

Design & Landscaping Guidelines

Yobarnie Rise

REDBANK
NORTH RICHMOND





Design & Landscape Guidelines

Yobarnie Rise

The Redbank Design and Landscape Guidelines form part of the Contract of Sale for your block of land. The Design and Landscape Guidelines have been produced to help create a well-designed new community at Redbank and to protect your investment in your new home.

The Design and Landscape Guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval from Hawkesbury City Council or a registered building certifier will be required in addition to any approval given by the Redbank Design Review Panel. To the extent of any inconsistency between these Redbank Design and Landscape Guidelines and any site specific Development Control Plan (DCP), the DCP prevails.

Design Review Panel

The Design Review Panel (DRP) has been created to evaluate all proposed home designs within Redbank. Purchasers or their selected Builders must submit their house designs along with their landscape plans for review and approval by the Redbank Design Review Coordinator prior to lodgement with Hawkesbury City Council for approval.

If you have any questions you can ask at the Redbank Sales and Information Centre or by emailing: designreview@nrjv.com.au

Contents

THE APPROVAL PROCESS	5
THREE LEVELS OF DESIGN CONTROL.....	6
DESIGN AND LANDSCAPE REBATE.....	6
Part 1 - YOUR HOME.....	6
Architectural Character and Style	6
Articulation	6
Building Materials.....	7
Verandahs and Porches	7
Roof	7
Windows	7
Chimney Elements.....	8
Garage Doors.....	8
Satellite Dishes.....	8
Services and Utilities	8
Granny Flats and Studios.....	8
Colour Schemes.....	8
Part 2 - YOUR HOMESITE.....	10
Sloping Sites – Retaining Walls.....	10
Driveways.....	10
Entry Pathway.....	10
Front Fencing	10
Side and Rear Fencing between Homesites ...	10
Corner Homesite Fencing	11
Park or Open Space Shared Fence	11
Signs.....	12
Part 3 - YOUR GARDEN	12
Landscape and Garden Design	12
SCHEDULE OF HOMESITES	13
DESIGN AND LANDSCAPE REBATE APPLICATION FORM	15

The approval process

STEP 1

Inform your builder about the Design and Landscape Guidelines

Provide your builder with a copy of the Redbank Design and Landscape Guidelines or direct them to the Redbank website to download a copy. Make sure your builder understands that it is a condition of your Sale of Land Contract that you must comply with the Design and Landscape Guidelines.

STEP 2

Seek approval from the Design Review Panel (DRP)

You must ensure that prior to the lodgement of your plans with Hawkesbury City Council or an accredited certifier or commencement of any works, you or your builder (on your behalf), seek approval for your house from the Redbank DRP by lodging your building plans, colour scheme and landscape plan for approval.

STEP 3

Design Review Panel (DRP) Approval

Purchasers or their selected Builders must have their house designs along with their landscape plans reviewed and approved by the Redbank Design Review Coordinator prior to lodgement with Hawkesbury City Council for approval. The DRP may approve or conditionally approve your building plans, landscaping plans and colour scheme or ask you to resubmit depending if there is any non-compliance to the Design and Landscaping Guidelines. The DRP will stamp your plans and return them to you with a letter of approval. If you wish to lodge your plans for approval with Hawkesbury City Council prior to settlement the DRP will also provide an owner's consent to lodge.

STEP 4

Completion of works and application for rebate

If your building and landscape works are completed within 18 months of the settlement of your block of land (home site), and you have rectified any damage of the road, public, footpath, street trees, nature strip or services that occurred during construction, you can apply for the Design and Landscape Rebate to be paid to you.

STEP 5

Payment of rebate

A representative of the DRP will inspect your home site and check that the works including the landscaping works have been completed in accordance with the DRP approved building and landscape plans. Once the completion of the works in accordance with the DRP approval has been verified the Rebate will be paid to you.



Three levels of design control

There are three different types of Homesites at Redbank having three different levels of controls under the Redbank Design and Landscape Guidelines being Level 1, 2 and 3. These three different levels of controls will contribute to the overall design and landscape character of Redbank.

- Level 1 Homesites tend to be on corners at the entry into neighbourhoods or Homesites that share boundary with a park or open space.
- Level 2 Homesites tend to be on avenues and boulevards that link various neighbourhoods.
- Level 3 Homesites tend to be the balance of homes in streets and cul-de-sac.

Design and landscape rebate

If your home and landscaping are completed within 18 months of your land settlement and are in compliance with your approved plans and colour scheme you will be entitled to a Design and Landscape Rebate.

You can apply for your rebate by completing the attached form and returning it to the Redbank Sales and Information Centre or by emailing: designreview@nrjv.com.au

Conditions for release of the Design and Landscape Rebate are that:-

- No changes (unless endorsed) have occurred to the exterior of the home as reviewed by the Redbank Design Review Coordinator.
- Any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, services and adjoining land caused by the construction of your home has been rectified.

- You (and your Builder) have been careful during construction to minimise any damage to the street, footpath, verge, services, public landscape or street tree and that any damage has now been rectified at your cost.
- Completion of your home, landscaping, driveways and fencing as approved, is within 18 months of settlement of your property.
- Your home and landscape is being maintained to a reasonable standard.

The Design and Landscape Rebate is different for the different levels of design control, see attached schedule of Homesites Levels:-

- Level 1 Homesites - \$ 8,000.00
- Level 2 Homesites - \$ 5,000.00
- Level 3 Homesites - \$ 3,000.00

Part 1 Your home

Architectural Character and Style

Homes at Redbank are intended to be a mix of modern, contemporary and rural character. With a mix of materials and colours. Front elevation features such as porches, pergolas, verandahs and screens are encouraged.

Architectural styles such as traditional rural house designs that don't fully comply with these design guidelines can be considered by the DRP and may be approved at their discretion based on architectural merit. If you want to lodge a home that doesn't comply we recommend discussion with a DRP representative prior to lodgement.

Articulation

The front façade and secondary street façade for corner homes must provide articulation including changing wall and roof lines as well as patios, porches, verandahs, single and two storey elements.

Articulation is also achieved by including two different wall materials. Materials and colours are to return by at least 2 metres on side elevations.

Building Materials

External walls of all homes should be constructed from a mix of the following materials in colours that are selected from the Colour Scheme Palettes.

Front Facades And Secondary Street Facades (Corner Homesites): -

Walls are to be of:-

- Face brickwork (maximum 80%),
- Painted, bagged & painted or painted rendered masonry (maximum 60%),
- Features element of:-
- Stone,
- Lightweight materials such as cladding, fibre cement or seamless, textured and coated materials.

Note: the use of lightweight materials is only permitted to second story or as a design feature element.

Note: the Front Façade materials and colours need to wrap around the corners of the walls and return by 2m on the side elevations.

Side And Rear Walls -

Walls are to be of:-

- Face brickwork or painted, bagged & painted or painted rendered masonry,
- Lightweight materials such as cladding fibre cement or seamless, textured and coated materials.

Note: the use of lightweight materials is to be minimised and is only permitted on the second storey as features or in areas not supported by a brick veneer below.

Verandahs and Porches

Verandahs are important architectural elements to promote the architectural character of Redbank.

- Level 1 Homesites – Must have a covered verandah, balcony or porch a minimum of 1.5 m deep including an entry porch that wraps around the corner of the home site or by a minimum of 50% of the width of the primary frontage and 4 m on the secondary street.
- Level 2 Homesites - Must have a covered verandah balcony or porch a minimum of 1.2 m deep that is over 50% the width of the front elevation including an entry porch.
- Level 3 Homesites - Must have a covered entry porch a minimum of 1.2 m deep and 1.2 m wide.

Roof

The roof is to be of concrete tile or Colorbond metal roofing. Must have a minimum 25% pitch in Level 1 and Level 2 Homesites. Roof colours must comply with the Colour Scheme (attached).

All homes must have eaves as described below:

- Level 1 Homesites – If concrete roof tiles they must be shingle pattern and have minimum 25 degree pitch and minimum 450 mm eaves.
- Level 2 Homesites – If concrete roof tiles they must be shingle pattern and have minimum 25 degree pitch and minimum 450 mm eaves.
- Level 3 Homesites – Must have minimum 20 degree roof pitch and minimum 300 mm eaves.

Windows

Size and type:

- Level 1 Homesites – All windows visible from the street must be double hung or awning type and predominately of vertical proportions.
- Level 2 Homesites - All windows visible from the street must be double hung or awning type and predominately of vertical proportions.

- Level 3 Homesites - All windows visible from the street must be double hung or awning type.

Samples or photos of face bricks and samples of colours of painted rendered external walls are to be submitted with the building plans for approval.

Chimney Elements

Chimney Elements are required on Level 1 Homesites. A 'chimney element' is an architectural design feature that looks like a chimney but may not be a working chimney. It can be an architectural element, it can be a working chimney or a metal flue concealed by the chimney element. Chimney elements are to be constructed of stone, cladding or masonry and consistent with the house. Chimney elements should not exceed the maximum height of the roofline by 1 metre.

Garage Doors

Any garage doors that face the street must be sectional panel or panel lift style doors either simple pattern or plain. Roller doors are not permitted.

Satellite Dishes

Satellite dishes are permitted providing they comply with the following provisions. Dishes must be located, or screened, so they are not visible from the Homesites primary street. Dishes should be located to minimise the visual impact from adjoining homes. Dishes must not be larger than 900mm in diameter.

Services and Utilities

Water tanks, air conditioning units, garbage bin storage area, hot water units are to be positioned so they can't be seen from the street.

Granny Flats and Studios

Only one home can be built on a home site with the exception of granny flats and studios that comply with the NSW Affordable Housing SEPP.

Colour Schemes

Paint and Render Colours - should suit your brick and roof materials and be in line with or based on the three Render and Paint Colour Schemes. Each of the colour schemes 'Trees and Grasses', 'Wood and Earth' and 'Shadows and Sunsets' include a number of trim, accent and background colours. Choose one of each for your house. Background and accent colours are to be used for large expanses of the house such as wall materials, cladding or painted masonry. Strong/bright colours are restricted to highlights and trim such as columns and beams, windows and door frames, the front door, gutters and downpipes, handrails and pergolas.

Face Bricks - which form the main wall material are to be generally flat-faced, square-edged and not deeply textured. The brick colour is to be generally uniform throughout the brick and provide a consistent wall colour. Pale or white coloured bricks are not permitted. Mid to darker tone bricks are preferred.

Roof Tiles - Colours such as mid-range greys to charcoal are suitable. Bright red terracotta, bright blue, pure black or pure white are not permitted.

Driveways and Paths – Driveways and paths in the front yard (private land) must be either a broom finished coloured concrete; plain patterned stencilled or stamped concrete, clay pavers or exposed aggregate. Driveways and paths in the public road reserve (verge areas) must be pain concrete with a broom finish.

Retaining Walls – Retaining walls in the front or side yard areas that are visible from the street must be masonry and must be either painted masonry to match the house or masonry blocks in charcoal or natural earth colours and tones.

Paint & Render Colour Scheme - Tree and Grass

Tree and Grasses – Palette 1

	Trim Colour C23 Woodland Grey EB
	Accent Colour A251 Army Greens D
	Accent Colour A251 Battle Dress D
	Background Colour A251 Moorland W
	Background Colour A252 Lamb's Ears W

Tree and Grasses – Palette 2

	Trim Colour A202 Congo Brown BY
	Accent Colour A203 Irrigation UD
	Accent Colour A203 Knapsack D
	Background Colour A203 Tuft W
	Background Colour A204 Grand Piano W

Roof Colour for Tree and Grasses – Palette 1

Colours for Colorbond or tiled roofs for each palette are included below. These colours can also be used for accents and trims elsewhere on your house.

	Colorbond Colour C23 Woodland Grey EB
	Colorbond Colour C3 Summershade W
	Colorbond Colour C13 Bushland D
	Colorbond Colour C10 Wilderness UD

Roof Colour for Tree and Grasses – Palette 2

	Colorbond Colour C3 Summershade W
	Colorbond Colour C17 Jasper UD
	Colorbond Colour C23 Woodland Grey EB

Please note: while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter mixer of each tint are also allowed.

Paint & Render Colour Scheme - Wood and Earth

Wood and Earth – Palette 1

	Trim Colour C22 Estate EB
	Accent Colour A143 Sea Elephant UD
	Accent Colour A143 Toffee Fingers D
	Background Colour A143 Blind Date W
	Background Colour A168 Limed White W
	Background Colour P13H1 Wheaten White

Wood and Earth – Palette 2

	Trim/Background Colour C8 Dune W
	Accent Colour A152 Baton UD
	Accent Colour A152 Snuggle Pie D
	Background Colour A152 Puddle W
	Background Colour A165 Light Roce W
	Trim Colour PCWF6 Whisper White

Roof Colour for Wood and Earth – Palette 1

Colours for Colorbond or tiled roofs for each palette are included below. These colours can also be used for accents and trims elsewhere on your house.

	Colorbond Colour C13 Bushland D
	Colorbond Colour C22 Estate EB
	Colorbond Colour C8 Dune W
	Colorbond Colour C4 Shale Grey W

Roof Colour for Wood and Earth – Palette 2

	Colorbond Colour C8 Dune W
	Colorbond Colour C12 Stone D
	Colorbond Colour C22 Estate EB
	Colorbond Colour C23 Woodland Grey EB

Please note: while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter mixer of each tint are also allowed.

Paint & Render Colour Scheme - Shadow and Sunsets

Shadow and Sunsets – Palette 1

	Accent Colour A431 Purple Empire UD
	Accent Colour A431 Purposeful D
	Background Colour A431 Regal Violet W
	Background Colour A48 Pale Lady W
	Trim Colour A34 Misty Grape EB

Shadow and Sunsets – Palette 2

	Accent Colour A95 Plumburn UD
	Accent Colour A95 Pigeon Pink D
	Background Colour A95 Perdu Pink W
	Background Colour A120 Christobel W
	Trim Colour A67 Belly Fire TR

Roof Colour for Shadow and Sunsets – Palette 1

Colours for Colorbond or tiled roofs for each palette are included below. These colours can also be used for accents and trims elsewhere on your house.

	Colorbond Colour C4 Shale Grey W
	Colorbond Colour C17 Jasper UD
	Colorbond Colour C18 Windspray D

Roof Colour for Shadow and Sunsets – Palette 2

	Colorbond Colour C12 Stone D
	Colorbond Colour C22 Estate EB

Please note: while Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter mixer of each tint are also allowed.

Part 2

Your homesite

Sloping Sites – Retaining Walls

Homes are to be designed to respond to the slope of your block. Split level homes and the use of drop edge beams are encouraged to minimise the use of retaining walls in the private open space areas. The following principles apply:

- An elevated entry can be no greater than 1.2m from the existing ground level at that point unless otherwise approved.
- Retaining walls on the front boundary should be a maximum height of 500mm unless otherwise approved.
- Retaining walls within your property should be a maximum height of 1500mm unless otherwise approved.
- To create usable and efficient private open space areas, retaining walls should not be located in your principal private open space. Well-designed terraces will be accepted.
- Retaining walls within your front setback or forward of the home (visible from the street) must be constructed of sandstone or coloured masonry block or painted masonry to match the dwelling.
- Plain concrete block, concrete sleepers and timber retaining walls are not permitted.
- Planting should be used to soften the appearance of retaining walls.

Driveways

- Driveways must be constructed from the garage to the road kerb prior to occupation of the home.
- Between the kerb and the boundary of the Homesites the driveway is to be a consistent width between 3m and 4.5m.
- The driveway must be constructed to its full width using either a broom finished coloured concrete,

plain patterned stencilled or stamped concrete, unit pavers or exposed aggregate. No portion of the driveway on the private land (Homesite) is to be uncoloured concrete.

- The driveway, footpath and cross over in the public street must be plain nature broom finished concrete.
- Driveways are to be sufficiently set back from side boundaries to allow effective screen planting along the boundary.
- The average grade of driveways measured from the boundary of the Homesites to the garage is not to exceed Hawkesbury City Council's requirements.
- Driveways are to be at least 500mm clear of all drainage structures in the kerb and gutter.
- Driveways to corner Homesites must be located at least 6m from the end of the curve in the kerb.

Entry Pathway

- The entry path can be connected to the driveway and the letterbox pier can be located on the boundary next to the driveway.

Front Fencing

- Fencing along the front boundary or in front of the primary building setback is not permitted.
- Homes should have a masonry letter box pier to the entry pathway with a planted hedge (minimum 500 mm high plants) along the front boundary.
- The masonry pier letter box should be 900 mm high and 350 mm x 350 mm square constructed of either face brick or painted bagged or rendered brickwork.

Side and Rear Fencing between Homesites

Fencing on common boundaries between Homesites must comply with these provisions:

- Fencing on rear boundaries is limited to 1.8m in height.
- Fencing on side boundaries is limited to 1.8m in height from 1m behind the front building façade closest to the side boundary.

- Fencing along the side and rear common home site boundaries is to be constructed of lapped and capped timber or masonry materials where a fence height limit of 1.8m is permitted.
- Side gates and block-off fences between the side fence post and house are to be slatted timber and painted a dark colour to match the home.

Corner Homesite Fencing

Fencing on boundaries of corner Homesites are to comply with the following provisions:

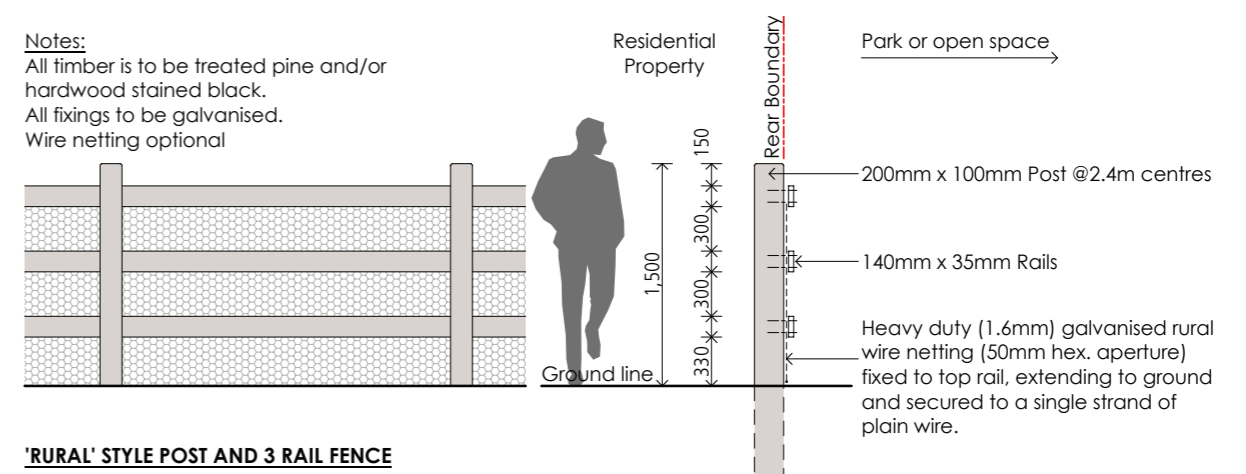
- Fencing along the secondary street frontage on the road reserve must be 1.8m in height) and:-
- Should not to exceed more than 50% of the length of the home fronting that road boundary (measured in accordance with, and is only permitted on one street frontage per corner homesite.
- Fences on road boundaries must be masonry or painted a colour to match the home with plants planted in front.
- Must be face brick, bagged or rendered and painted masonry piers with infill panels of painted lapped and capped timber or brushwood, or slatted timber.
- Side gates and return block off fences to the house are to be slatted timber and painted a dark colour to match the home.

- Where 1.8m corner home site fencing abutting a road reserve is constructed on top of a retaining wall, the total height of the front fence and retaining wall (measured from ground level on the verge side) is not to exceed 1.8m in height.
- Fencing is permitted to a height of 1.8m above a retaining wall provided the fence is set back a minimum of 500mm from the front of the retaining wall.
- Fencing on common home site boundaries for corner Homesites is limited to a height of 1.8m.

Park or Open Space Shared Fence

Homesites that share boundaries with parks and open spaces will be Level 1. Fencing on boundaries of homesite that are shared with parks or open space must be 1800 mm high and built in accordance with the attached fence detail.

- Rural post and 3 rail
- 1500mm high
- Post 200mm X 100mm
- Rails 140mm X 35mm
- Treated Pine and/or natural Hardwood
- If treated pine a dark brown colour appearance paint finish shall apply.
- Optional galvanised wire netting.



Signs

Signs for home business must be submitted for approval. All other signs other than real estate signs, builders' signs and development signage are prohibited.

Part 3 Your garden

The character of Redbank will build upon natural attributes to create a unique country garden community setting.

Landscape and Garden Design

Landscape plan

A landscape plan is required to be prepared and to be submitted to the Redbank Design Review Coordinator in order to obtain final design endorsement. The plan must be drawn to a scale by a person with Landscape design or horticultural qualifications or similar (such qualifications must be displayed on the plans).

The landscape plan should be at a scale of 1:100 and include the following elements in all front yards, side yard of secondary street frontages on corner lots and rear yards of lots abutting parks and public open space:-

- Location of proposed trees, shrubs and ground covers including species, quantity, size and pot sizes.
- Turf and Garden and edges.
- Retaining walls including location, heights and materials.
- Driveway, alignment area and finish.
- Paths and hard paving areas, size and finish.
- Fencing (Corner Homesites and Abutting Parks or Open Space)
- Letterbox Pier location, and finish.
- Existing services.

- Identify adjoining open space

Plans should include a legend, scale bar, north point as well as planting details of the garden area / soil preparation and mulching and turf area / soil underlay preparation and the turf species.

Minimum required planting and soft landscaping

Soft landscape elements include trees, shrubs, groundcovers, mulches and turf. To achieve a successful landscape setting for your home the following minimum planting or soft landscaping is required:

Rear Yards and Side Areas

Generally for rear yards or private areas that can't be seen from the street or Public Park the minimum required planting is turf. In these locations timber retaining walls are also acceptable. Side setback areas that can't be seen from the street can have gravel or pebbles in lieu of turf.

Level 1 – Corner Homesites or Homesites fronting Parks and Open Space and Level 2

- 2 x trees in the front yard,
- 2 x trees in the side yard on a corner lot fronting the secondary street,
- 2 x trees fronting a public park.

Boundary Hedge Planting – boundary hedge planting (minimum 500 mm high) to the front boundary as well as the rear boundary if fronting or abutting a park or public open space and to the secondary street frontage on a corner lot.

Garden Beds – some additional planting to the side of the entry path or the front verandah is also required.

The rest of the front yard is to be a minimum of turf or ground cover.

Level 3

Trees - minimum 2 x trees (100 litre pot) in the front yard.

Boundary Hedge Planting – boundary hedge planting (minimum 500 mm high) to the front boundary.

The rest of the front yard is to be a minimum of turf or ground cover.

Schedule of homesites Yobarnie Rise Release

Design and Landscape - Level of Control

The Homesites in Yobarnie Rise must comply with the following levels of control to be eligible to receive their Design and Landscape Rebate.

Design & Landscape Guideline Level	Lot Numbers - Homesites	Rebate
LEVEL 1	309, 310, 311, 312, 313 & 314	\$ 8,000.00
LEVEL 2	301, 302, 303, 304, 305, 306, 307, 308, 319, 342, 343, 359, 362, 368, 369, 383 & 397	\$ 5,000.00
LEVEL 3	All other lots	\$ 3,000.00



Design & Landscape Rebate Yobarnie Rise Release

REBATE APPLICATION FORM

Date of this Application	Date: / /
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To claim your rebate simply meet the following requirements within 18 months from the settlement of your land purchase.

1. Meet the Conditions of the Contract for Sale of Land, and
2. Build your new home and garden in accordance with the house design, colour scheme and landscape plan that have been approved by both the Redbank Design Review Panel and Hawkesbury Council.
3. Any damage to the road, footpath, street tree, nature strip and services in the public road reserve have been repaired.

When you are ready to apply for your rebate, please complete the application below and send it to:-

Redbank Design Review Coordinator C/o Redbank Sale and Information Centre, or by emailing:

designreview@nrjv.com.au.

The Redbank Design Review Coordinator will then arrange to visit your home and garden. If your home and garden does not comply with the rebate requirements, the Redbank Design Review Coordinator will contact you and provide details of what will need to be rectified before you can receive the rebate.

APPLICATION DETAILS

Lot No		Street No:	
Street Name:		Suburb:	
Name:			
Postal Address:			
Home Phone		Work Phone	
Mobile Phone		Email	

PURCHASE AND APPROVAL DETAILS

Settlement of land purchase contract	Date: / /
Plans approved by Redbank Design Review Panel	Date: / /
Plans approved by Hawkesbury Council	Date: / /
Level of Design Control – Level 1, 2 or 3	Level:

CHECKLIST (please tick)

- House is completed in accordance with the stamped plans
- House is completed in accordance with the approved colour scheme
- Landscaping is completed in accordance with the stamped landscape plans
- House has received its Final Occupancy Certificate

Owners Statement:

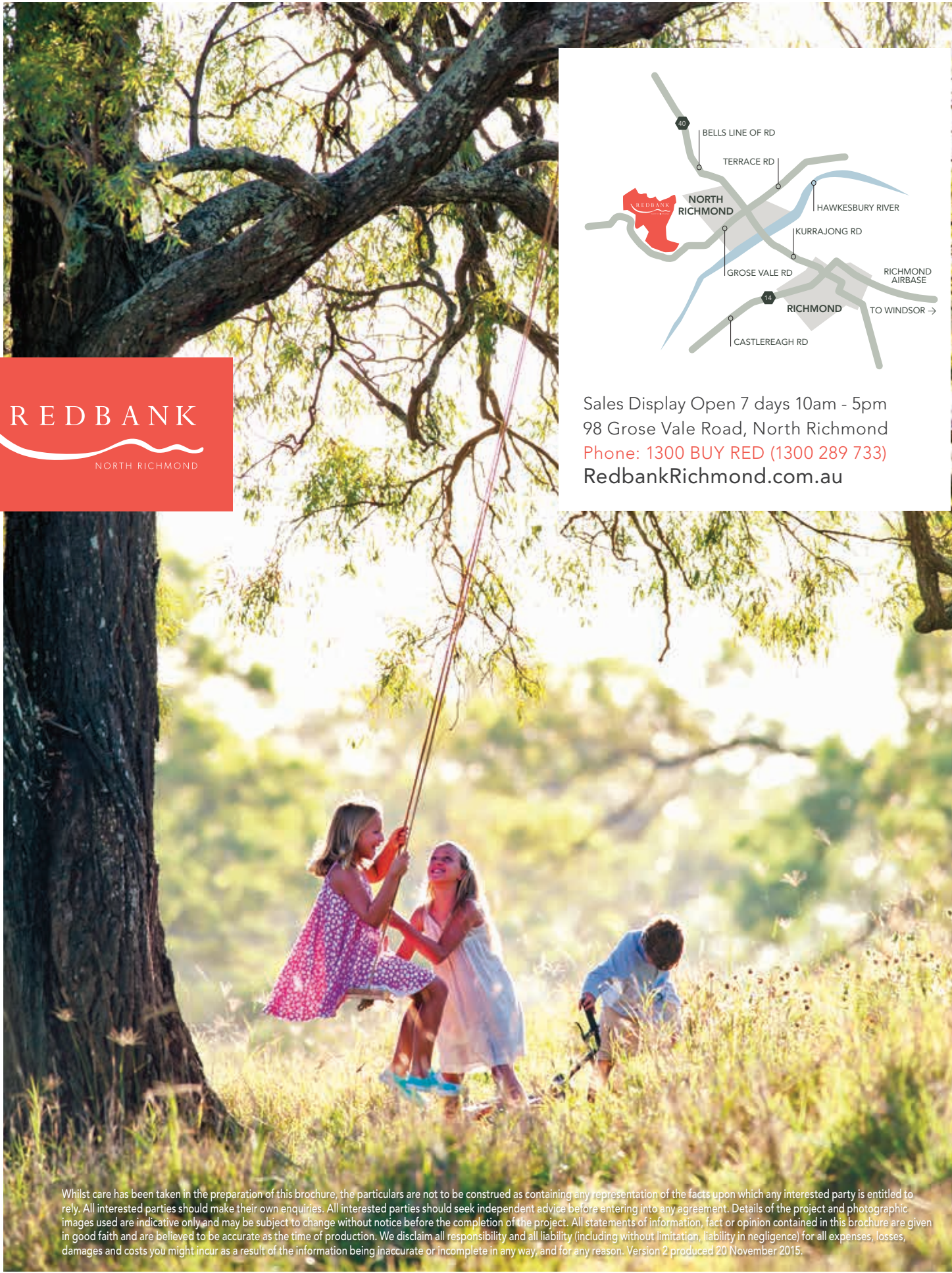
I/ We have now completed our home and landscape in accordance with the plans approved by the Redbank Design Review Panel and would like to claim our Rebate.

Signature:		Date: / /
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A map of the North Richmond area. A red shaded region indicates the Redbank project site. Labeled roads include Bells Line of Rd, Terrace Rd, Kurrajong Rd, Grose Vale Rd, Castlereagh Rd, and Richmond. Landmarks include the Hawkesbury River and Richmond Airbase. A road sign for 40 is shown near Bells Line of Rd, and a road sign for 14 is shown near Richmond. An arrow points "TO WINDSOR" from Richmond.

Sales Display Open 7 days 10am - 5pm
98 Grose Vale Road, North Richmond
Phone: 1300 BUY RED (1300 289 733)
RedbankRichmond.com.au



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