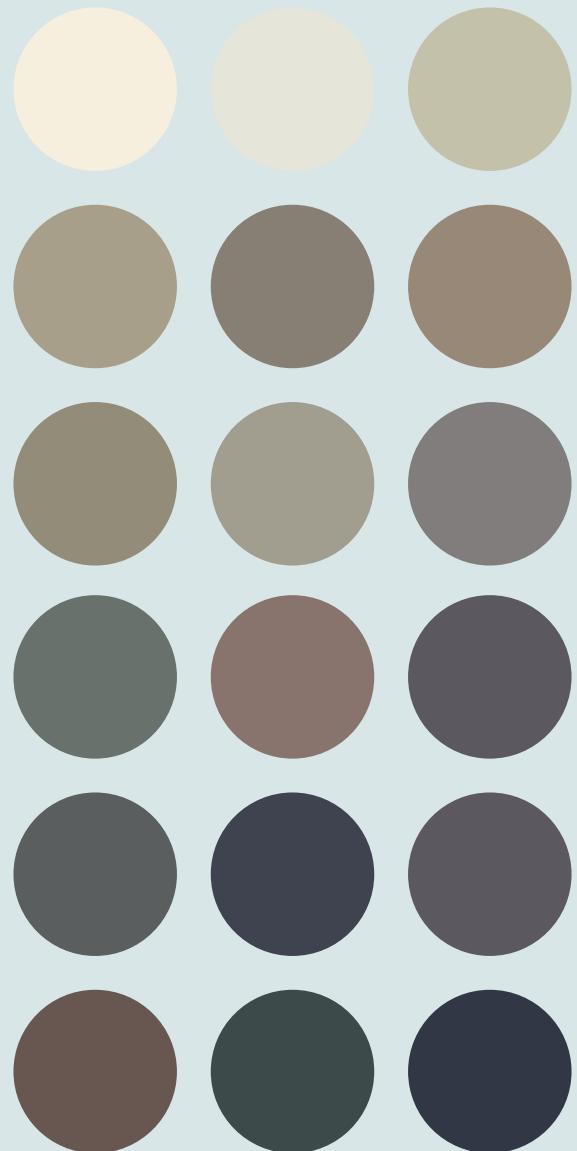
- Glass that is reflective, frosted, coloured, stained, leadlight or patterned;
- Removable film on glass;
- Unpainted metalwork;
- Unpainted cement sheeting;
- Infill panels above openings;
- Unscreened stumps;
- Bright colours on walls and roofs, except if used as a highlight colour on the walls, and only with LEM approval;
- Coffered or rectangular relief pattern garage doors;
- Roller shutters over windows and doors, if the roller box is visible;
- Plain, stamped or stencilled concrete;
- Painted driveways;
- Gravel driveways;
- Shiny or reflective surfaces on driveways;
- Letterboxes on a single narrow pole;
- Hexagonal or diamond grills on windows or doors;
- Historical or ornate style bars on security doors or windows;
- The use of bed linen, paper, etc. as window coverings on windows visible from the street and public areas will not be permitted even as a temporary measure.

3.8 Colours

The colour scheme of the house's exterior must be muted neutral tones, with a minimum of two base colours. It must have moderate tonal contrast, avoid being very light or very dark or with a strong black and white contrast.

Coloured street elevations must accompany all applications for approval.

Examples of Acceptable Façade Colours:

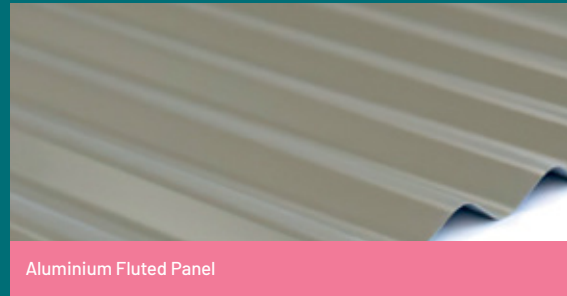


4.0 ROOFS AND WALLS

4.1 Roofs

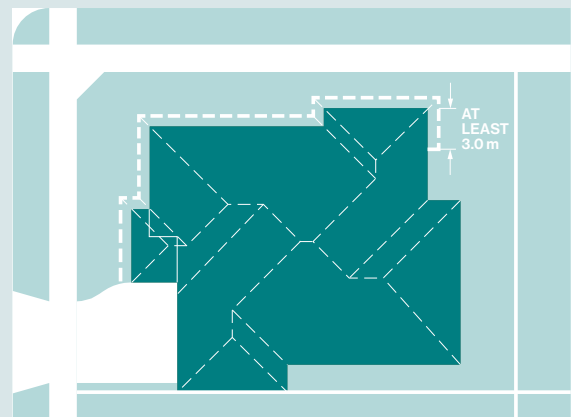
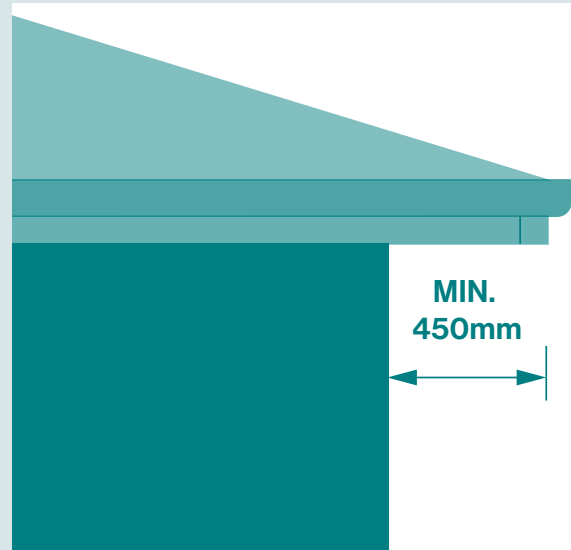
- A. A variety of roofing forms and styles is encouraged.
- B. Articulated roof shapes with elements such as hips, gables, skillions, Dutch gables and/or dormer windows are encouraged.
- C. Other roof designs may be approved on architectural merit.
- D. Hip and gable roofs must have a minimum roof pitch of 22.5 degrees; steeper pitches are also encouraged on homes with a narrow frontage.
- E. The roof must be clad in factory-coated metal sheeting or low profile roof tiles. High profile tiles, such as half-round ones, are prohibited.
- F. Galvanized, Zinalume or unfinished roof cladding and rainwater fixtures are not permitted.
- G. Roof cladding must be matte and non-reflective.
- H. The colour of the roof must complement the colouring of the house.

Examples of Acceptable Roof Materials:

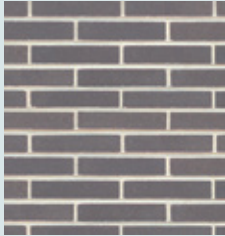
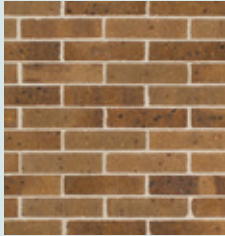
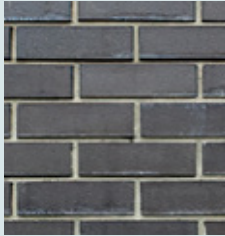
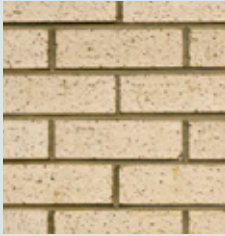


4.2 Eaves

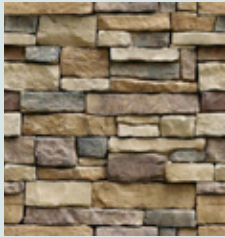
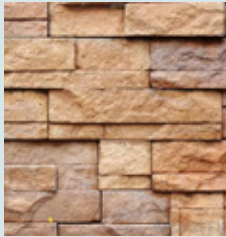
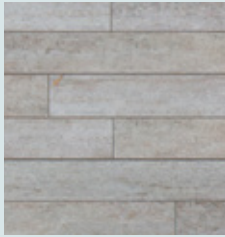
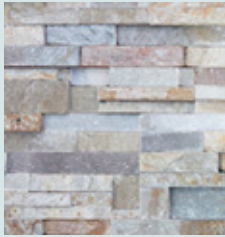
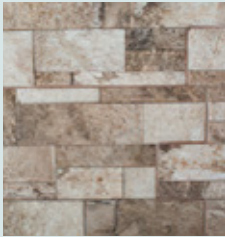
- A. Eaves (roof overhang) provide shade in the summer months and allow the winter sun to penetrate the home during winter. Greater energy efficiency can generally be achieved by constructing eaves, making the house more sustainable and providing the opportunity for energy savings.
- B. A pitched roof over a single storey wall must have eaves at least 450mm deep on all sides of the house that face streets or public open space, and must return along the sides at least 3.0m.
- C. A pitched roof over a double storey wall must have eaves at least 450mm deep on all sides.
- D. Wall constructed on side boundaries (zero Lot line) will be exempt from eave requirements.



Examples of Acceptable Wall Materials:

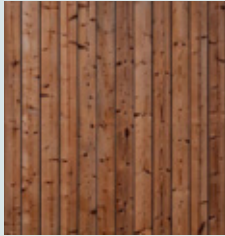
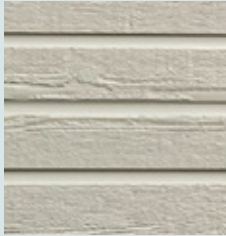
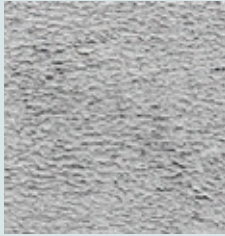


Brickwork



Tiles

Stacked Stone



Rough Render

Textured Render

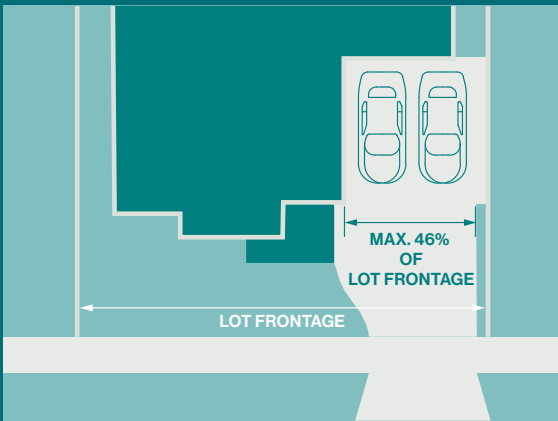
Weatherboard

Timber Cladding

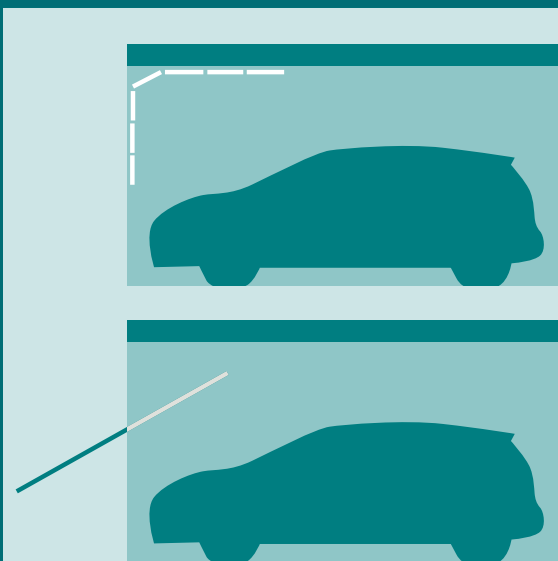
5.0 GARAGES AND DRIVEWAYS

5.1 Garages

- A. The garage must be an integral part of the house, not a separate structure.
- B. The garage must be enclosed. A carport or open-sided garage is not allowed.
- C. A Lot with a frontage of 12.5m or more must provide a double garage.
- D. The width of the garage door opening must not exceed 46% of the primary Lot frontage.

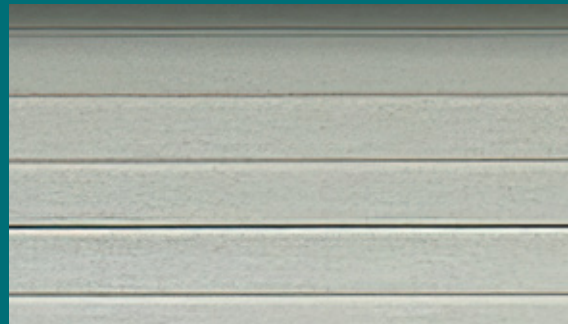
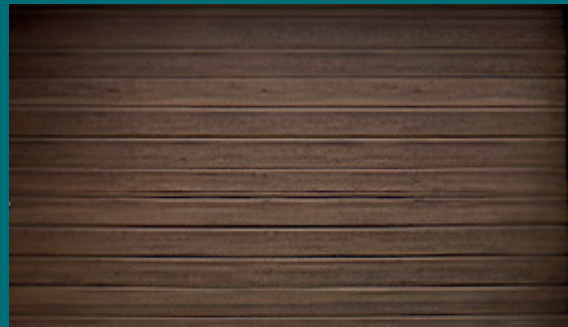
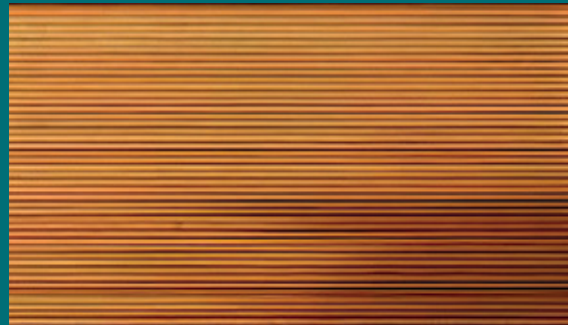


- E. If a garage door is visible from the public realm, it must be either a panel lift, sectional overhead, or other similar type. Roller doors are not permitted if they are visible from the public realm.



- F. The colour of the garage door or doors must complement the front façade.

Examples of Acceptable Garage Door Styles:



5.2 Driveways

- A. Only one driveway and crossover is permitted per Lot in accordance with the location identified on the Building Envelope Plan.
- B. At the front boundary of the Lot, the driveway must match the width of the crossover.
- C. The width of the driveway must be no wider than the garage opening.
- D. The driveway must be constructed from a hard material such as exposed aggregate concrete; coloured-through concrete, slate, natural stone, asphalt, or brick.
- E. The driveway's colour should be muted. Driveways of uncoloured concrete or painted concrete are not permitted.
- F. Driveways must be constructed prior to occupancy of the home.

5.3 Garden Bed Beside Driveways

The area between the driveway and the nearest side boundary must be a garden bed at least 500mm wide.

6.0 OUTBUILDINGS & ACCESSORIES

6.1 Outbuildings

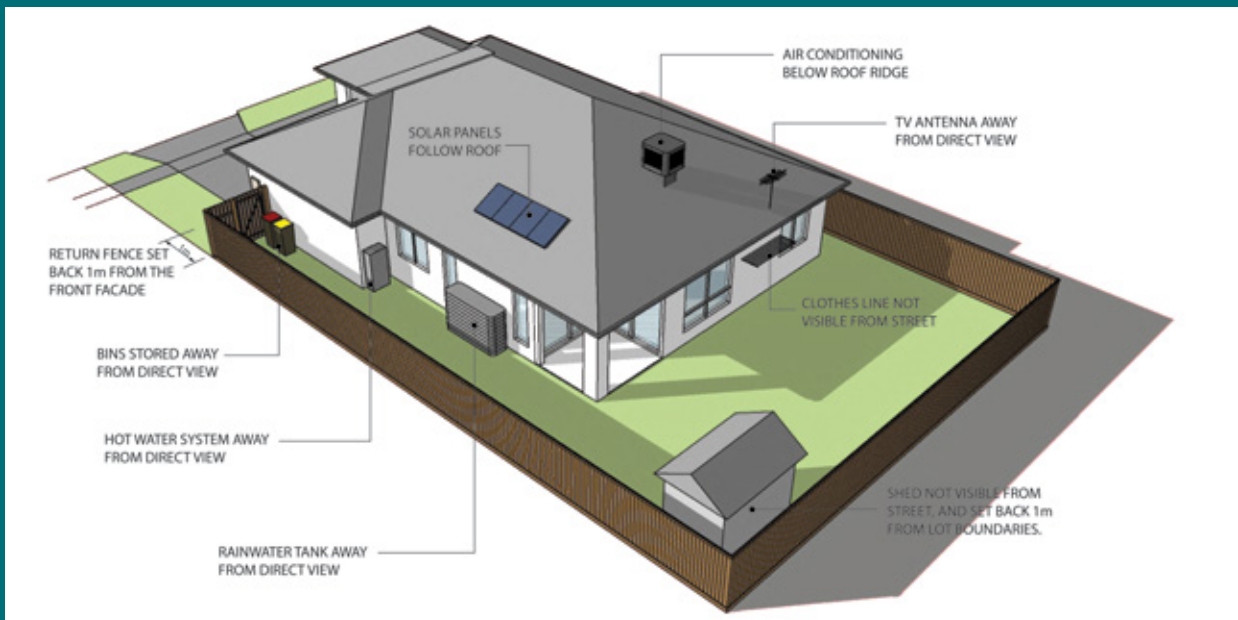
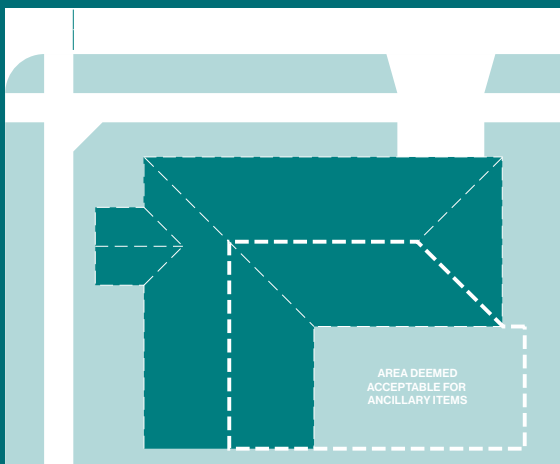
- A. An outbuilding must use materials and colours to complement those used on the main dwelling.
- B. An outbuilding with a footprint smaller than 10m² with a maximum roof height of 2.2m and must be inconspicuous from the public realm.

6.2 Ancillary Items

- A. On a Lot with one street frontage, ancillary items such must be inconspicuous when viewed from the street. Items will be deemed to be inconspicuous if located in the rear 50% of the Lot, fully screened, below the roof ridge line or inside a building.
- B. On a corner Lot, any ancillary items must be inconspicuous when viewed from all adjacent streets. Items will be deemed to be inconspicuous if they are located in the rear 50% of the Lot and on the side of the house opposite the secondary street, fully screened, or inside a building.
- C. Ancillary items include, but are not limited to:
 - Bin storage area;
 - Hot water units;
 - Solar panels;
 - Hot water systems;
 - Clotheslines;
 - Rainwater tanks;
 - Utilities, such as water meters and taps;
 - TV antennas or satellite dishes; and
 - Air conditioning units (see Section 6.3).

6.3 Air Conditioning Units

- A. An air conditioning unit on the roof must match the colour of the roof, be positioned below the roof ridge line and not be visible from streets or parks.
- B. An external condenser of a split air conditioning system, and all associated piping and cabling, must be mounted away from public view or be screened.
- C. Items mounted on a roof, such as solar panels, or items protruding through it, such as vents, must not be on a roof plane facing a street, or on a gable roof within 10.0m of the front façade.



7.0 SITE CONDITIONS

7.1 Building on Sloping Sites

Although the majority of homesites in Larkview will be benched and retained, some sites in Larkview may have a gentle gradient and may require earthworks to be undertaken to create level sites for construction or landscaping. This will be identified within the engineering plans for your property.

These Guidelines prescribe the techniques required to ensure good design outcomes for earthworks and retaining walls.

7.2 Retaining Walls within the Lot

- A. All retaining walls on the Lot visible to the public domain must be constructed of brick, masonry, patterned concrete, or block work and complement retaining walls constructed by the developer. No timber retaining walls are permissible where in public view.
- B. 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. Large trees are discouraged to protect the structural integrity of the wall.
- C. 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 the finished surface 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 finished surface level respectively.
- D. 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.

7.3 Boundary Retaining Walls

- A. As your site will be benched and retained prior to titling of your land, any amendment to retaining walls delivered by the developer, must be approved by the LEM.
- B. If approved, retaining walls constructed on common boundaries between neighbours should be done so in cooperation between each Lot owner.
- C. The maximum height of a shared retaining wall on a common boundary, privately constructed by Lot owners, should not exceed 1.5m.
- D. If you remove or amend retaining walls that has been constructed by the Developer, you are responsible for all required statutory approvals and certifications.

7.4 Exposed Slab Finishes on Boundary Builds

- A. Garages built on boundary which have an exposed slab will need to be finished to match with the existing retaining wall provided by the Developer.

8.0 OUTDOOR SPACES

8.1 Verandahs and porches

- A. Special design elements such as verandahs, porches and pergolas are encouraged as they allow for variety in streetscape and reduce the visual impact of garages to the street.
- B. All supports to verandahs/porches should be timber or masonry construction and are to be painted or stained to match the colour of the main dwelling or an appropriate trim colour.
- C. Verandah roofs may extend from the external walls below the eaves of the main roof and be of a pitch that reflects the main dwelling roof forms.

8.2 Front fencing

- A. Front fencing shall not be permitted on the front boundary or anywhere within the front yard.
- B. Wing fences (fences on the Lot's side boundaries) in front of the house must be no more than 1.2m high.
- C. Wing fences may transition in height to a return fence or building.

8.3 Boundary fencing

- A. 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 "Wilderness®" (or equivalent) and profile "Superdek®" (or equivalent).
- B. 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 Fencing Requirements.
- C. On corner Lots, side boundary fencing must be set back at least 3.0m as standard from the front corner of the house.

8.4 Letterboxes

- A. The materials, colours and style of the letterbox must complement the materials, colours and style of the house.
- B. If manufactured, note the make and model on the plans. If constructed, show dimension, materials and any necessary details on the plans.
- C. A letterbox on a single post will not be approved.

Below are some example letterboxes. These can be purchased at your local hardware store, Milkcan, Handy Box, and Letterboxes Direct.



8.5 Landscaping of the front yard

- A. A landscape plan will need to be included in your design submission.
- B. No more than 40% of the front garden is to comprise hard paved surfaces.
- C. The garden must contain free draining surfaces such as grass, ground covers, river pebbles or Lilycan toppings, and garden beds containing trees, shrubs or tufting plants.
- D. Scoria or quartz surfaces should be avoided.
- E. Lots that are 12.5m or wider must have at least two trees, with a planting size of 100L or greater and planted between the front building line and street boundary.
- F. Lots that are less than 12.5m wide must have at least one tree with a minimum installation height of one tree, with a planting size of 100L or greater, planted between the front building line and street boundary.
- G. All garden bed areas within the front yard must be edged using brick, timber, steel, or spaded edges and be planted with:
 - A minimum of 10 medium to large shrubs (from 200mm pot size at installation)
 - A minimum of 15 smaller shrubs (from 150mm pot size at installation)
 - A minimum of 15 ground cover plants (from 150mm pot size at installation)
 - Garden beds should be a minimum of 500mm wide and planted densely to ensure good coverage of growth.
- H. Garden beds should be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles.
- I. Minor variations to the above will be considered at the discretion of the LEM based on architectural merit.
- J. Any landscape areas visible from the street or open space must always be maintained, kept neat and tidy with no excessive weed growth. This includes all landscaping up to the street kerb, which is the responsibility of the Lot owner.
- K. The use of Synthetic or Artificial Turf is not to be used in the front garden or on council verge.
- L. Irrigated Turf is to be provided between the front building line and kerb-line, except where an alternative landscape treatment is provided.
- M. The owner must replace street trees damaged during building activity with the same species and maturity as previously installed.

Recommendations:

The Adelaide Garden Guide for New Homes Manual provides great inspiration and design assistance in preparing your new garden and can also assist in the selection of complimentary plant species.

[Adelaide Garden Guide for New Homes](#)

As per item 8.5.M, homeowners must either extend their front gardens, or install irrigated turf within Council's verge (subject to approval). Please refer to Council's policy to ensure compliance with both the project Design Guidelines and Council conditions:

www.mountbarker.sa.gov.au/environment/verges-and-roadsides/verges

9.0 A COMMUNITY FOR EVERY GENERATION

9.1 Environmental Sustainability

A. Liveability Considerations

Applicants are encouraged to submit designs that are environmentally responsible. The orientation of your Lot will determine the best siting of the house on the Lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter. Lots on the north side of a street will have sunny backyards – good for private outdoor living. Lots on the south side of a street will have sunny front yards – good for show piece gardens. Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by considering the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months.

Implementing these features can also result into substantial financial savings for the homeowner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority prior to construction.

B. Energy Rating

The architectural design approach will influence the energy efficiency of your home. In broad terms a typical home at Larkview should consider the following architectural design and operational elements:

- Cross ventilation of living spaces for rapid cooling;
- Interior mass for reducing the temperature range;
- Use of heavyweight materials, ie; concrete floors and block work;
- Balanced levels of insulation;
- Maximum winter sun penetration and maximum summer sun protection;
- Window treatment;
- Draught proofing;
- North facing courtyards and living spaces. The area of north facing windows should exceed the area of non-north facing windows;
- Skylights, clerestory windows and articulated roof forms;
- Reinforcement of building forms and facades horizontal and vertical elements such as windows, balconies, rooflines and verandahs;
- Utilising rainwater tanks and solar panels to conserve water and energy.

It is the applicant's responsibility to comply with South Australia's energy rating requirements when building a home. A licensed energy rating company should assess dwelling designs, and they, in turn, will recommend insulation and other resource-saving measures. Dwellings must achieve the minimum standard as currently legislated.

9.2 Creating Great Neighbours

You and the owners of the Lots abutting yours are likely to be neighbours for years. At Larkview, we've created a community where neighbours can connect and build good relationships at the local parks and walking trails, or even via a friendly conversation over the fence. This guide has been created to help all new residents settle into their new community and to provide some tips to create a space where all feel welcomed.

A. Parking

Most land Lots and homes have been designed to accommodate two vehicles. Vehicles are not permitted in your front yard, on footpaths, or on vacant land. Driveways can be used to park cars but are not intended for the long-term storage of boats, caravans, or containers. These are also not permitted to be parked on the street.

B. Gardens

To keep Larkview looking great, a landscape design standard has been created.

Front gardens should be kept tidy with your lawn, including verges, kept mown and free of weeds. Garden beds and plants should also be maintained regularly.

C. Waste

Rubbish bins are to be kept behind fences or away from public view, except on the day of rubbish collection. Once your rubbish has been collected, please ensure prompt collection of your bins and that they are once again stored out of public view.

D. Laundry

Clothes drying facilities must be located away from, or screened, from public view.

E. Noise

We're a community of friends and neighbours. In the interest of positive neighbour relations, please consider those around you and always keep noise to a respectable level.

F. Window Fittings

Homes should be fitted with curtains, blinds, or shutters. Please ensure visually prominent security screens (e.g. diamond grills), or vertical blinds are not installed on doors or windows facing any street frontage.

The use of bed linen, paper, etc. as window coverings on windows visible from the street and public areas will not be permitted even as a temporary measure.

G. Fencing

Fencing is the responsibility of the property owners. If you share a fence with a neighbour, it's a good idea to consult them on the cost and timing of any shared boundary fences and retaining walls.

That way you can make arrangements that suit both households. Due to privacy laws, Jinding can not disclose purchaser details, but you can request this information from Mount Barker District Council. Throughout the construction of your land Lots, Jinding will host 'welcome events' which are a great opportunity to meet your neighbours. Another alternative, you can agree to pass on your details to your neighbours through the sales team and we can provide your details.

Please contact:

LarkviewMtBarker@jinding.com.au

with your best contact details and the Lots you wish to get in contact with.

H. Signs

Signs and hoardings advertising products and businesses, including "Land for Sale" signage, will not be permitted on residential Lots.

"House for Sale" signage is permitted, subject to LEM approval.

Builder tradespersons' identification signs are permitted (up to 0.6sqm, i.e. 20cm x 30cm), where they are required on Lots during construction. These signs must be removed at the completion of construction.

I. Additional Considerations

Any changes that you make on your Lot, that may impact your neighbour's land should be discussed with your neighbour first. This includes changes to soil levels on the boundary of the Lot. It is also your responsibility to not let increased volumes of stormwater discharge into other Lots.

J. NBN

Larkview is an NBN Community. Please liaise with your builder to ensure that a Lead In Conduit is installed to enable connection to the network prior to completion of your home.

Please contact your chosen Internet Service Provider to arrange installation once your home is complete.

9.3 Construction Obligations

Maintaining appealing streetscapes is essential to Larkview even during the construction phase.

We ask that you consider the following information and ensure your builder is also aware of the expectations so that Larkview always presents well and is welcoming to its visitors.

We thank you in advance for your cooperation.

A. Lot Maintenance

While waiting for construction to commence on your land Lot, you must not allow any rubbish including site excavations and building materials to accumulate. Please maintain the Lot to avoid excessive growth of grass or weeds.

B. Construction

During home construction, no rubbish can accumulate on the Lot unless stored in a skip or bin and trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.

Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.

All connections to electricity, sewer, communications and water is the responsibility of the Lot owner.

C. Erosion and Sediment Controls

It is important that construction activities do not have an adverse impact on the significant environment and natural features. Your builder will be required to implement appropriate erosion and sediment control measures on your Lot to avoid adverse impacts.

D. Council Assets

Please ensure the council land directly surrounding your Lot is not damaged during your home construction.

Mount Barker District Council owns the road, verge and footpath in front of your Lot. Services such as water meters, telecommunication boxes and electrical pillars are assets owned by service authorities.

These assets cannot be altered without approval from council or the relevant service authority.

Council inspects these assets at the completion of construction when assessing the Certificate of Occupancy to ensure no damage or alteration has occurred. It is the landowner's responsibility to ensure that any required authority permits are obtained prior to the commencement of building works. The purchaser shall not place any rubbish on adjoining land, reserves, or any waterways, including site excavations and building materials.

Please also protect any street trees, nature strips and kerbs during the building works.

E. Report Illegal Dumping or Damaged Property

To help minimise rubbish on site, if you witness illegal dumping of rubbish, soil, concrete etc., please take a photo and submit a report to Council via the My Local Services App.

[www.localcouncils.sa.gov.au/
my-local-services-app](http://www.localcouncils.sa.gov.au/my-local-services-app)





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10 Gawler Street, Mount Barker SA 5251

Open 7 Days, 11am – 5pm

Contact Oliver Hume – M. 0483 935 791

LarkviewMtBarker.com.au

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