



# Lightsview

Design Guidelines  
2018

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# 01 Our Vision

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## Introduction & Vision

Lightsview is the benchmark for residential development in Adelaide with an established distinctive, sustainable, high quality and recreational environment grounded in community need and market reality.

Lightsview is the benchmark for inner- suburban living in Adelaide. Located just 8 kilometres from the centre of the CBD, it offers convenience with innovative design and careful regard for all facets of a sustainable lifestyle. These include community well-being, environmental protection and the integration of social and cultural services and facilities.

Central design drivers for Lightsview are the growing shift in attitude by the community towards the responsible use of water and energy and the desire for a diversity of lifestyle choices, fuelled by contemporary changes in family structures, work practices and leisure patterns. Lightsview also responds to the objectives of the South Australian Strategic Plan, which calls for new residential developments to achieve advances in urban consolidation and sustainable development.

Lightsview has been planned with diversity, interest and vibrancy in mind and draws inspiration from older Adelaide suburbs. A key feature of Lightsview is its promotion of an active, healthy community. Its parks and streetscapes have been designed as a high-quality, interlinked network to provide abundant, secure opportunities for pedestrians and cyclists alike. In addition, Lightsview's community spaces encourage planned and informal social gatherings as well as providing opportunities to simply relax and enjoy.

The variety of housing and building types at Lightsview appeals to a range of people and households, from families who wish to live in traditional stand- alone homes, to seniors seeking convenient access to transport and shopping, and even those who desire affordable apartment living.

South Australia's Renewal SA and PEET Limited have combined as the Lightsview Joint Venture (LJV) to deliver this benchmark residential community. The goal is to develop a contemporary, sustainable community, drawing on innovative design principles.

## The Aim of these Guidelines

LJV and the project design team have prepared these guidelines to ensure that our vision is delivered. They will provide residents with certainty in respect of quality and character. Importantly, their adoption and delivery will ensure our residents have their investment in Lightsview protected.

The aims of these Guidelines directly address our vision:

- Ensure a high-quality living environment
- Maximise comfort, convenience, privacy and security for residents
- Streamline the building approval process
- Underpin the investment made by you as a purchaser
- Promote sustainable living

## The Structure of Guideline Documents

The 'Lightsview Design Guidelines' comprise two (2) documents that guide the future development of Lightsview.

These are:

- Design Guidelines 03 –
- Lifestyle, executive, premium and platinum allotments
- Terrace Homes Design Guidelines 02 –
- Terrace, avenue terrace, park terrace, city terrace and mews allotments

Each document provides important information regarding your responsibilities as a designer, home builder or developer and contains specific requirements and recommendations which will ensure the character, siting and function of a new building will satisfy the Lightsview Design Vision.

# 02 Intro to Design Guidelines

## Role of the Design Guidelines and the Design Reviewer

The role of the Lightsview Design Guidelines is to provide guidance to allotment purchasers, architects, designers, builders and landscape designers, with the aim of ensuring the successful construction of a high-quality, sustainable living environment compatible with our vision for Lightsview.

Used thoughtfully, these Guidelines provide an easy way to achieve better home design and ensure good relationship with neighboring houses, streets and parks.

## Your Responsibilities as a New Purchaser

Under the Contract of Sale, Purchasers are contractually required to comply with the Design Guidelines. An approval must be obtained prior to submitting an Application to the City of Port Adelaide Enfield (PAEC) or a Private Certifier for any building work. All care has been taken to ensure that the Lightsview Design Guidelines comply with current building legislation. It is the Applicant's responsibility to ensure that construction of buildings and landscapes comply with all Local and State statutory requirements.

## Documentation

The Applicant shall submit to-scale PDF documents of the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (refer Appendix 7.1 for the Checklist and email address for submission).

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage/carport; boundary setback dimensions; location of services such as solar panels and air conditioner compressor unit; any new retaining walls and any other structures). Drawings shall include a north point and annotation.
- Floor plan, 1:100 scale.
- Elevations, 1:100 scale.
- Indicative materials and colours schedule (walls, roof, carparking structure door/gate and details).
- If a front boundary or side boundary fence on a corner lot is to be installed, details are required of the fence design, materials and colours.
- The Developer may request additional information from the Applicant to help clarify the proposal.

Note that the Applicant is responsible for checking the site conditions prior to design work, particularly the location and design of any existing infrastructure such as retaining walls, fences and utilities.

## How to use these Design Guidelines

The Lightsview Design Guidelines 03 - contains specific requirements for lifestyle, executive, premium and platinum allotments and their outdoor areas. They also contain general requirements for terrace allotments - further detail can be found in the Terrace Homes Design Guidelines 02. The document contains mandatory requirements that must be satisfied to attain approval for a home from the Lightsview Design Panel (LDP).

Each design element is described and illustrated in terms of our vision for Lightsview (the 'Intent'), mandatory requirements (the 'Requirements'), and helpful building and landscape solutions (the 'Recommendations').

## Intent

To help owners understand the Lightsview Vision, we have described our intent for each element. This should be used as a general guide for the design of your new home and landscaping.

### Requirements

- These are mandatory design and construction covenants which must be complied with to receive approval from the LDP prior to submitting a planning and building application to the PAEC or a private certifier. Allotment Development Plans form part of these mandatory requirements.

### Recommendations

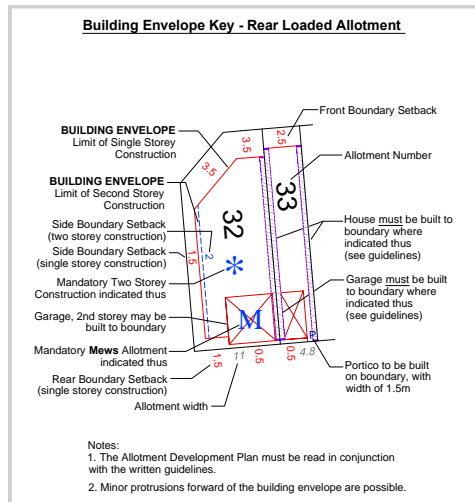
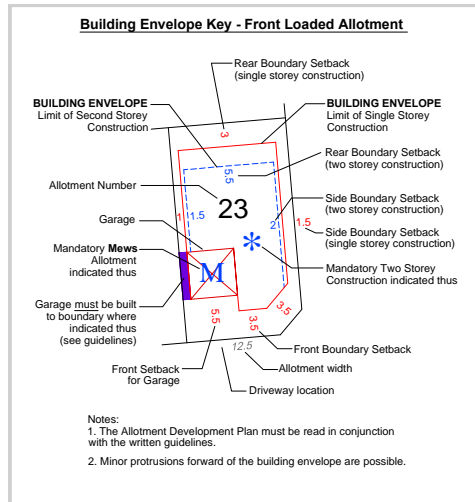
- These are guides to design and construction that have been developed by our design team to help you achieve more comfortable, attractive and sustainable housing and landscape solutions.

## The Approval Procedure

The Lightsview approval process is illustrated in the diagram opposite. These steps will allow an applicant to obtain approval from the LDP for the design and construction of a new building. Any proposed variations to the design after approval is given requires the further approval of the LDP. The LDP will require these to be clearly identified on the relevant plans and resubmitted for approval. The LDP is under no obligation to approve variations. Future building extensions or renovations will also require approval by the LDP to confirm compliance with these Design Guidelines in accordance with the timeframe specified in the encumbrance.

## Allotment Development Plans

Purchasers will be given an Allotment Development Plan (ADP) relating specifically to their lot and will form part of the Contract of Sale of the selected allotment. The ADP outlines the garage location, any height requirements and minimum building setback distances to allotment boundaries. The minimum distances may only be achieved if all other mandatory requirements are satisfied. In some instances greater setback distances will be required in order to comply, for example with solar access or private open space requirements. Buildings must conform with the ADP.



## Design Guideline Approval Stage

**Step 1**

### Submit Prelim

You are invited to discuss the initial building design concepts with the PM.



Respond to the preliminary design review feedback.

**Step 2**

### Submission of Design Drawings

After taking the preliminary comments into account, submit the design drawings to the developer.



### Design Drawing Reviewed by Developer



Respond to minor changes.

(If plans do not comply with the Lightsview Design Guidelines they will be refused)

**Step 3**

### Encumbrance Approval

The design drawings are stamped for approval and returned to the applicant with a 'Design Approval Letter'.

## Application for Development Approval

**Step 4**

### Lodge Development Application with PAEC

The applicant must submit the 'Design Approval Letter' including the LDP stamped plans for development assessment to PAEC,



This application must include all documentation and fees required by Council. (Payable by the purchaser)



### Receive PAEC Development Approval

## After House Construction

**Step 5**

On completion of your home you are required to:

1. Construct your driveway,
2. Complete your front yard landscaping.
3. Construct your front fence.

# 03 Sustainability

## Building Timing

Purchasers are required:

- Commence construction of your home within 12 months from the settlement date.
- Complete construction of your home within 12 months of commencement date.
- Complete the construction of your driveway and fencing prior to occupation of the dwelling.
- Landscaping within 3 months of occupation.

## One Home on Each Block

- Only one home per block is permitted unless otherwise specified.
- No blocks will be considered for subdivision except where indicated on the Allotment Development Plan.
- The use of party walls between Avenue homes is not permitted.

## Temporary Structures

- No temporary or relocatable buildings or structures may be erected or located on a block unless they are for use during the construction of the home, and not used for living purposes.
- You may not live in any temporary structures such as a caravan during the construction of your home.

## Time Limits for Building

Time limits for commencement and construction of buildings and landscaping are provided in the Contract of Sale and the Detailed Design Guidelines document for the type of building proposed.

In the event that a purchaser has not commenced or completed the approved building within the required timeframe, the Lightsview Joint Venture will have the right to buy back the property on the terms and conditions set out in the contract for sale.

## Sustainable Design

### Requirements

- All dwellings must achieve a 6 star energy rating based on AccuRate, BERS, First Rate 5 or Solar Based Alternative Solution or equivalent rating tool as approved by the SA Government and LJV.

### Recommendations

- All owners and builders are encouraged to go beyond compliance to meet recommended sustainability design elements.

## Energy Efficiency

### Requirements

- All homes are required to install one of the following options:
  1. A gas-boosted solar hot water system or;
  2. A minimum 1.5Kw photo voltaic energy system and a minimum 6-star rated gas instantaneous hot water system.
- Provide an external clothes line which is appropriately sited.
- A minimum of one window must be provided to all main living areas, sufficient to provide daily natural light and ventilation.
- Where refrigerated air conditioning is to be installed, all homes are to have an inverter type system with a minimum 6 star energy rating.
- Where other appliances are installed for heating, these appliances must be a minimum of 5 Star rating.
- A 6-star instantaneous gas hot water system or gas boosted solar will be acceptable for mews dwellings.
- Install energy-efficient light fixtures and lamps to every room and lighted outdoor area. As a minimum standard light bulbs must achieve 30 lumens/watt.

### Recommendations

- The use of gas-fired heaters is encouraged such as gas ducted space heaters or solar-boosted gas-fired hydronic in-floor heaters.
- Use power generated from renewable sources by buying green energy or installing photovoltaic cells. This will greatly reduce the amount of harmful greenhouse gas emissions your household produces.
- Any appliances installed should be energy-efficient, including utilising gas as the primary energy source for installed cook tops.
- If a clothes dryer is required, choose a gas-fired clothes dryer which will produce 70% less greenhouse emissions than an equivalently sized electric clothes dryer. An external clothes line is, however, the most sustainable method as it produces no greenhouse emissions.
- Install energy smart meters that measure energy or water consumption and other parameters over short intervals of time. It can also assist in reducing peak loads by providing consumption and price information via an in-home display.

## Solar Passive Design

### Requirements

- At least one of your daytime living areas (for example Living, Dining, Studies and Family Rooms) must be located on the northern side of your home.
- Dwellings must provide natural cross-ventilation for cooling purposes.
- Glazing must be protected on northern, eastern and western elevations (eg eaves or the use of sun screens, louvres and external blinds (assessed on merit).

### Recommendations

- Large windows starting at floor level on your northern face with external shading allowing winter sun to enter will enable winter heating to be partially met by the sun (free of cost).
- Double glazing and some laminated glass with an 'R' value of .25 or greater should be used to act as a form of insulation and reduce the heat transfer into your home.

- Sunscreens to shade windows, walls and outdoor spaces are highly recommended to improve energy efficiency. Consider design of adjustable sun shading related to windows and balconies to maximise individual control to suit personal comfort and maximise thermal efficiency of buildings.
- Consideration can be given to selecting the right construction system to assist in the comfort and efficiency of your home. These may include using reverse veneer construction in which an insulated cladding layer outside masonry provides a stable thermal mass within the building to assist in keeping heating and cooling costs to a minimum, greater than R3 insulation between roof and ceilings and greater than R1.5 in external wall frames.
- Use of fixed secure ventilation panels, wind towers and securable windows to allow night purging of hot air in summer and minimise the need for air conditioning.
- Home designs are recommended which can be modified to cater for different and changing life stages and space requirements and are adaptable for use by

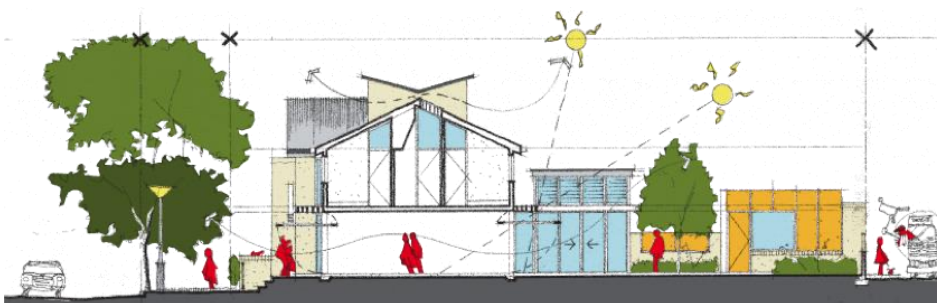
## Water Conservation

### Requirements

- All homes at Lightsview are required to connect to the recycled water scheme (referred to as "ReWater") which provides water suitable for toilet flushing, garden irrigation and car washing via a "purple pipe" network. This supply is in addition to standard mains water supply also provided to each allotment. Each home will be required to undertake the following:
  - The installation of pipes and plumbing for the reticulation of recycled water in compliance with the Australian Standard.
  - The reWater System must be plumbed to all toilets in your home and there must be at least one tap located outside the dwelling which is attached to the reWater System to service your front verge and garden and rear garden requirements.
  - Installation of the recycled water meter and the reWater System must comply with the Australian Standard and the Recycled Water Plumbing Guide published by SA Water and amended by SA Water from time to time.
- The provision of ReWater\* to your allotment will attract a levy payable at settlement (subject to LJV exemption)\*
- All dwellings to be fitted with WELS 4 stars water-efficient taps and dual flush toilets as well as 3 star rated shower roses.

### Recommendations

- Minimum WELS star ratings have been set for the following appliances:
  - Clothes washers – 4 stars.
  - Dishwasher – 3.5 stars.
- Use sustainable garden techniques such as mulching, drip irrigation and the addition of water retention crystals to reduce garden water demands.



## Shading

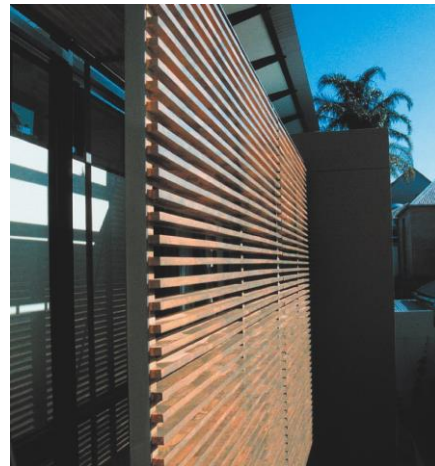
### Requirements

- Walls and glass areas must be appropriately protected from summer heat. North, East and West-facing windows must have one of the following treatments:
  - External shading including pergola and verandahs
  - Fixed window hood. Minimum of 450mm horizontal measurement from the wall.
  - Windows or openings to have minimum of 550mm eaves to outer edge of gutter or external shading.
  - Alternative treatment to windows as required to achieve 6 star energy rating will be assessed on merit.



### Recommendations

- Provide a traditional ornamental or fruit producing grape vine-covered pergola particularly on east/west facades with a 500mm gap between walls and planted screens for ventilation and cooling.
- Any use of skylights or roof glazings should include external blinds or louvres.



## Waste Management

### Requirements

- Identify placement of external storage of bins for each waste stream. These must be accessible and have convenient egress to the appropriate kerbside collection point, but be discreetly located and not readily visible from the street.
- The use of screens and walls to conceal rubbish bins from the street or reserves is not supported.

### Recommendations

- Install a compost facility or worm farm to dispose of your kitchen scraps and other green waste. This should be situated within easy access and appropriately sited and designed to maintain good condition and to minimise the potential for odours.
- Specify within the housing design provision for internal separate and conveniently accessible waste and recycling storage facilities.

## Solar Control



EAVES IN SUMMER

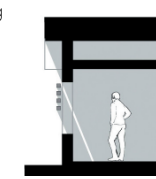


EAVES IN WINTER

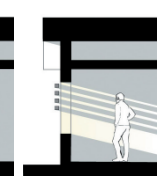


Large overhanging eaves will shade from the hot midday summer sun but still allow warm winter sun into your living spaces.

SCREENING MIDDAY SUMMER SUN



SCREEN TO LOW WESTERN SUMMER SUN



Louvres and screens filter excessive light and effectively screen the hot summer sunsets.



## Sustainable Materials

### Recommendations

- All building materials used in construction of interior and exterior structures, including dwellings, garages and patios must not contain any chlorofluorocarbons (CFCs).
- Choose materials and finishes with low embodied energy and from sustainable sources by utilising Eco-specifier or similar evaluation systems. Aim for 50% of materials used to have no organic chlorines. See [www.ecospecifier.org](http://www.ecospecifier.org) for more information.
- Use building materials that use low or no solvents and don't release particle emissions. Look particularly for materials and finishes which have been pre-dried, are quick drying, use water as the solvent or are classed as zero or low VOC (Volatile Organic Compounds).
- Provide adequate ventilation, both during construction and after occupancy.
- Consider natural and physical pest control measures or if necessary pyrethrin based pesticides rather than synthetic, chemical deterrents.
- Where possible, materials should be sourced to support local industry and from locally derived resources.

## Erosion, Sediment & Dust Control During Construction

### (ESDCP)

#### Intent

Responsible site management during the construction of your home will not only protect the environment but can also reduce operating costs and protect the health and safety of all on-site workers.

The Housing Industry Association produces a comprehensive Site Management Guide for residential builders to assist you in sustainable construction management. It provides clear information on minimising soil erosion, reducing sediment and pollutant discharge and resource reuse and management. Other resources available on the HIA site ([www.hia.com.au](http://www.hia.com.au)) include a site management checklist and management plan template. Particular aspects of site management to improve the sustainability of constructing your home include:

- Minimising the movement of heavy vehicles and machinery on the site.
- Identifying stormwater flows and drainage.
- Clear placement, identification and containment of stockpiles, materials and waste.

However, the most important aspect of ensuring best practice construction practices is to clearly communicate all required practices and behaviour to builders, subcontractors and site visitors. If you are found to be in breach, the matter will be referred to PAEC and EPA.

### Requirements

- The ESDCP plan for your lot is to be included with the Building Design and you must clearly communicate to the Builder that the ESDCP plan is to be adhered to during the construction phase of the home, LDR and Port Adelaide Enfield Council representatives will undertake regular inspections to monitor that sediment controls are in place
- The ESDCP details the following:
  - Location of cut and fill banks.
  - Existing and final overland flow drainage paths.
  - Location of vegetated buffer strips.
  - Stabilised entry/exit point (rumble pad).
  - Location of soil and sand stockpiles.
  - Location of all proposed temporary drainage control measures.
  - Location of all proposed erosion control measures (alternatively, use notes to describe locations) including installation sequence and maintenance requirements.
  - Details of who is responsible for establishing and maintaining all erosion and sediment measures.
- You must take all measures to prevent or minimise the amount of dust which emanates from the land. These may include watering and the use of dust suppressants.

- During the process of building a dwelling on the land, dust may be created by your builder. You must take all reasonable steps to insert in the contract between you and your builder an obligation on the builder to employ dust minimisation strategies in accordance with the guidelines issued by the Environment Protection Authority.

### Recommendations

- Install permanent or temporary downpipes at the earliest opportunity to reduce site wetness and soil erosion.



Sample ESCP Plan indicating requirements to be followed for each lot.

### SEDIMENT FENCES

Erect sediment fences to trap coarse sediment at all points where stormwater leaves the site, before it can wash into gutters, drains and waterways.

Geotextile fabric sediment fences are generally the most efficient barrier for building sites.

Sediment fences should be installed downslope of the disturbed area, usually along the lowest site boundary with the ends returning uphill.

Sediment fences should be inspected after storms and any deposited sediment removed. Stockpile extra sediment fences on site for emergency repairs.

Sediment fences are to be located within property boundaries for safety reasons.

### STABILISED ENTRY/EXIT

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways.

A 'rumble pad' should comprise a 150mm (minimum) layer of 40mm recycled aggregate or crushed rock. A raised hump across the entry/exit pad can be used to direct stormwater runoff into a sediment fence to the side of the pad.

The location of the rumble pad should protect services located in the verge, particularly irrigation pipes and electrical cables, and footpaths.

Any mud or soil deposited on the roadway shall be removed and deposited responsibly.

Always ensure loads are covered to eliminate any material blowing off.

### WASTE MOVEMENT

Knowing the fall of stormwater movement across the site will ensure appropriate location for sedimentation controls, adequate protection of materials and stockpiles.

### DOWNPIPES

Temporary or early down pipe installation can reduce site wetness and soil erosion. Connect to a stormwater system or via the use of a temporary connection to an aggregate soak well or sump pit.

### STOCKPILES

Stockpiles of building materials are to be located away from drainage paths and uphill of sediment barriers.

A bank or diversion drain must be used to divert runoff around stockpiles that are unavoidably located in drainage paths.

Indicate location of topsoil storage.

### CONTAMINANT MANAGEMENT

Concrete waste and equipment washing and paint clean-up must be undertaken within a dedicated area.

Residue should be allowed to dry before disposal occurs.

Brick, tile, or masonry cutting should take place with the use of equipment that recycles the water, filters the dust and contains the slurry.

Cutting should occur on a pervious surface such as grass so that any contaminants are prevented from discharging into drains.

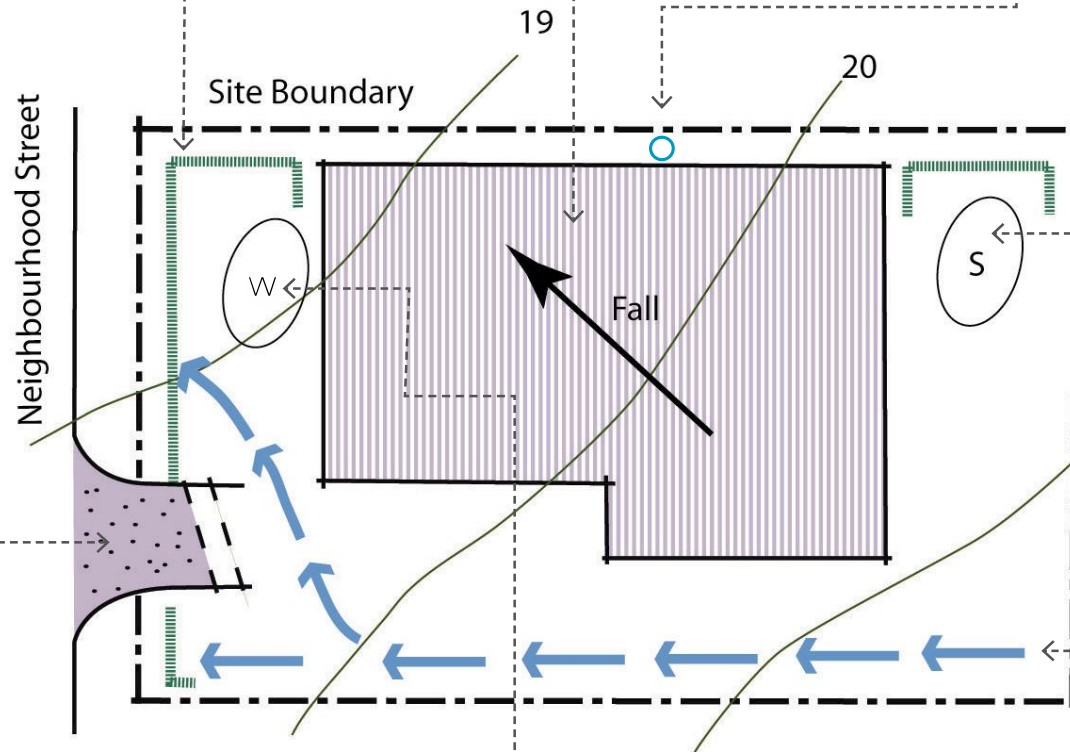
### DIVERSION DRAINS

Diversion drains to be used to direct up-slope water around the site, which greatly reduces soil erosion and site wetness.

Diversion drains should be approximately 150mm deep with a curved shape. The cut soil should be deposited on the low side of the trench.

The drain should be stabilised with grass, aggregate or matting to slow the velocity of the water. Diverted water should be directed on to a stable vegetated area for absorption or to a protective measure such as a geotextile sediment fence.

Divert uncontaminated stormwater away from the work area.



### WASTE MANAGEMENT

Waste concrete, paint and other solutions used on site should be properly disposed of so they do not contaminate stormwater.

### ONGOING MAINTENANCE

Regularly sweep adjacent streets and gutters clean — do not hose them. Any sediment should be relocated on site or suitably disposed of. Accidental spills of soil or other material must be removed immediately.

Maintain kerbside vegetation in a healthy state as it can function as an additional filter for sediment. Do not use nature strips or footpaths for parking or stockpiling.

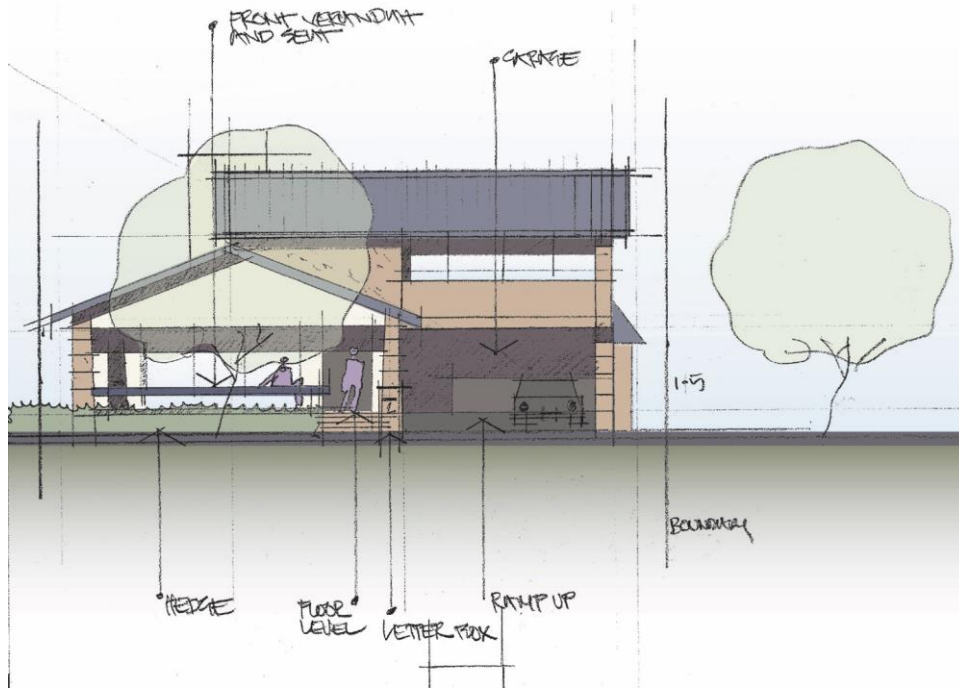
# 04 Building Design

## Character & Proportion

'Replica' styles of architecture such as replica 'villas', 'bungalows', 'Georgian', colonial or the like will not be approved.



Below: Contemporary interpretation of design elements of the bungalow for detached housing.



## Distinguishing Elements of Traditional Adelaide Housing

### Transition Spaces

1. Deep entry porches
2. Verandah porches

### Roofs

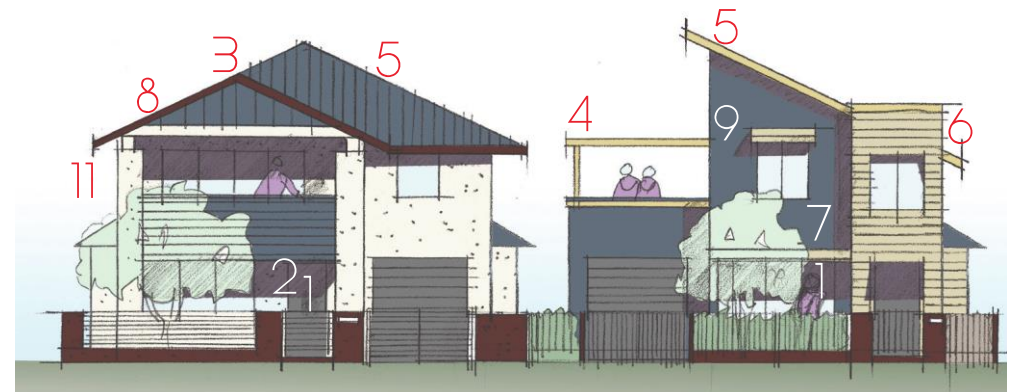
3. Gables associated with stepped facades.
4. Verandah roofs distinct from main roof.
5. Steep pitches and deep roofs relative to wall heights.
6. Broken eave lines materials.
7. Mixed materials in facades and texture

### Details for the Environment

8. Roof ventilation.
9. Canopies to windows

### Character

10. Clean lines
11. Distinctive and substantial columns to porches



Above: Illustrative examples of large villas showing an interpretation of some traditional elements.



## Requirements

- Detached, Attached and Avenue homes must be modern contemporary forms with clean lines, a diversity of materials and colours, picking up on the timeless elements of Adelaide's best housing.
- 'Replica' styles of architecture such as replica 'villas', 'bungalows', 'Georgian', Colonial or the like will not be approved.
- Decoration using Colonial, Federation, Olde Worlde or Traditional reproduction elements is not allowed. This includes finials, quoins, banding, lacework, keystones and repeat federation bay windows.

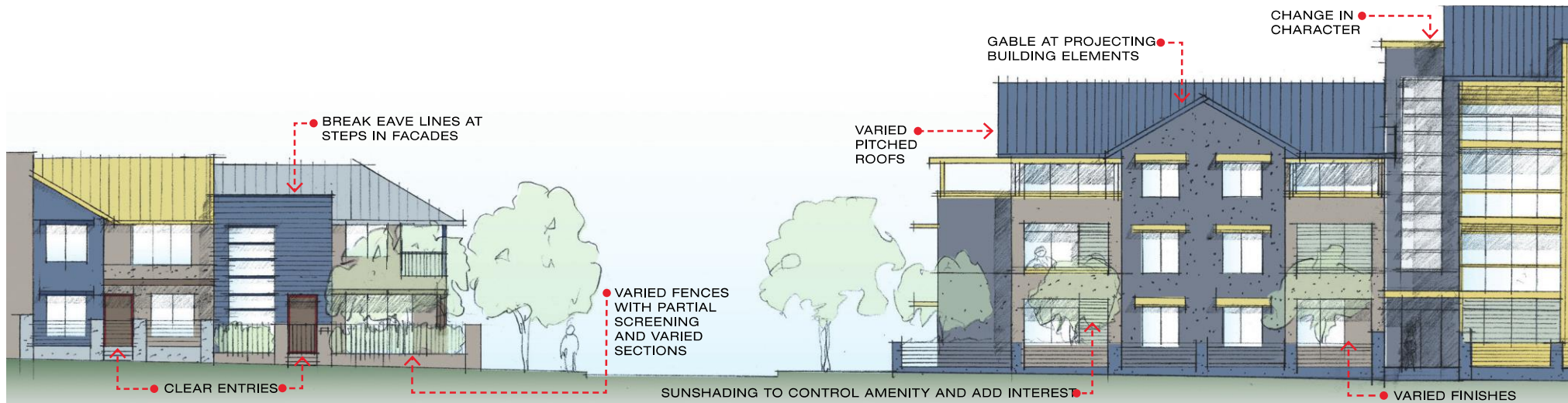
- Individual building designs should be well-proportioned compositions that contribute to developing an interesting streetscape.
- Avenues should be designed to ensure that there is a significant difference in facades of individual units.
- Larger-scale building facades should be broken down into sub elements.
- Transportable-type buildings are not permitted.
- Dwellings can not exceed two-storey or 9.0m in total building height unless specified in the Allotment Development Plan.



"Box on box" type designs will not be approved.



Replicas will not be approved.



Illustrative example of fine grain development in apartment and avenue building types.

# Site Planning

## Intent

- Each home is to be specifically designed for your block to take into account the following elements:
- Setback of your home from front, side and rear boundaries.
- Provision of car parking spaces such that they do not dominate the street and allow sufficient room for parking of cars in front of the garage.
- Location of living spaces and gardens to allow sun into your home through effective solar access.
- The location of services, easements and access.
- The planting of trees for shade and amenity.
- Opportunity to capture breezes, allowing homes to naturally cool during summer.
- Buildings designed such that they do not compromise adequate winter sunlight to ground level habitable rooms and private space of adjoining dwellings.
- Solar orientation to maximise comfort and amenity for you and your neighbours by ensuring sun enters private external open space and internal living areas.
- To provide surveillance of parks and streets through the location of windows, balconies and street front entries.
- Provision of functional open space which has a direct relationship with the internal living space of the dwelling and interaction with the public realm.

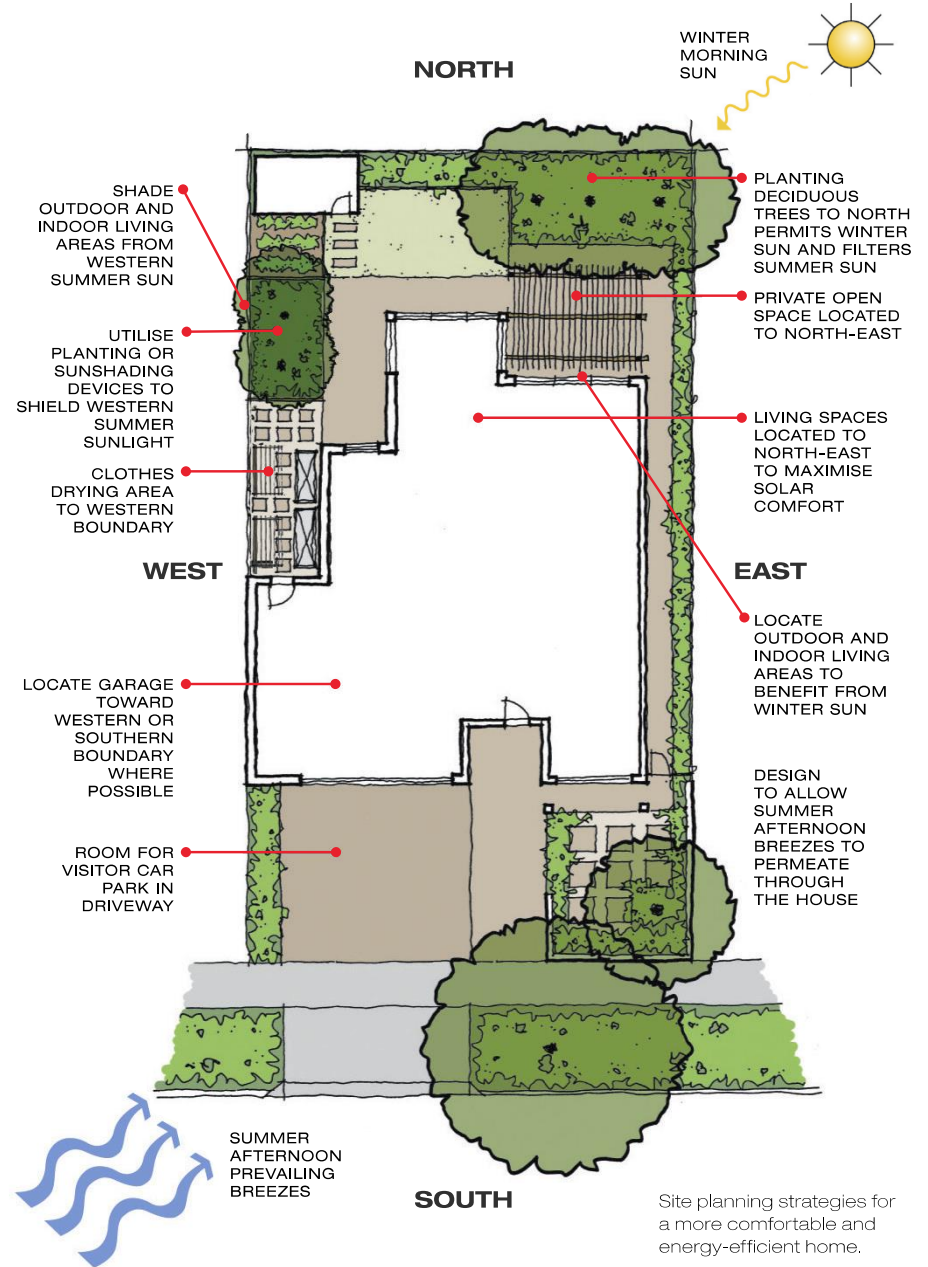
## Requirements

- Buildings must be located in accordance with the Allotment Development Plan (ADP) forming part of your contract of sale.
- Alternate building siting configuration must not impact on street trees, lighting locations and service connections. Where building siting or configuration requires modification purchasers are responsible for the additional costs.
- Single-storey homes must comply with minimum site coverage of 60%. Included in the 60% is the complete ground level, garage, porch and undercover outdoor space (if under the main roof).
- Two storey dwellings must be constructed in a 2:1 ratio. As such, the upper floor level can comprise a maximum 50% of the total ground floor area. The ground level includes the complete ground level floor area, garage, front porch and outdoor space (if under the main roof). At the upper level the complete floor area is counted, minus the staircase, any void area and balconies.
- Assessment regarding adequate winter sunlight to adjoining existing properties will be undertaken by PAEC.

## Recommendations

- Consider the direction of prevailing winds when planning development of allotments to capture breezes for cooling in summer and provide protected sunny spaces in winter.

Dwellings that use natural cooling and ventilation in combination with passive solar design to minimise the need for air conditioning will play an important role in establishing Lightsview's reputation as a place of innovative contemporary design responsive to environmental issues and its long-term sustainability.



Site planning strategies for a more comfortable and energy-efficient home.

# Setbacks

## Front and Rear

### Requirements

#### Front Setbacks – Primary Street Frontage

- The front setback is a minimum of 3.5m and maximum of 4.5m from the front property boundary to the main face of the building
- Single storey protrusions such as front porches are required to have a minimum setback of 1.5m from the front boundary.
- Two-storey protrusions such as front balconies are required to have a minimum setback of 2.5m from the front boundary. A lesser setback may be considered on merit.
- Minor protrusions are not to project more than 1.5m above the eaves.
- Eaves should project not more than 1.0m into the primary or secondary frontage setback area for the full length of the building.
- The garage is to be set back a minimum of 1.0m from the main face of the building (excluding minor protrusions from entries, gables, porches, balconies, verandah elements).
- Garages must be set back a minimum of 5.5m and a maximum of 7.0m from the property boundary (both single and double garages).
  - Except where Allotment Development Plan dictates.

#### Front Setbacks – Secondary Street Frontage

- Setbacks on secondary street frontages are to be not less than 1.0m for single-storey components and 1.5m for two storey components from the closest part of the building to the allotment boundary or as per the individual ADP.

- Garages with access from the secondary street frontage must not be located further forward than the single-storey building line.

#### Rear Setbacks (Excluding Rear Lanes)

- Rear boundary setbacks must conform with ADP, in particular:
  - Ground floor or single storey dwellings must be set back a minimum of 3.0m.
  - First floor or second storey components of dwellings must be set back a minimum of 5.5m.
  - In accordance with individual ADP requirements.
- A lesser setback for first-floor or second-storey components to a minimum of 3.0m is possible if it can be demonstrated that a lesser setback will still maintain solar access for adjoining properties, does not impact on visual and acoustic privacy and avoids direct overlooking into private open space areas.
- The following elements may encroach beyond the rear boundary setback provided that a minimum width of 1.2m is preserved:
  - Fascia, gutters, down pipes and eaves up to 0.6m.
  - Masonry chimneys, flues and down pipes.
  - Unroofed balconies, landings, steps or ramps not more than 1.0m in height.
  - Alfresco areas provided they are open on all sides.

## Side Setbacks

### Requirements

#### Side Setbacks (Detached and Attached Homes)

- Side boundary setbacks must conform with the following:
  - Ground floor or single storey dwelling walls must be set back a minimum of 1.0m.
  - First floor or second storey dwelling walls must be set back a minimum of 1.5m.
  - Side walls with a height greater than 6.0m must be set back a minimum of 1.5m plus any increase in wall height above 6.0m.
- In accordance with individual ADP.

#### Side Setbacks (Primary Road Accessed Garages)

- Garages must be sited in accordance with the ADP, in particular:
  - A 7.0m long garage wall may be established on a designated side boundary, with a maximum wall height of 3.0m. A side boundary setback of 1.0m applies if not constructed on the boundary.
- Variations will be considered on merit.

### Requirements

- Any permitted/ required variations to the above setback requirements will be noted on the individual Allotment Development Plan.

## Rear Lane Setbacks

### Requirements

- Garages must be sited in accordance with the ADP, in particular:
  - A minimum 0.5m setback to the boundary of the lane for ground floors.
  - First floors and balconies can be located on the rear boundary.
- Driveway access for properties with rear lane access must be from the rear lane.
- Rear lanes must have a portico and access gate fronting the rear lane to break up the streetscape of the lane unless otherwise is indicated on the individual ADP.
- Porticos must be sited a minimum of 0.5m forward of the garage and can be located on the property boundary fronting the lane.
- The area between the garage and the property boundary must be paved, coloured concrete or exposed aggregate concrete, but must not be plain concrete.



### Requirements

- The same theme and detailing on the street elevation must continue to all elevations. Refer to diagram for general requirements.
- The use of parapets and other design features are required to wrap around side walls to a point of articulation.
- Blank walls to streets will not be approved. Buildings facades are required to be articulated through the use of stepped walls, articulated roof forms, building material variety and the inclusion of transitional spaces.
- Each dwelling is required to provide at least one porch and other transitional space on the main street frontage.
- Building entries must be clearly visible from the street.
- Wall thickness must allow windows to be recessed providing depth and shadow accents about openings. This means that all windows must be provided with an external reveal/sill with a minimum size of 50mm.
- Garages and carports are required to be visually subordinate to main dwelling.
- Galvanised iron, zinc or aluminium coated steel, corrugated fibre cement sheeting and unrendered or plain cement sheeting will be permitted in small quantities if the design outcome represents a high-quality and innovative solution.
- **The following requirements apply to 2-storey dwellings:**
- Upper floors must be stepped a minimum of 500mm in from the lower ground floor.

- Upper level walls are required to be articulated if greater than 9m in length and 27m<sup>2</sup> on any elevation by physically stepping walls either in or out a minimum of 200mm for 10% of the wall length (i.e a 9m length of wall will require a 900mm section of wall to be articulated) and diversification of materials, textures, windows and colours.

Refer to *Character and Proportion, Roof Design* and *Balconies, Verandahs and Porches* for additional requirements.

### Recommendations

- To help create a safer community, ensure that the street can be seen from family living areas, primary circulation areas or bedrooms.
- Design garage driveways to relate to indoor living areas and provide the opportunity for additional outdoor living or recreation space.
- Consider the use of upper-level balconies and entry porches, Juliet balconies to secondary living spaces, terraces with pergolas and similar structures which extend the active living area of the dwelling onto the street front and maximise amenity. Combine with partially transparent screening and fencing to make these private, comfortable and enjoyable spaces.
- In designing for your lot, consider vertical separation of house floor levels and front outdoor spaces from the street to improve privacy and outlook.

## Corner Buildings

### Intent

Buildings located on corners have a dual aspect. There are many examples of buildings which have a main front facade turning the corner to address both streets. The character often differs to make one of the streets the main entry point of the home, with a similar quality of detail used on both street facades. This is the character typically sought for corner buildings in Lightsview.

Corner buildings can also become local marker buildings and innovative designs which pursue this opportunity will be supported by the LJV wherever it is consistent with PAEC land use requirements.

### Requirements

- Corner buildings should be designed to have a street frontage of equal quality to both streets through the use of wrap-around verandahs, balconies, front fencing and feature window materials and detailing common to each facade.
- Articulation is required to each street frontage of your home and on the secondary frontage if you have a corner block. Articulation can be created by entries, verandahs, porches, balconies, blade walls or pergolas.
- Duplex homes on corner blocks must be designed so that the dwellings have separate facades, garages and entries which address both the street frontages.
- Blank walls, unscreened service facilities and solid fences will not be accepted to secondary street frontages.



Box on box designs, non-returning 'facades' and home designs that do not adequately address the corner will not be approved.

- Refer to *Street Frontage* and *Fencing* for additional requirements.
- Corner buildings must be designed to have a street frontage of equal quality to both streets. This is to be achieved by :
  - The use of wrap-around verandahs and balconies.
  - Front fencing and feature windows.
  - The continuation of the three materials.
  - Articulation to the secondary street wall must be achieved.
  - Continuation of roof form and detail.

### Recommendations

- Consider two-storey buildings on corner lots to provide scale and visual interest to street corners.

## Double Fronted Allotments

### Intent

Some homes are sited with double frontages to either a secondary road or reserve with road access at the rear.



### Requirements

- Dwellings with double frontages must respond to both sides of the block – to the street and to public spaces.
- The homes are to have vehicle access from the primary street frontage.
- The homes are to have their main address from the street.
- Landscaping can be provided for privacy to the private open space.
- Service courts and utilities areas of dwelling (eg. Accommodating clothes drying areas, bins, service equipment and other utilities) should be located in a position where they are screened from view of areas of public open space.
- The built form visible from the parkland or reserve area must be designed to incorporate functional elements such as verandahs, pergolas, balconies and window shading devices to provide interest to the facade.



Corner building should be designed to provide appealing facades to both street frontages.



## Design Palette

### Intent

A Design Palette of building elements, materials, and colours has been developed for Lightsview to create a visually unified environment whilst supporting innovative and varied design.

### The Palette

#### Materials

Traditionally Adelaide has been a city where masonry of various types has dominated the materials palette for facades. These materials have included locally sourced bluestone, red bricks produced from local clays and a local light cream sandstone.

These materials have often been used in combination on facades and with painted render, resulting in a mix of colours and textures. Some sheet material was also used often with thin profile battens on the joints to provide texture and pattern.

More recently, materials used in Adelaide housing have included rendered and painted tilt-up concrete panels, concrete block and rendered and painted blueboard. The intention of the following materials palette is to provide a range of options that:

- Reflect current cost-effective building practices.
- Reduce energy use through adoption of techniques such as reverse veneer.
- Provide a diverse but harmonious character to the suburb.

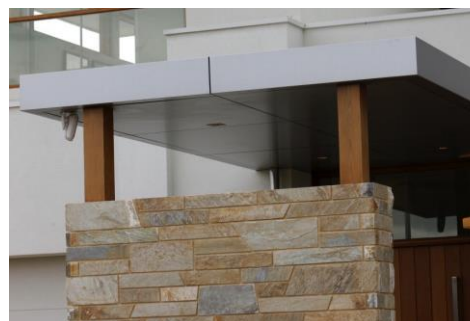
### Colours

The intent is to combine simple greys and off-whites with a limited range of colours based on bluestone, a distinctive local material. Historical colours have tended to be subdued hues and this is a principle of the palette selected.

A brighter colour scheme will be considered on merit, but should be limited to feature elements.



An example of timber used to break-up facade.



**Bluestone:** A distinctive, traditional Adelaide building material to be used in a modern context.

## Requirements

- Any building elevation visible from the street to top of gutter should not have a predominance of any one material without articulation and must incorporate a minimum of three materials of varied texture and minimum of three colours with the most neutral colour predominating, such as the following:
  - Masonry walls including feature stone, face brick work, render, blockwork or Aerated Autoclave Concrete.
  - Lightweight materials are encouraged for feature elements to provide variety in texture on facades. Examples of suitable materials include: feature timber, fibre cement sheeting, tiles, alucobond and stone.
- A layered look is required for walls that are visible from the street or public places. This requires a predominant main wall finish such as painted render, face brickwork etc and the addition of two highlight or feature materials of varied texture. Two storey dwellings should avoid a horizontal split of materials i.e ground floor entirely brick and upper floor entirely render.

- The use of fibre cement sheeting is required to be restricted to feature elements as opposed to a walling material. The use of overlapping weatherboard style sheeting is not supported.
- Rendered quoins used in a 'replica' or 'traditional' way on the building facades will not be approved.
- Feature columns to front facades are to be contemporary in design and have clean simple lines. Capitals and bases are to be simple in design, ornate replica features will not be supported.
- Roof colour should contrast with main wall colour in hue and tone.

## Recommendations

- A sample board illustrating the materials and colours to be used and showing their locations on a rendered elevation is to be submitted to the PM for approval.
- Dark, heat-absorbing colours are not recommended.

### Fence Colour

Note: Colorbond® Steel is a registered trademark of BlueScope Steel Limited.

## Front Entry Doors

### Requirements

- Front doors are to be contemporary in design, form and placement.
- As a minimum, front doors are to have a sidelight and a top fan light, or are to be 2.4m high and 1.2m wide with glass inserts.
- Screen/security doors are to be simple and contemporary in design. Ornate screen/security doors that do not complement the architectural style of the home will not be supported.

## Balconies

### Requirements

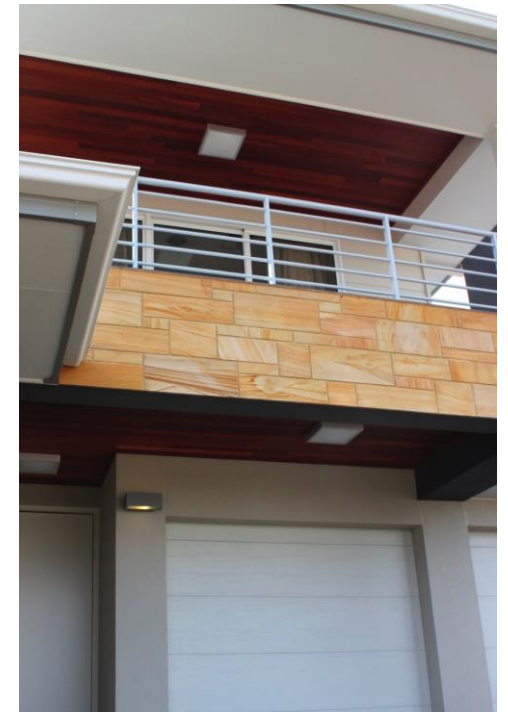
- All dwellings are required to provide at least one generously sized porch, portico or other transition space on the main street frontage.
- Porches and/or verandahs on street frontages must have a minimum covered area of 8m<sup>2</sup>.
- Porches and/or verandahs on street frontages must be designed to accommodate a sheltered seating area comprising a table and two chairs with a minimum dimension of 2.4 x 2.0m which is unencumbered by a doorway or circulation to the doorway.

- Balconies, porches and verandahs should be integral to and compatible with the main house forms and detail, and contiguous with indoor living areas.
- Balconies located at the front of each home must be of a suitable bulk and scale and have a minimum balcony floor line height to the facade of 300mm.
- The use of parapets and other design features that do not complement and integrate with the main roof form will not be approved.
- The underside of balconies must be lined or detailed with a feature material.



### Recommendations

- Consider using adjustable louvres or pergolas with deciduous vine plantings to provide shade in summer and sun in winter for outdoor spaces such as upper-level balconies.
- Consider the construction of a wall, hedge or glass panelling to the street frontage to provide additional privacy and a protected seating area.
- Consider locating studies or living rooms along side front porches such that doors can open up and utilise the front porch.
- Use of upper-level balconies, entry porches, Juliet balconies and pergolas to secondary living spaces will extend the active living area of the dwelling addressing the street and will increase dwelling amenity. Partially transparent handrails and screening can reduce public exposure and enhance privacy, making these areas comfortable and enjoyable.



The underside of balconies must be lined or detailed with a feature material.



Illustrations or pictures show the intended design outcome but may not necessarily show complying development with the Design Guidelines.

# Windows

## Requirements

- To be contemporary in design, form and placement.
- Windows must be:
  - Commercial.
  - Semi-commercial.
  - Timber.
  - Awning.
  - Casement.
- 'Bay', 'Colonial', 'Federation', 'Olde Worlde' or traditional reproduction windows will not be permitted.
- Windows may be a combination of window types, provided that one acceptable window type is used on the front elevation or any elevation that addresses the street.
- External roller security shutters are not permitted.
- The material used above windows and doors must be as per the surrounding walls. Infill FRC sheeting or similar is not supported.

# Roof Design

## Intent

Roofs are a major element of building elevations. Pitched roof forms are part of Adelaide's architectural tradition and the use of these forms throughout the development will contribute to Lightsview's locally distinctive character. Roof forms and eave lines have a critical role in providing visual interest to a street. Use gables combined with hipped roofs, intersecting skillions and balcony and verandah roofs, in combination with stepped facades, to create interesting forms and compositions.



Examples of overall visually consistent streetscapes comprising varied pitched roof forms.

## Requirements

- Simple pitched forms, including skillion, hip and gable elements are required for main roofs.
- Large singular form hip, gable or skillion roofs without articulation will not be approved.
- Eaves are required and must be a minimum of 550mm or comply with the requirements of the Building Code of Australia along boundaries.
- Roofs are to comply with the Pre Finished Sheet metal Palette
- All roofs are to be corrugated metal deck (custom orb profile) roofing or flat tiled shingle design.
- Minimum pitch of main roofs is required to be at least 7.5 degrees for skillion roofs and at least 25 degrees for hipped roofs. A lesser pitch may be considered for verandahs, hips, gable and other elements if it adds to the overall design and character of the building.
- The roof form and style of the garage must complement the roof of the main house.
- Eave lines must be broken by gable elements or similar, or by design, where balcony roofing, sun shading, verandah roofs or other elements visually break the line of the gutter and layer the façade by a minimum of 1.0m.
- Roof lines should be clean and uninterrupted by equipment. Refer to *Equipment Locations* section.

- Required service vents should be located away from the street frontage and kept to minimum heights required by relevant codes.
- Roof gutters and rain water heads should be appropriate in scale and simple in design.
- Roof overhangs should be sufficient to cast shadow down the full length of the wall in mid-summer where sunscreens or verandahs which shade walls and windows are not used.

## Recommendations

- Roof form should be designed to maximise solar gain to north-facing windows in winter and control excessive solar gain in summer.
- Use of this detail will reference historical trends, provide clean edges and accentuate a finer roof plane.
- Limited use of flat roof or parapet elements may be used to contrast with the predominantly pitched roof character.
- Vertical masonry stacks and chimneys form an important element of traditional roofscapes. Roof elements such as wind towers and ventilators (in the form of chimneys — depending on scale and detail) forming part of an environmentally responsive building design should be considered and, where used, designed to be integral to the roof and architectural composition.
- Where louvres are used for sunshading use narrow sections to provide finer texture and visual interest.

## Garages, Car Parking and Driveways

Garage locations are specified in the Allotment Development Plan specific for your allotment.

### Requirements

- On-site vehicle Parking Requirements should be provided in accordance with the PAEC Requirements
- No traditional rollerdoors or traditional panel lift doors allowed. Traditional and pattern design doors will not be approved.
- Garage doors to be modern and contemporary in design by using panel lift doors with long horizontal panelling only.
- One space per dwelling must be covered. If uncovered the space is to be located in front of the garage or carport and within the allotment boundary.
- Garages must be set back a minimum of 1.0m behind the front of your home and a minimum of 5.5m from the front property boundary unless otherwise is stated on the individual ADP.
- Garages are to be constructed using the same materials as the house.
- A landscape strip of 500mm wide along the length of driveways is required to improve visual appearance of the driveway.
- Driveways must be constructed using either exposed aggregate concrete or pavers (contemporary colour and pattern).

- Garage and carports for Detached homes on allotments less than 12.5m in width shall only accommodate a single vehicle unless otherwise is shown on the individual ADP.
- Allotments 12.5m or greater in width can accommodate a double garage. The garage maximum opening width is to be no greater than 6.0m or 50% of the frontage (except in relation to a rear service or access lane).
- Where more than two garages or carports are provided the third carport or garage must be staggered in design setback a further 1.0m from the predominant garage or carport.

### Recommendations

#### Storage

- Garages to be designed with sufficient width to allow a 600mm zone of storage along one side of the garage.



Note: Tuscan style panel lift doors will not be approved.

## Ceiling Heights

### Requirements

- Minimum floor to ceiling height is required to be 2.7m for both upper and lower floors.

## Privacy

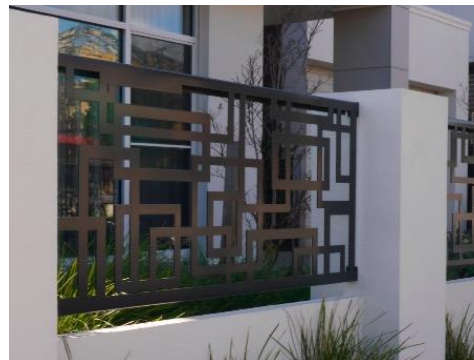
### Requirements

- Building should be designed to minimize excessive overlooking of neighbouring buildings or private open space in order to comply with the City of Port Adelaide Enfield's Development Plan requirements. Any overlooking matters will be determined by the PAEC during the Development Plan consent.
- Outlook to streets and parks from internal and external living spaces should be maximised without compromising visual privacy.
- The provision of privacy screening of 1.7m in height is required where upper-level windows or balconies will directly overlook neighbouring dwellings or private open spaces (subject to PAEC consent).

## Fencing



Examples of fences combining masonry with hedges, steel railings and timber slats.



Example of fencing in attached houses using materials and details complementary to the main dwelling and providing higher levels of privacy to outdoor living areas.



Front Fence Examples in Attached Housing.



Example of corner fencing or laneway fence treatment.

## Requirements

### Fencing – General Requirements

- The developer may choose to provide some uniform fencing to front and side boundaries of lots that address the street or a reserve. Where this is proposed, it will be indicated on the ADP.
- Where uniform fencing is provided by the developer, it must not be removed, painted in a colour other than that originally painted, altered, marked or damaged, and must be maintained in good repair by the land owner at all times.
- All fencing required by these provisions must be erected to these requirements within 3 months of completion of the dwelling.
- PAEC approval is required for all masonry fencing above 1.0m in height, any solid fencing over 1.0m in height that is within 6.0m of the front corner boundary and all fencing exceeding 2.1m in height.
- Council approval is required for any fencing on the boundary of a reserve.
- Integrate planting in front of the fence in sections.
- Retaining walls visible from the street must be designed to tie in with the boundary fencing. Sleeper retaining walls are not permitted.

### The Front Fence

- Colorbond® or solid metal panel front fencing is not permitted.
- The front fence may be in the form of:
  - Low walls.
  - Masonry piers with infill such as timber or metal slats, hedging, steel wire, steel railings.

- Front fencing that is unique and interesting is encouraged and will be considered on merit.
- Materials, colours and detailing of fences must be consistent and compatible with those of the main building.
- The front fence must extend for the entire frontage of the property, except for the driveway and pedestrian gateways.
- Front fencing on corner sites is to return the corner and extend along the secondary street frontage a minimum of 9.0m behind the front property boundary
- Front and side pedestrian gateways are to be a maximum of 1.5m wide.
- Driveway and pedestrian gates of similar design standard and finish to the front fence are permissible but not mandatory.
- The minimum and maximum heights for front fences are 1.0m and 1.2m respectively. A higher front fence may be allowed or specified for attached dwellings, terraces and apartment sites when required for privacy and or security reasons. Higher front fences must be well articulated and visually permeable to facilitate causal cross surveillance.
- Letterboxes must either be incorporated into the front fence design or be freestanding and constructed using solid materials such as face, bagged or rendered brick, stone, timber or sturdy metal construction.
- Front fence and letterbox designs are required to be submitted for approval with house design plans.

### Dividing Fences

- Dividing fences shall be 1.8m in height, capped, pre-painted metal good-neighbour type fencing in Colorbond® 'GREY RIDGE' or similar colour and profile by other manufacturer.
- Dividing property fences must not project past either the property or adjacent building line.
- The dividing fence forward of the building lines is to be of a square metal tubular type design so as to be visually permeable, and 1.2m in height and is to tie into the front fence height. Unless it relates to a corner property or the rear fence of a corner property, in which case it is to follow the same profile as the corner fence and complement the form of front fencing.

### The Corner Fence

- Colorbond® or solid metal panel fencing is not permitted.
- Side and rear dividing fencing forward of the neighbours building line is to complement the form of front fencing and as a minimum must be as specified in Attachment 4. Additional masonry or other elements matching the home will be required to break-up the fence.
- Where a different fence type is nominated in the ADP it must be as specified.

### The Lane Fence

- Colorbond® or solid metal panel fencing is not permitted.
- The Laneway fence, including any truncation for corner lot, shall have a maximum height of 1.8m.

- The side boundary or rear boundary fence that faces the rear lane shall be as specified in Attachment 5. Additional masonry elements matching the home will be required to break-up the fence.

## Recommendations

- Make use of hedges or similar planting where a notional boundary is more appropriate to creating a physical barrier. For example, outdoor areas related to commercial lower levels in multi-unit developments.
- Consider landscape planting in combination with front fencing to reduce visual impact and improve amenity.

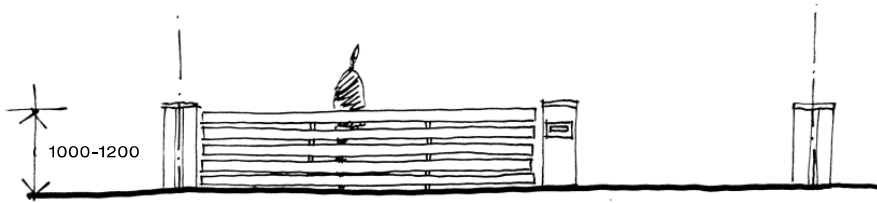


Example of a dividing fence in the Colorbond® 'GREY RIDGE' colour.

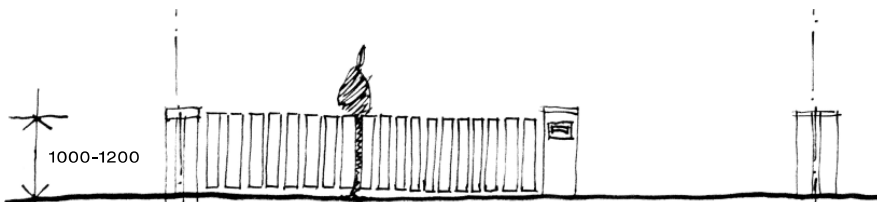


Square metal tubular dividing fence forward of the building line.

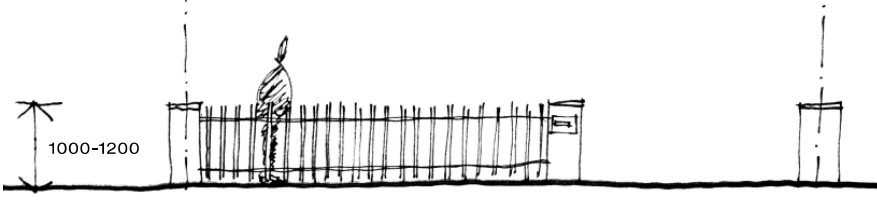
## Example of front fence options



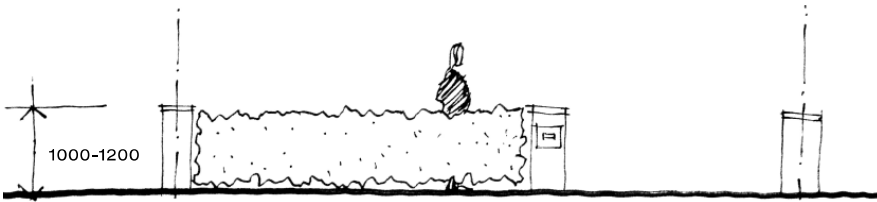
TIMBER BATTENS - HORIZONTAL



TIMBER BATTENS - VERTICAL



STEEL PICKET

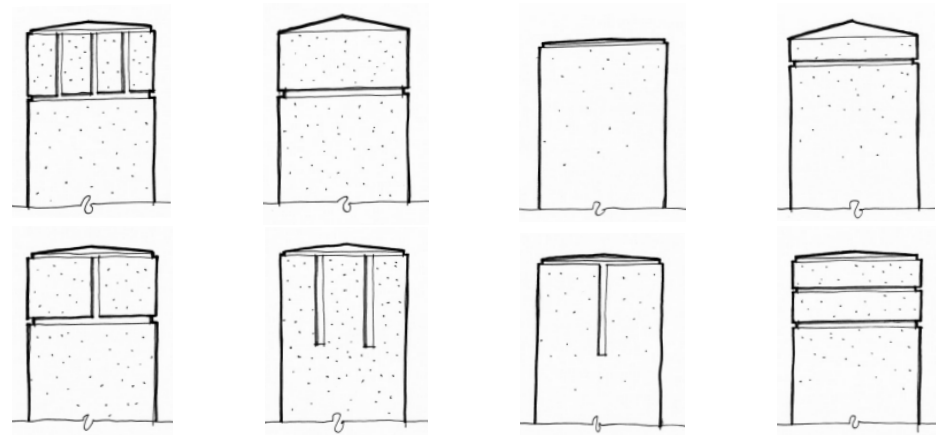


HEDGE INFILL



BRUSH INFILL

## Examples of column designs that can be used on fencing



## Corner Fences



Example of fencing on corner allotments where the front fence continues along the secondary street frontage.

## Letterboxes



Letterboxes should be integrated with the front fence or use materials complementary to the fence or house if free standing.

## Services & Ancillary Structures

### Requirements

- Roof-mounted plant such as solar panels, air conditioning systems, rooftop evaporative coolers, antennae, satellite dishes or the like shall be mounted such that they are not visible from the street or parks and shall be mounted sufficiently low to avoid breaking the line of the roof ridge.
- Vent pipes are to be kept to the minimum allowable rise above the adjacent roof plane and are to be painted out to match the adjacent roof colour.
- Service meters are to be accessible for service authority reading, but concealed from street / laneway.
- Meter box is required to be Lightsview "all in one" box and be installed in a discreet location, painted to match the surrounding wall colour with minimum impact on streets and parks.
- Clothes drying areas must not be visible from streets, laneways or parks.
- Refuse — provision must be made for storage of rubbish bins / refuse bins / green waste in a location close to the collection point but in a secure and concealed location from street / laneway frontage and remote from the 'primary open space'.
- Air conditioning external condensing units must be installed on ground or below rear fence line so not to be visible from public areas and to minimize visual impact and noise for neighbouring properties. A/C units are not permitted on frontages.

- Rainwater tanks shall be located remote and concealed from street / laneway frontage and 'primary open space'.
- Solar hot water units must have on-ground storage tanks as opposed to roof mounted solar panels. Roof design is to accommodate the mounting of panels on the plane of the roof facing north elevated between 20° and 35°.
- Solar hot water roof panels are not to be mounted on frames opposing the fall of the roof below.
- Solar panels with tanks are not permitted on the roof or where visible from streets or parks.



Solar hot water units must have on-ground storage tanks.



Meter box recessed & painted to match the wall minimizing visual impact.



Minimise the visual impact on streets, parks and neighbouring houses when locating services such as air conditioning units, solar hot water systems and photovoltaic panels.

## Fibre to the Home

### Requirements

- Each new purchaser at Lightsview is required to complete the following works to allow fibre to be connected to your property:
  - Extension of the lead in conduit from the front of your allotment to your meter box.
  - Category 5 (minimum) cabling must be installed throughout your home and is required to be connected to the rear of your meter box.
  - Installation of the Lightsview 'all in one' meter box (enables electricity, gas and fibre connection meters all in one box).
  - You are required to provide a minimum of 3 TV/Foxtel outlets and 2 phone/broadband outlets.

You must advise your builder that only accredited installers can be used for the installation between the connection at the street and your home.

**Please Note** it is imperative that you, your builder and any sub-contractors understand the requirements for the installation of the fibre network to your home. As the correction of any installation errors may prove to be costly.



## Landscape Character

### Requirements

Purchasers are to ensure the following approach to achieving sustainable landscape garden for each home allotment.

- Is designed to suit local environmental conditions.
- Contains plants that require little more water than natural rainfall provides.
- Employs practical water conservation measures such as mulch to conserve soil moisture, efficient irrigation and grouping plants with similar water needs together.
- Refer to the Recommended Plants List (Attachment 5) to select a range of plants suitable for Lightsview.

### Recommendations

- Design gardens to complement the residence or building in an integrated way which maximises the use of plant material and limits the amount of irrigated lawn.
- Position plants to provide shade and privacy, allowing access to winter sun and, where appropriate, framing views to adjacent parks.
- Ensure the plants are appropriate for the soil conditions and roots do not interfere with house footings, including those of neighbours. When planting trees, the mature size of each selection is checked and root barriers are incorporated where required.

- Use compatible materials, scale and colours within the landscape to complement building design.
- Design for low energy and low chemical use in maintenance.
- Initial planting should make provision for the growth of each species, particularly the mature size of trees and shrubs.
- Visit nurseries that specialise in propagating indigenous and native plants, and prepare a list of plants for ordering. Commonly, discount stores and general nurseries do not stock indigenous and native plants.

### Plant Selection

- Considers the habitat value of plants, including appropriate food, shelter and breeding habitat.

There are a wide range of attractive local native and drought tolerant exotic plants that can be used at Lightsview. These include many plants that are indigenous to the local area, including shrubs, grasses and trees.



## Streetscape & Verges

### Requirements

- Ongoing maintenance of landscaping in your front verge will be the responsibility of the owner. The LJV encourages residents to take pride in their verges, in order to enhance the aesthetic value of their properties.
- Adequate protection of street trees is required during construction. This can be achieved by:
  - Not placing building materials or vehicles within the root zone of the tree (drip zone plus 2m).
  - No unapproved excavation within the drip line of trees.
  - No excavation for services within 3m of the tree trunk.
  - Ensure that the ground level around street trees is not altered and that materials are not built up around the base of any trees.



## Front Gardens & Street Frontage

### Requirements

- Planting beds to dominate the area of the front garden rather than lawn, paved areas or built elements.
- Use drought tolerant groundcovers as a substitute to grass.
- At the time of planting, include at least one medium-sized tree (minimum height 2.5 metres at the time of planting).
- The strip between the front fence (and side fence on corner allotments) and the footpath is to be mulched and planted to match the verge planting.
- Front garden areas and driveway installation must be completed within 3 months of the completion of construction of your home.
- Artificial grass is not permitted.

### Recommendations

- Consider planting suitable deciduous trees alongside north, east and western windows to provide shading during summer and allow sun during winter months.
- Medium height (up to 2.5m) hedge planting on each side boundary to ensure privacy is appropriate.

## Private Open Space

### Requirements

- For allotment areas greater than or equal to 250 square metres, a minimum area of 40 square metres is required to be private open space (with a minimum dimension of 2.5m), and minimum 24 square metres of it is to be directly accessible from a habitable room at rear.
- For allotment areas less than 250 square metres, a minimum area of 15 square metres is required to be private open space (with a minimum dimension of 2m), and minimum 10 square metres of it is to be directly accessible from a habitable room at rear.

- Balconies and roof patios will only be considered as a private open space if they have a minimum area of 8 square metres with a minimum single dimension of 2.0 metres for upper level balconies and 2.5 metres for ground level and rooftop patios. Use of front balconies as contributing to private open space is subject to PAEC approval.
- Variations to open space areas above will be considered subject to merit and Council approval.

### Recommendations

- A pergola with deciduous climbing plants may provide summer shade. Outdoor sitting / dining areas should preferably be paved.
- Consider opportunities for small fruit trees such as lemon, almond or peach.

## Irrigation

### Requirements

- In-line pressure compensating drip tube should be used for irrigating all planting, including grass areas. A dripper spacing of 40 cm is appropriate. Drip tube should be covered by mulch. A small in-line filter is recommended.
- Avoid spray irrigation, which is wasteful because of evaporation losses and tends to give uneven application. Button drippers are appropriate for pot plants.

### Recommendations

- Automated control of watering is highly recommended, subject to prevailing water restrictions, as it helps avoid over-watering. By incorporating control valves for each planted area, the water application rate can be varied according to the needs of the plants.

- Avoid spray irrigation
- Use in line pressure drip irrigation system.



## Establishment & Maintenance

### Recommendations

- Front garden areas and driveway installation must be completed within 3 months of the completion of construction of your home.
- Adequate soil preparation before planting is important to successful plant establishment and is more easily and effectively undertaken over the whole allotment using machinery. Soil preparation may include weed eradication, cultivation, compost application and mulching.
- Regular control of weeds and insects is recommended, particularly for the first year when plants are undergoing rapid growth. Only non-residual chemicals should be utilised.
- During the initial seasons of growth, and regularly thereafter, it is advisable to prune all native plants after flowering to maintain compact, densely foliated growth.
- Apply adequate but not excessive water during the establishment period. For most native plants, the soil only needs to be slightly moist and not saturated. Overwatering may cause root rot and is wasteful.



## Driveways & Paving

### Requirements

- Driveways and driveway crossovers must be constructed prior to anyone occupying the allotment.
- Driveway locations are required to be in accordance with the Allotment Development Plan.
- Driveway materials must be in accordance with the Materials and Colours Palette.
- The driveway crossover (area of driveway between property boundary and kerb) must be constructed using exposed aggregate concrete matching the specification used by the developer in the construction of footpaths.
- Plain concrete and pattern paving are not permitted.

# 05 Terrace Homes Design Guidelines

## 01. General Requirements

Terrace housing within Lightsview refers to allotments which allow the construction of walls along both side boundaries. There are a number of different terrace options available, with varying width and garage locations. Given the relatively narrow frontage of terrace homes these guidelines have been prepared to encourage a variety of styles which are in harmony with each other and the streetscape.

- Section 01 of these guidelines includes general requirements that apply to all terrace designs.

- Section 02 of the guidelines refers to specific requirements for each type of terrace.
- Side boundary walls to be finished where exposed and finished as per the front elevation.
- Terrace homes are not required to meet a minimum site coverage requirement.
- There is no plot ratio requirement for a terrace home.
- These design guidelines are to be read in conjunction with the Lightsview Design Guidelines 03.

## Character and Proportion

- Terraces must have modern contemporary forms with clean lines, a diversity of material and colours, picking up on the timeless elements of Adelaide's best housing.
- Each dwelling is to be designed as a separate visual entity from its neighbours. No two allotments within the same block of allotments or adjacent block are to be designed with the same street frontage (refer to diagram 1).
- Design variations are required to extend beyond colours and materials. Variations should include but are not limited to the following:

- bulk and scale; detail and styling; porch design; balcony and balustrades; window type and proportions, roof colour, material, pitch and design; front door size and design; front fencing and plant selection.
- Houses are required to provide a modulated street frontage with an articulated façade and use of elements such as verandahs, balconies, feature windows, shading and porches to provide a visual interest to the street.
- Exposed blank walls are not permitted. Elevations should be detailed with window openings and recessed sections. This means that all windows must be provided with an external reveal/sill with a minimum size of 50mm.
- Three-storey buildings will be considered on merit.

## Open Space Requirements

- For allotment areas less than 250 square metres, a minimum area of 15 square metres is required to be private open space (with a minimum dimension of 2m), and minimum 10 square metres of it is to be directly accessible from a habitable room at rear.
- Balconies and roof patios will only be considered as private open space if they have a minimum area of 8 square metres with a minimum single dimension of 2.0 metres.
- Ground level private open space must have a minimum dimension of 2.0 metres. Use of front balconies as contributing to private open space is subject to The City of Port Adelaide Enfield (PAEC) approval.

## Landscape Design

- To comply with landscaping requirements in the Lightsview Design Guidelines 03.
- An indicative landscaping plan must be submitted with plans for encumbrance approval.
- Detailing is to provide visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- Given the relatively smaller frontage of each terrace dwelling it is required that considerable attention to detailing is given to the individual characteristics of each dwelling.
- Decoration using colonial, Federation, 'olde worlde' or traditional reproduction elements (finials, quoins, banding, lacework, keystones, Dutch gables and repeat Federation windows) are not allowed.

## Height

- The overall height of the dwelling must not be higher than 9m.
- Building height is defined as the finished site level to the highest point of the roof ridge or pitching point.
- Three-storey dwellings will be considered on merit.

## Roof Design

- All roofs, except flat roofs, are to be corrugated (custom orb) metal deck design or flat tiles shingle design.
- The minimum pitch of main roofs is at least 7.5 degrees for skillion and at least 25 degrees for hipped roofs.
- Roof lines must be clean and visually uninterrupted by equipment such as air conditioning units.
- Roof gutters and rain water heads should be appropriate in scale and simple in design.
- A range of roof profiles which contribute to the contemporary feel of Lightsview may also be considered.

## Windows Design

- To be contemporary in design, form and placement.
- Windows must be of a 'commercial', 'semi-commercial', 'timber', 'awning' or 'casement' grade only. Windows may be a combination of window types, provided that one acceptable type is used on the front elevation or any elevation that address the street.
- All windows must be provided with an external reveal/sill with a minimum size of 50mm.
- Windows and openings should address rear lanes.
- The use of reflective, translucent or obscure glass on front elevations will be considered on merit. Rooms requiring privacy (eg en-suites) should not be situated in such locations.
- The same window type must be used on all elevations.

## Ceiling Heights

- Minimum floor to ceiling height is required to be 2.7 metres for both lower and upper floors.

## Privacy

- Building designs should be designed to minimise excessive overlooking of neighbouring buildings or private open space in order to comply with PAEC's Development Plan requirements. All assessment regarding overlooking will be determined by PAEC during the Development Plan Consent process.
- Outlook to streets and parks from internal and external living spaces should be maximised without compromising visual privacy.
- Privacy screening of 1.7m in height is likely to be required to upper level windows or balconies that overlook other dwellings (subject to PAEC assessment).

## Car Parking

- On-site vehicle Parking Requirements should be provided in accordance with the requirements of The City of Port Adelaide Enfield's Development Plan.
- 1 or 2 bedrooms – 1 carpark
- 3 bedrooms on sites 165 square metres or less – 1 carpark
- 3+ bedrooms – 2 carparks
- Any variations to these requirements will be subject to PAEC approval.
- In laneways the design of garage and carports must tie in with design of main dwelling.
- Individual lighting to the rear garage must be incorporated into the building design.

## 02 Specific Requirements

In addition to the standard terrace design guidelines the following additional requirements apply to each terrace type.

### Avenue Terrace

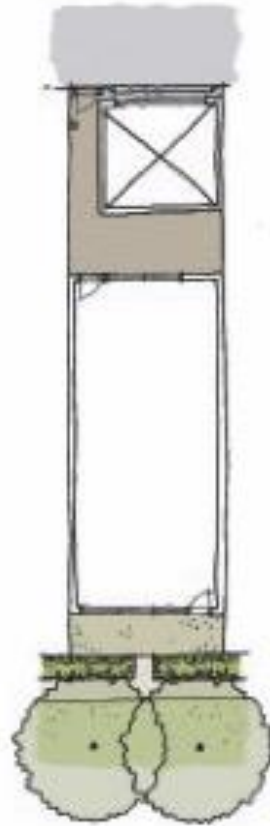
An Avenue Terrace refers to a lot with separate garage accessible from the rear lane.

#### Building Setbacks

- Setbacks will be determined by the Allotment Development Plan (ADP) provided for each lot, there is to be no variation from the front and garage/carport setbacks as specified.
- The front setback requirements as indicated on the ADP are both a minimum and a maximum, meaning a solid full height wall is required up to, and not past the setback line. Balconies and other protrusions forward of the setback must be open in design and not located on the side boundaries.
- The main roof is required up to, and not past the setback line.

#### Porches

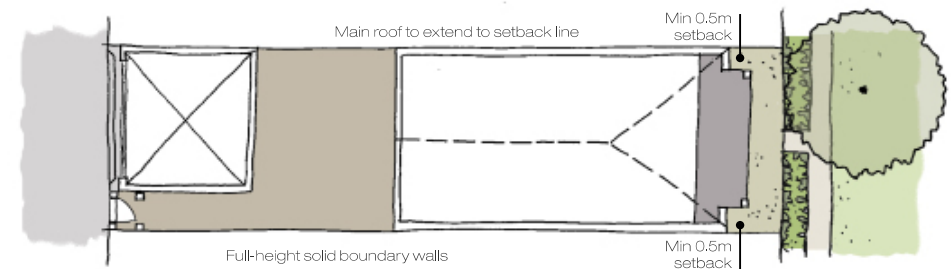
- A portico or porch must be provided to the main street frontage.
- The porch may project beyond the main face of the dwelling by 1.0m to provide interest and articulation.



- A porch forward of the setback line must be open in design. Enclosed side walls will not be permitted.
- Porch areas may be recessed behind the main setback line, provided a suitable level of articulation is provided to the home.

### Balconies

- Balconies forward of the main setback line are required to present as a secondary structure to the main dwelling so as not to confuse the main setback line of the streetscape. This is to be achieved by:
  - The use of open-style balconies that do not result in a bulky, dominating structure. Solid balustrade walling is not permitted.
  - If a roof is provided to the balcony it is required to be a separate or minor element of the main roof and must complement the dwelling.
  - Suitably proportioned balcony piers which complement the main face of the dwelling. Bulky, dominant piers which detract from the main dwelling will not be supported.
  - Ensuring a minimum setback of 500mm from both side boundaries unless a different setback is specifically noted on the individual ADP.
- Rear balconies must meet the privacy requirements of PAEC. Balconies must be designed to ensure overlooking into the private open space and windows of adjoining properties is not possible (subject to PAEC assessment).
- The front balcony may protrude into the front setback by 1 metre, but a larger balcony can be provided within the upper floor level area. If this option is adopted the upper level wall will be required to continue around to the front of the house for minimum 500mm from each side boundary. Refer to diagram below:
- Cantilevering the balcony is possible.
- Innovation and variety in balcony designs is encouraged.
- Shade cloth or profiled clear acrylic roof sheeting is not permitted to front elevations.
- House designs without a balcony will be carefully assessed on merit. It is crucial that these designs have an interesting and articulated frontage.



## Terrace

A Terrace refers to a lot with garage access from the street front.

### Building Setbacks

- Setbacks will be determined by the Allotment Development Plan (ADP) provided for each lot, there is to be no variation from the front and garage setbacks as specified.
- The front setback requirements as indicated on the ADP are both a minimum and a maximum, meaning a solid full height wall is required up to and not past the setback requirement.

### Balconies and Porches

- A balcony must be provided to the front elevation.
- Balconies are not permitted forward of the main setback line.
- The main roof is required to be located over the balcony and constructed up to the main setback line.
- Rear balconies must meet the privacy requirements of PAEC.
- Innovation and variety in balcony designs is encouraged.
- A porch or portico may be provided forward of the main setback line provided it is of an open design.

## City Terrace

A City Terrace refers to a corner lot with two dwellings addressing all street frontages.

- A City Terrace allotment may be a single Torrens Titled dwelling or 2 two-storey community-titled dwelling (refer to Land Contract and ADP).
- Each home must be designed to address all street frontages through the use of 3 materials of varied texture, appropriate window treatments, wrap around balconies and articulation.
- Each City Terrace must be designed as a separate dwelling to ensure that it has the appearance of a single dwelling not a duplex home. Design variations between the dwellings are required to extend beyond colours and materials. Variations should include but are not limited to the following; balcony and balustrades; window types and proportion; roof colour material; pitch and design; front door size and style; front fencing style and plant selections.
- Balconies forward of the main setback are required to present as a secondary structure to the main dwelling so as not to confuse the main setback line of the streetscape.
- Setbacks will be determined by the Allotment Development Plan provided for each lot, there is to be no variation from the setbacks as specified.

## Park Terraces

A Park Terraces refers to a lot with two frontages of equal quality and detail to a street/reserve and a laneway.

- Setbacks will be determined by the Allotment Development Plan provided for each lot, there is to be no variation from the setbacks as specified.
- Park Terrace sites must be designed to have a street/reserve and laneway frontage of equal quality. Both frontages are required to include three materials of varied texture and three colours.
- Development above the garage which fronts onto the laneway is required.
- Entrances are to be visually obvious and easily accessible from the lane frontage.
- Park Terraces fronting a lake are required to have windows and sliding doors with commercial, semi-commercial or timber profiles.
- A covered entrance area with minimum dimensions of 1.5m x 1.5m must be provided to the lane frontage to provide access and visual articulation. The entrance must be more visually dominant (ie. difference material and height) than the garage component.
- Front doors on both frontages are to 2.4m in height with glass inserts and contemporary in design, form and placement.
- Balconies forward of the main setback line are required to present as a secondary structure to the main dwelling so as not to confuse the main setback line of the streetscape. This is to be achieved by;
  - The use of open-style balconies that do not result in bulky, dominating structure. Solid balustrade walling is not permitted.
  - If a roof is provided to the balcony it is required to be a separate or minor element of the main roof and must compliment the dwelling.
  - Suitably proportioned balcony piers which complement the main face of the dwelling. Bulky, dominant piers which detract from the main dwelling will be not be supported.
  - Ensuring a minimum setback of 500mm from both side boundaries.
  - Cantilevering the balcony is possible.
  - Innovation and variety in balcony designs is encouraged.
  - Shadecloth or profiled clear acrylic roof sheeting is not permitted to front elevations.

## Corner Terraces

A Corner Terrace lot is a lot located on a corner with equal quality to both street frontages.

- Setbacks will be determined by the Allotment Development Plan provided for each lot, there is to be no variation from the setbacks as specified.
- Corner dwellings are to have a street frontage of equal quality to both streets through the use of wrap-around verandahs, balconies, front fencing and feature windows, materials and detailing common to each facade.
- Articulation is required to each street frontage of the home and on the secondary frontage of a corner block. Articulation can be created by entries, verandahs, porches, blade walls and the physical stepping of the walls.
- Large singular hip, gable or skillion roofs without articulation will not be approved. Roofs are to be designed to address both the primary street frontage and the secondary street frontage.
- Consideration to the floor plan should be given to ensure that larger, feature windows are possible along the secondary street elevation ie avoid locating en-suites, laundries and storage areas.

## Mews

A mews lot allows for the construction of a self-contained unit above the garage.

- Nominated mews home sites must be designed and constructed such that they can be 'community titled' in the future and comply with the Building Code of Australia to function as a sparse residence.
- Adequate sound proofing to floors above garages must be provided to minimise disturbance of upper level mews homes.
- All vehicle garaging shall be accessed from the laneway.
- Where located on a corner, garages shall be located at the furthest point from the intersection of the street and laneway.
- Each home is to be designed to address all street frontages and laneways through the use of three materials of varied texture, wrap around verandahs, balconies and porches, appropriate window treatments and detailing common to both frontages.
- A covered portico with minimum dimensions of 1.5 metres and 1.5 metres and an access door (in addition to the garage door), must be provided to the rear lane to provide access and visual articulation. The portico must be more visually dominant (ie. different material and height) than the garage component.
- Individual lighting to the rear garage must be incorporated into the building design.
- In laneways the design of garage and carports must tie in with the design of the main dwelling.
- A mews can be located on any Avenue Terrace Lot subject to PAEC approval.



# Attachment One

## Application Form

Lot Number \_\_\_\_\_

Street Address \_\_\_\_\_

Proposed House Type \_\_\_\_\_

### A. Owner's Details

Name \_\_\_\_\_

Address \_\_\_\_\_

Home ( ) \_\_\_\_\_

Business ( ) \_\_\_\_\_

Mobile ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

Email \_\_\_\_\_

### B. Builder / House Designer Details

Name \_\_\_\_\_

Address \_\_\_\_\_

Home ( ) \_\_\_\_\_

Business ( ) \_\_\_\_\_

Mobile ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

Email \_\_\_\_\_

### C. Attachments

- |                                    |                          |  |                          |
|------------------------------------|--------------------------|--|--------------------------|
| 1. Plans/Drawings                  | <input type="checkbox"/> | 5. Garage and Carports – Details                 | <input type="checkbox"/> |
| • Site Plan (1:200 min)            | <input type="checkbox"/> | 6. Roof Pitch                                    | <input type="checkbox"/> |
| • Floor Plan (1:200 min)           | <input type="checkbox"/> | 7. Boat/Trailer Storage                          | <input type="checkbox"/> |
| (showing plot ratio)               | <input type="checkbox"/> | 8. Fencing/Hedge Details                         | <input type="checkbox"/> |
| • Front Elevation                  | <input type="checkbox"/> | 9. Retaining Walls                               | <input type="checkbox"/> |
| • Side Elevation(s)                | <input type="checkbox"/> | 10. Ancillary Structures – Details               | <input type="checkbox"/> |
| • Rear Elevation                   | <input type="checkbox"/> | 11. Full Details of Air Conditioning             | <input type="checkbox"/> |
| • Screening, where required        | <input type="checkbox"/> | 12. Design Guideline Checklist                   | <input type="checkbox"/> |
| • Stormwater Management Plan       | <input type="checkbox"/> | 13. Energy assessment in accordance with the BCA | <input type="checkbox"/> |
| 2. Finished floor levels           | <input type="checkbox"/> | 14. Crossover Details                            | <input type="checkbox"/> |
| 3. Schedule of Materials, Finishes | <input type="checkbox"/> |  |                          |
| 4. Window Frame Type               | <input type="checkbox"/> |  |                          |

### D. External Materials/Colours

Wall Material(s) 1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Roof Material \_\_\_\_\_

Roof Colour \_\_\_\_\_

Garage Door Material \_\_\_\_\_

Guttering Colour \_\_\_\_\_

Fascia Colour \_\_\_\_\_

Driveway Material and Type \_\_\_\_\_

Colours 1. \_\_\_\_\_

\_\_\_\_\_

Colour 2. \_\_\_\_\_

\_\_\_\_\_

Colour 3. \_\_\_\_\_

\_\_\_\_\_

### E. Site Information

Allotment Area \_\_\_\_\_

Ground Floor Area (Including porches, verandahs, garage area) \_\_\_\_\_

Upper Floor Area (Excluding balcony) \_\_\_\_\_

Porch Area \_\_\_\_\_

Balcony Area \_\_\_\_\_

Site Coverage \_\_\_\_\_  
(As a percentage of the allotment area, including ground floor living area, porch area, garage and undercover outdoor space)

Plot Ratio (Ground and Upper floor areas combined as a % of the allotment area) \_\_\_\_\_

Private Open Space (Total allotment area as a % of open space provided) \_\_\_\_\_

### F. Signature of Applicant

Signature of Applicant \_\_\_\_\_

(to be accompanied by Certificate of Approval and other documentation)

Are you the  Owner or  Builder (please tick)

# Attachment Two

## Lightsview Encumbrance Approval Checklist

LOT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 CONTACT DETAILS : \_\_\_\_\_

Achieves  
Guidelines  
Requires  
Additional Info

Sustainable Design (Page 6 of the Design Guidelines)	
■ AccuRate to be supplied to ensure all dwellings achieve a minimum 6 star energy rating.	<input type="checkbox"/> <input type="checkbox"/>
Energy Efficiency (Page 6 of the Design Guidelines)	
■ External clothes line provided.	<input type="checkbox"/> <input type="checkbox"/>
■ A minimum of one window must be provided to all main living areas.	<input type="checkbox"/> <input type="checkbox"/>
■ All homes are to install a photo voltaic solar energy system.	<input type="checkbox"/> <input type="checkbox"/>
■ Install energy efficient light fixtures and lamps to every room.	<input type="checkbox"/> <input type="checkbox"/>
Solar Passive Design (Page ) of the Design Guidelines)	
■ At least one daytime living area to be located on the northern side of your home.	<input type="checkbox"/> <input type="checkbox"/>
■ Dwellings must provide natural cross-ventilation for cooling purposes.	<input type="checkbox"/> <input type="checkbox"/>
Water Conservation (Page ) of the Design Guidelines)	
■ ReWater connection to all toilets and a minimum of one outdoor tap.	<input type="checkbox"/> <input type="checkbox"/>
■ Fitted with WELS 4 –star water-efficient taps, dual flush toilets and 3 star rated shower roses.	<input type="checkbox"/> <input type="checkbox"/>
Shading (Page 8 of the Design Guidelines)	
■ North, East and West-facing windows must have one of the following treatments:	<input type="checkbox"/> <input type="checkbox"/>
– External shading including retractable blinds, pergolas or verandahs.	
– Fixed window hood. Minimum of 450mm horizontal measurement from the wall	
– Windows or openings to have minimum of 550mm eaves or external shading	
– Alternative as required to achieve 6 star energy rating.	

Waste Management (Page 8 of the Design Guidelines)	
■ Provision made for internal separate and conveniently accessible waste and recycling storage facilities.	<input type="checkbox"/> <input type="checkbox"/>
■ Identify placement of external storage of bins for each waste stream.	<input type="checkbox"/> <input type="checkbox"/>
Character and Proportion (Page 11 of the Design Guidelines)	
■ Modern contemporary forms with clean lines, a diversity of materials and colours, picking up on the timeless elements of Adelaide's best housing.	<input type="checkbox"/> <input type="checkbox"/>
■ Decoration using colonial, federation, 'olde worlde' or traditional reproduction elements is not allowed ( finials, quoins, banding, lacework, keystones and repeat federation bay windows).	<input type="checkbox"/> <input type="checkbox"/>
■ Individual building designs well-proportioned and contribute to developing an interesting streetscape.	<input type="checkbox"/> <input type="checkbox"/>
■ Larger-scale building facades broken down into sub elements.	<input type="checkbox"/> <input type="checkbox"/>
■ Can not exceed two-storey or 9.0m in total building height.	<input type="checkbox"/> <input type="checkbox"/>
Site Planning (Page 13 of the Design Guidelines)	
■ Buildings must be located in accordance with the Allotment Development Plan.	<input type="checkbox"/> <input type="checkbox"/>
■ New buildings or development should not compromise adequate winter sunlight to adjoining existing properties:	<input type="checkbox"/> <input type="checkbox"/>
- Ground level private open space of adjoining dwellings – defined as direct sunlight between 9am and 3pm to at least 50% (or 35m <sup>2</sup> with a minimum dimension of 2.5m, whichever is the lesser area) of the ground level private open space of adjoining dwellings for a minimum of two hours between 9am and 3pm on June 21.	
- Upper level balconies	
- Habitable room windows of adjoining dwellings	
■ All dwellings are to be designed to achieve a minimum of two hours of sunlight to at least 50% of the main private external open space.	<input type="checkbox"/> <input type="checkbox"/>
■ Plans must comply with a minimum site coverage of 60%. Included in the 60% is the complete lower level, garage, porch and undercover outdoor space. Variations will be considered on merit.	<input type="checkbox"/> <input type="checkbox"/>
■ Two storey homes must be constructed in a 2:1 ratio.	<input type="checkbox"/> <input type="checkbox"/>

Achieves  
Guidelines  
Requires  
Additional Info

Setbacks (Page 14 of the Design Guidelines)	Achieves Guidelines	Requires Additional Info
<b>Front Setbacks – Primary Street Frontage</b>		
■ The front setback is a minimum of 3.5m and maximum of 4.5m	<input type="checkbox"/>	<input type="checkbox"/>
■ Front porches must have a minimum setback of 1.5m.	<input type="checkbox"/>	<input type="checkbox"/>
■ Front balconies must have a minimum setback of 2.5m.	<input type="checkbox"/>	<input type="checkbox"/>
■ Minor protrusions are not to project more than 1.0m above the eaves.	<input type="checkbox"/>	<input type="checkbox"/>
■ Eaves should project not more than 1.0m into the primary or secondary frontage setback area.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front Setbacks – Secondary Street Frontage</b>		
■ Setbacks on secondary street frontages are to be not less than 1.5m for single-storey dwellings and 2.0m for two-storey dwellings from the closest part of the building to the allotment boundary.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front Setbacks – Fronting a reserve</b>		
■ 2.0m setback from the primary frontage.	<input type="checkbox"/>	<input type="checkbox"/>
■ Porches and balconies have a 1.0m setback.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rear Setbacks (Excluding Rear Lanes)</b>		
■ Ground floor or single storey dwellings must be set back a minimum of 3.0m.	<input type="checkbox"/>	<input type="checkbox"/>
■ First floor or second storey components of dwellings must be set back a minimum of 5.5m.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Side Setbacks (Detached and Attached Homes)</b>		
■ Side boundary setbacks must conform with the ADP, in particular:	<input type="checkbox"/>	<input type="checkbox"/>
- Where nominated in the ADP, garages with a maximum height of 3.0m and length of 9.0m sited on the boundary.		
- Ground floor walls must be set back a minimum of 1.0m.		
- Second storey dwelling walls must be set back a minimum of 1.5m.		
- Side walls with a height greater than 6.0m must be set back a minimum of 1.5m plus any increase in wall height above 6.0m. This does not apply to Attached and Avenue homes.		

Street Frontage and Side Elevations (Page 12 of the Design Guidelines)	Achieves Guidelines	Requires Additional Info
■ Blank walls to streets will not be approved and are required to be articulated through the use of stepped walls, articulated roof forms, building material variety and the inclusion of transitional spaces.	<input type="checkbox"/>	<input type="checkbox"/>
■ Building entries must be clearly visible from the street.	<input type="checkbox"/>	<input type="checkbox"/>
■ Wall thickness must allow walls to be recessed providing depth.	<input type="checkbox"/>	<input type="checkbox"/>
■ The main face of any Detached, Attached or Avenue home must be stepped.	<input type="checkbox"/>	<input type="checkbox"/>
■ Upper floor must be stepped a minimum of 500mm in from the ground floor.	<input type="checkbox"/>	<input type="checkbox"/>
■ Upper level walls are required to be articulated if greater than 9m in length and 27m <sup>2</sup> on any elevation.	<input type="checkbox"/>	<input type="checkbox"/>
The following method of articulation is acceptable:		
- Physically stepping walls either in or out a minimum of 200mm for 10% of the wall length (i.e. a 9m length of wall will require a 900mm section of wall to be articulated) and diversification of materials, textures, windows and colours.		
<b>Corner Buildings (Page 16 of the Design Guidelines)</b>		
■ Corner buildings designed to have a street frontage of equal quality to both streets.	<input type="checkbox"/>	<input type="checkbox"/>
■ Articulation to each street frontage of your home and on the secondary frontage.	<input type="checkbox"/>	<input type="checkbox"/>
■ Blank walls and service facilities screened.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Design Palette (Page 17 of the Design Guidelines)</b>		
■ Any building facade visible from the street to top of gutter should not have a predominance of any one material without articulation and must incorporate a minimum of three materials of varied texture and minimum of three colours with the most neutral colour predominating.	<input type="checkbox"/>	<input type="checkbox"/>
■ Rendered quoins used in a 'replica' or 'traditional' way pm the building facades will not be approved.	<input type="checkbox"/>	<input type="checkbox"/>
■ Feature columns to front facades are to be contemporary in design, have clean simple lines and be a combination of lightweight timber and masonry construction.	<input type="checkbox"/>	<input type="checkbox"/>
■ Roof colour should contrast with main wall colour in hue and tone.	<input type="checkbox"/>	<input type="checkbox"/>

	Achieves Guidelines	Requires Additional Info
<b>Front Entry Doors (Page 18 of the Design Guidelines)</b>		
■ Front entrances are to be visually obvious and easily accessible from the street frontage.	<input type="checkbox"/>	<input type="checkbox"/>
■ Front doors are to be contemporary in design, form and placement.	<input type="checkbox"/>	<input type="checkbox"/>
■ Front doors have a sidelight and a top fan light, or are to be 2.4m high and 1.2m wide with glass inserts.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balconies, Porches and Verandahs (Page 18, 30-31 of the Design Guidelines)</b>		
■ Porch, portico or other transition space provided on the main street frontage.	<input type="checkbox"/>	<input type="checkbox"/>
■ Porches and/or verandahs on street frontages must have a minimum covered area of 8m <sup>2</sup> .	<input type="checkbox"/>	<input type="checkbox"/>
■ Porches and/or verandahs on street frontages must be designed to accommodate a sheltered seating area comprising a table and two chairs with a minimum dimension of 2.4 x 2.0m.	<input type="checkbox"/>	<input type="checkbox"/>
■ Balconies, porches and verandahs integral and compatible with the main house form.	<input type="checkbox"/>	<input type="checkbox"/>
■ Balconies located at the front of each home must be of a suitable bulk and scale and have a minimum balcony floor line height of 300mm.	<input type="checkbox"/>	<input type="checkbox"/>
■ Parapets that do not integrate with the main roof form will not be supported.		
<b>Windows (Page 19 of the Design Guidelines)</b>		
■ To be contemporary in design, form and placement.	<input type="checkbox"/>	<input type="checkbox"/>
■ 'Bay', 'colonial', 'federation', 'olde world' or traditional reproduction windows will not be permitted.	<input type="checkbox"/>	<input type="checkbox"/>
■ Windows must be of a 'commercial', 'semi-commercial' or 'timber' grade only and same standard on all elevations. Awning and casement windows in a contemporary design, form and placement may be allowed.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof Design (Page 19 of the Design Guidelines)</b>		
■ Eaves are required and must be a minimum of 550mm.	<input type="checkbox"/>	<input type="checkbox"/>
■ All roofs are to be corrugated metal deck roofing of flat tiled shingle design.	<input type="checkbox"/>	<input type="checkbox"/>
■ Minimum pitch of main roofs is at least 7.5 degrees for skillion and at least 25 degrees for hipped roofs.	<input type="checkbox"/>	<input type="checkbox"/>
■ Roof lines clean and uninterrupted by equipment.	<input type="checkbox"/>	<input type="checkbox"/>
■ Roof gutters and rain water heads should be appropriate in scale and simple in design.	<input type="checkbox"/>	<input type="checkbox"/>

	Achieves Guidelines	Requires Additional Info
<b>Garages, Car Parking and Driveways (Page 20 of the Design Guidelines)</b>		
■ On-site vehicle Parking Requirements provided.	<input type="checkbox"/>	<input type="checkbox"/>
■ Garage doors to be modern and contemporary - panel lift with horizontal paneling.	<input type="checkbox"/>	<input type="checkbox"/>
■ One space per dwelling must be covered.	<input type="checkbox"/>	<input type="checkbox"/>
■ A landscape strip of 500mm wide along the length of driveways.	<input type="checkbox"/>	<input type="checkbox"/>
■ Driveways constructed in accordance with the "Northgate Concrete Crossover and Footpath" Section.	<input type="checkbox"/>	<input type="checkbox"/>
■ Garage/carports for Detached homes less than 12.5m frontage only accommodate a single car width.	<input type="checkbox"/>	<input type="checkbox"/>
■ Where more than two garages or carports are provided the third carport or garage must be staggered in design setback a further 1.0m.	<input type="checkbox"/>	<input type="checkbox"/>
■ The garage is to be set back a minimum of 1.0m from the main face of the building.	<input type="checkbox"/>	<input type="checkbox"/>
■ Garages and carports must be set back a minimum of 5.5m.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Double Fronted Allotments (Page 16 of the Design Guidelines)</b>		
■ The homes are to have vehicle access from the street frontage.	<input type="checkbox"/>	<input type="checkbox"/>
■ The homes are to have their main address from the street.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ceiling Heights (Page 20 of the Design Guidelines)</b>		
■ Minimum floor to ceiling height for upper and lower levels is 2.7m.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Privacy (Page 20 of the Design Guidelines)</b>		
■ No excessive overlooking or overshadowing of neighbouring buildings or private open spaces.	<input type="checkbox"/>	<input type="checkbox"/>
■ Outlook to streets and parks from internal and external living spaces should be maximized without compromising visual privacy.	<input type="checkbox"/>	<input type="checkbox"/>
■ Privacy screening of 1.7m in height provided to upper-level windows or balconies that overlook.	<input type="checkbox"/>	<input type="checkbox"/>
■ Design house to meet the Building Code of Australia's acoustic standards.		

Fencing (Page 21 of the Design Guidelines)	Achieves Guidelines	Requires Additional Info
<b>The Front Fence</b>		
■ Colorbond® or solid metal panel fencing is not permitted.	<input type="checkbox"/>	<input type="checkbox"/>
■ The front fence in the form of low walls, timber/metal slats or hedges between masonry pillars.	<input type="checkbox"/>	<input type="checkbox"/>
■ Materials, colours and detailing consistent and compatible with those of the main building.	<input type="checkbox"/>	<input type="checkbox"/>
■ The front fence extends the entire frontage, except for the driveway and pedestrian gateways.	<input type="checkbox"/>	<input type="checkbox"/>
■ Front fencing on corner sites returns the corner and extend along the secondary street frontage corner frontage except where a “corner fence” is to be built in accordance with these controls.	<input type="checkbox"/>	<input type="checkbox"/>
■ Front and side pedestrian gateways are to be a maximum of 1.5m wide.	<input type="checkbox"/>	<input type="checkbox"/>
■ The minimum and maximum heights for front fences for are 1.0m and 1.2m respectively.	<input type="checkbox"/>	<input type="checkbox"/>
■ Letterboxes incorporated into the front fence design.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dividing Fences</b>		
■ Dividing fence not higher than 1.8m in height pre-painted metal friendly neighbour-type fencing, Colorbond® ‘GREY RIDGE’ in colour or similar.	<input type="checkbox"/>	<input type="checkbox"/>
■ Dividing property fences must not project past the adjacent building line.	<input type="checkbox"/>	<input type="checkbox"/>
■ The dividing fence forward of the building line is square metal tubular type and 1.2m in height.	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Corner Fence</b>		
■ Colorbond® or solid metal panel fencing is not permitted.	<input type="checkbox"/>	<input type="checkbox"/>
■ Side fencing is to complement the form of front fencing and must be specified in Attachment 5.	<input type="checkbox"/>	<input type="checkbox"/>

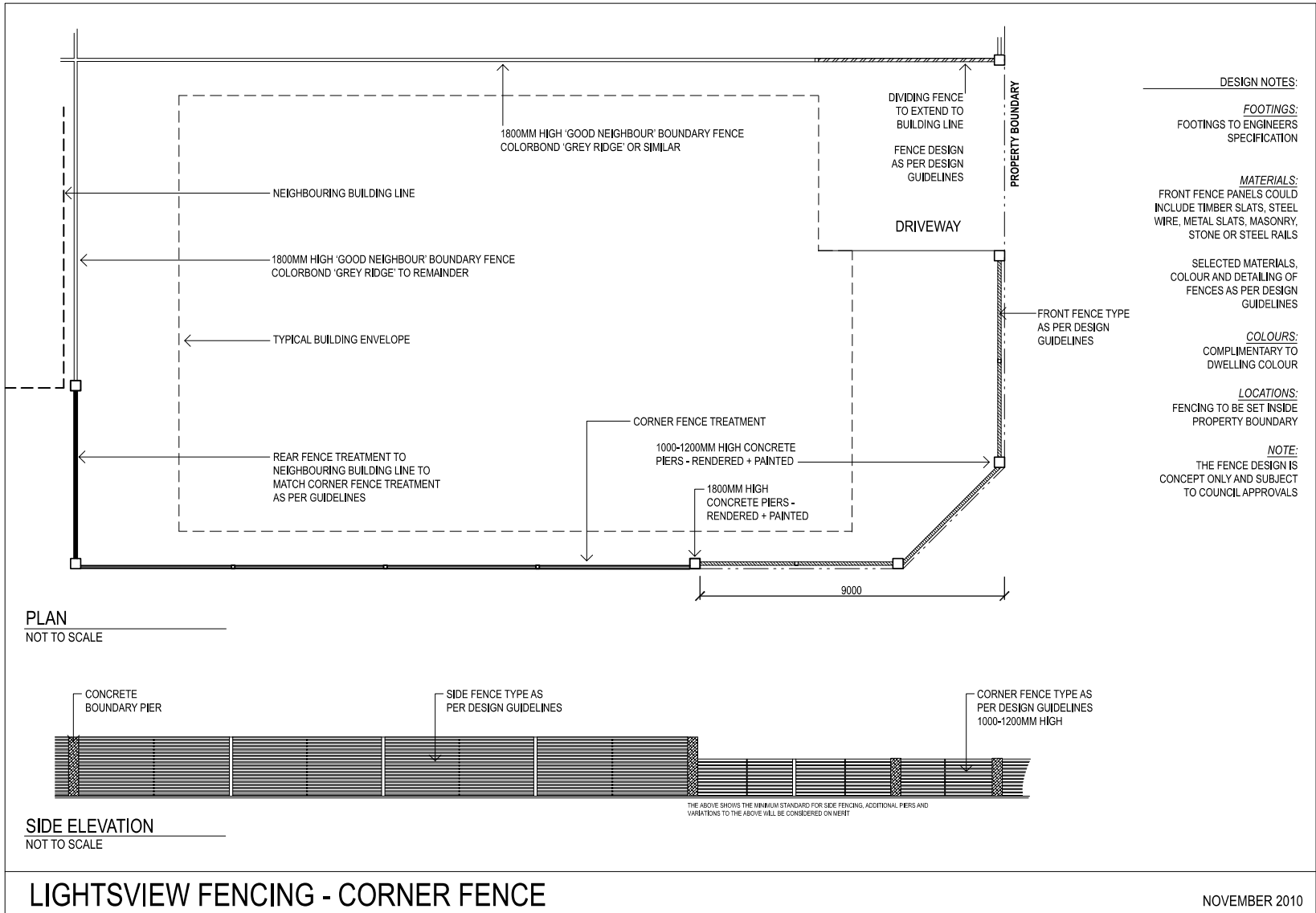
Services and Ancillary Structures (Page 24 of the Design Guidelines)	Achieves Guidelines	Requires Additional Info
■ Roof-mounted plant such as solar hot water systems, air conditioning systems, rooftop evaporative coolers, antennae, satellite dishes or the like shall be mounted such that they are not visible from the street or parks and shall be mounted sufficiently low to avoid breaking the line of the roof ridge.	<input type="checkbox"/>	<input type="checkbox"/>
■ Service meters are to be accessible for service authority reading.	<input type="checkbox"/>	<input type="checkbox"/>
■ Clothes drying areas must not be visible from streets, laneways or parks.	<input type="checkbox"/>	<input type="checkbox"/>
■ Refuse – provision must be made for storage of rubbish bins/refuse bins/green waste in a location close to the collection point but in a secure and concealed location from the street.	<input type="checkbox"/>	<input type="checkbox"/>
■ Solar hot water roof panels are not to be mounted on frames opposing the fall of the roof below.	<input type="checkbox"/>	<input type="checkbox"/>
■ Solar panels with tanks are not permitted on the roof or where visible from streets or parks.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front Gardens and Street Frontage (Page 26 of the Design Guidelines)</b>		
■ Planting beds to dominate the area of the front garden rather than lawn, paved areas or built elements.	<input type="checkbox"/>	<input type="checkbox"/>
■ Use drought tolerant groundcovers as a substitute to grass.	<input type="checkbox"/>	<input type="checkbox"/>
■ At least one medium-sized tree (minimum height 2.5 metres at the time of planting) is provided.	<input type="checkbox"/>	<input type="checkbox"/>
■ The strip between the front fence (and side fencing on corner allotments) and the footpath is to be mulched and planted to match the verge planting.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private Open Space (Page 26 of the Design Guidelines)</b>		
■ Allotments greater than 250 square metres, 20% of the allotment is required.	<input type="checkbox"/>	<input type="checkbox"/>
■ Allotment less than or equal to 250 square metres, 40 square metres is required	<input type="checkbox"/>	<input type="checkbox"/>
■ Allotments equal or less than 250 square metres, 25 square metres appropriate.	<input type="checkbox"/>	<input type="checkbox"/>
■ Balconies and roof patios will only be considered as a private open space if they have a minimum area of 8 square metres and minimum dimension of 2.0m for upper level balconies and 2.5m for ground level and rooftop patios.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Driveways and Paving (Page 27 of the Design Guidelines)</b>		
■ The driveway from the primary frontage of a dwelling should not exceed 4.5m width at the allotment boundary for a double garage or 3.5m for a single garage.	<input type="checkbox"/>	<input type="checkbox"/>

**The following additional requirements relate to laneway/terrace and mews housing**

	Achieves Guidelines	Requires Additional Info
<b>General (Page 28 of the Design Guidelines)</b>		
■ Mews homes must be designed and constructed such that they can be 'community titled'.	<input type="checkbox"/>	<input type="checkbox"/>
■ All vehicle and garaging shall be accessed from the laneway.	<input type="checkbox"/>	<input type="checkbox"/>
■ Where located on a corner, garages shall be located at the furthest point from the intersection.	<input type="checkbox"/>	<input type="checkbox"/>
■ Each home is to be designed to address all street frontages.	<input type="checkbox"/>	<input type="checkbox"/>
■ No large areas of blank walls on areas with frontage or visible from the street or laneway.	<input type="checkbox"/>	<input type="checkbox"/>
■ Windows and openings should address the rear lane.	<input type="checkbox"/>	<input type="checkbox"/>
■ A covered portico with minimum dimensions of 1.5m x 1.5m must be provided to the rear lane to provide service access and visual articulation.	<input type="checkbox"/>	<input type="checkbox"/>
■ Individual lighting to the rear garage must be incorporated into the building design.	<input type="checkbox"/>	<input type="checkbox"/>
■ Design of garages/carports must incorporate an articulated roof form that includes at least two elements, such as gables, hips or saw-tooth forms.	<input type="checkbox"/>	<input type="checkbox"/>
■ All meters are to be accessible and contained within the portico area, with screening or other architectural treatments to be integrated into the building design.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rear Setbacks (Page 14 of the Design Guidelines)</b>		
■ Garages shall have a minimum 0.5m setback and maximum of 1.0m from the rear laneway.	<input type="checkbox"/>	<input type="checkbox"/>
■ The area between the garage door and the laneway must be suitably paved prior to occupation.	<input type="checkbox"/>	<input type="checkbox"/>
■ Cantilevered balconies are permitted to overlook the laneway.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fences (Page 22 of the Design Guidelines)</b>		
■ Fencing must be visually permeable as per corner fence treatment in Attachment 5.	<input type="checkbox"/>	<input type="checkbox"/>
■ Infill solid fencing is permitted on sections to provide privacy to private open space.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balconies (Page 18 of the Design Guidelines)</b>		
■ An 8 square metre balcony with a minimum dimension of 2.0m is to be provided for each Mews home to function as private open space.	<input type="checkbox"/>	<input type="checkbox"/>

	Achieves Guidelines	Requires Additional Info
<b>Side Setbacks (Avenue Homes) (Page 14 of the Design Guidelines)</b>		
■ Side boundary setbacks must conform with the ADP, in particular: - A 0.0m side boundary setback is required for single and second-storey walls of Avenue homes, other than those which are designated Mews allotments, where the side boundary setbacks applicable to Detached and Attached homes applies.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rear Lane Setbacks (Page 15 of the Design Guidelines)</b>		
■ Garages and Mews dwellings must be sited a minimum 0.5m setback to the boundary of the lane.	<input type="checkbox"/>	<input type="checkbox"/>
■ Driveway access for properties with rear lane access must be from the rear lane.	<input type="checkbox"/>	<input type="checkbox"/>
■ Rear lanes must have a portico and access gate.	<input type="checkbox"/>	<input type="checkbox"/>
■ Portico sited a minimum of 0.5m forward of the garage and located on the property boundary	<input type="checkbox"/>	<input type="checkbox"/>
■ The area between the garage and the property boundary is paved, coloured concrete or exposed aggregate concrete, but must not be plain concrete.	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Lane Fence (Page 22 of the Design Guidelines)</b>		
■ Colorbond® or solid metal panel fencing is not permitted.	<input type="checkbox"/>	<input type="checkbox"/>
■ The Laneway fence, including any truncation for corner Lot, shall have a maximum height of 1.8m.	<input type="checkbox"/>	<input type="checkbox"/>
■ The side boundary or rear boundary fence that faces the rear lane as specified in the Attachment.	<input type="checkbox"/>	<input type="checkbox"/>

Assessor:  
Signed:  
Dated: / /



## Attachment Four

### Residential Plant List

One the key aims in the development of open space at Lightsview is to encourage the use of local indigenous native species as well as promote habitat creation and maintenance of bio-diversity through the use of native species where possible.

A typical plant list of local natives, cultivars and water tolerant exotic species appropriate to a contemporary private garden could include:

Grasses and Sedges				
Dianella longifolia var grandis	Pale Flax-lily	Native	Upto 90cm	Strappy green foliage, with blue flowers followed by purple berries
Dianella revoluta var revoluta	Black-anther flax-lily	Native	Upto 90cm	Strappy green foliage, with blue flowers followed by purple berries
Stipa elegantissima	Feather spear-grass	Native	Upto 40cm	Soft feathery heads, silver grey foliage
Stipa nodosa	Tall Spear-grass	Native	Upto 1.0m	Attractive feathery native grass
Themeda triandra	Kangaroo Grass	Native	Upto 75cm	Tussock forming grass, soft linear leaves
Groundcovers				
Calostemma purpureum	Pink Garland-lily	Native	Upto 40cm	Strap like leaves, pink trumpet like flowers
Kennedia prostrata	Scarlet Runner	Native	Prostrate	Scarlet coloured pea flowers in spring and summer
Stackhousia monogyna	Creamy Candles	Native	Upto 40cm	Upright form, white / cream flowers
Low Shrub Layer				
Acacia acinacea	Wreath Wattle	Native	1 to 1.5m	Feathery foliage. Bright yellow winter flowers. Tolerates light shade
Enchylaena tormentosa var.	Ruby Saltbush	Native	Upto 50cm	Grey succulent leaves with red / yellow berries
Maireana brevifolia	Shortleaf bluebottle	Native	Upto 1m	Fleshy foliage with green / red fruit
Myoporum viscosum	Sticky boobialla	Native	Upto 2.5m	Rounded shrub with white flowers. Useful low screen
Olearia ramulosa	Twiggy daisy-bush	Native	Upto 1m	White or blue flowers in spring and summer
Pimelea glauca	Smooth Riceflower	Native	Upto 30cm	Compact shrub, creamy white flowers in spring / summer
Trees				
Acacia pycnantha	Golden Wattle	Native	4 to 6m	Short lived – about 10 years
Allocasuarina verticillata	Drooping Sheoak	Native	5 to 8m	Attractive grey green drooping foliage
Callitris preissii	Southern Cypress Pine	Native	7 to 10m	Vertical form. Deep green foliage
Eucalyptus porosa	Mallee Box	Native	8 to 10m	Slow growing, multi stemmed, white flowering from winter to summer
Eucalyptus socialis	Beaked Red Mallee	Native	Upto 10m	Slender tree, grey green leaves, cream flower in spring / summer

The above list include those species considered commonly available from local nurseries and suppliers.



In addition to local indigenous species, other low maintenance and drought tolerant native and exotic species are recommended.

## Grasses and Sedges

Dianella caerulea 'Little Jess'	Flax-lily	Cultivar	Upto 40cm	Compact green foliage, with blue flowers followed by purple berries
Dianella 'Silver Streak'	Flax-lily	Cultivar	Upto 40cm	Strappy variegated foliage, with blue flowers followed by purple berries
Dianella revoluta 'Little Rev'	Flax-lily	Cultivar	Upto 40cm	Compact blue foliage, with blue flowers followed by purple berries
Dianella tasmanica 'Tas Red'	Flax-lily	Cultivar	Upto 40cm	Strappy red winter foliage, with blue flowers followed by purple berries
Isolepis nodosa	Knobby Club Rush	Native	Upto 70cm	Attractive rush plant
Lomandra confertifolia 'Wingarra'	Mat-rushes	Cultivar	Upto 30cm	Fine leaf strappy blue / green foliage
Lomandra longifolia 'Katrinus Deluxe'	Mat-rushes	Cultivar	Upto 70cm	Strappy green foliage, with yellow flowers
Lomandra longifolia 'Nyalla'	Mat-rushes	Cultivar	Upto 80cm	Fine leaf strappy blue / green foliage
Lomandra 'Tanika'	Mat-rushes	Cultivar	Upto 60cm	Strappy green foliage, with yellow flowers
Phormium tenax 'Flamin'	New Zealand Flax	Cultivar	Upto 1.2m	Strappy bronze / red foliage, semi-compact form
Poa poiformis 'Kingsdale'	Spear Grass	Cultivar	Upto 45cm	Fine blue arching ornamental grass

## Groundcovers

Carpobrotus rossii	Pigs Face	Native	Prostrate	Bright pink flowers contrast nicely with the blue-green foliage, which is thick and succulent looking.
Eremophila glabra 'Yellow Prostrate'	Common Emu Bush	Cultivar	Prostrate	Quick spreading groundcover, yellow flowers, green leaves
Goodenia varia	Prostrate Goodenia	Native	Prostrate	Bright green leaves, small yellow flowers from spring to early summer
Hardenbergia violacea	Native Lilac	Native	Climber (Upto 4m)	Attractive purple flowers in winter, benefits from pruning
Hardenbergia 'Mini Ha Ha'	Native Lilac	Cultivar	Upto 60cm	Smaller, denser, compact variety
Myoporum parvifolium purpurea	Boobialla	N	Prostrate	Quick spreading matting groundcover, white flowers, purple tinged leaves
Myoporum parvifolium 'broad leaf form'	Boobialla	N	Prostrate	Quick spreading matting groundcover, green foliage, tolerates some shade
Scaevola 'Mauve Clusters'	Fan Flower	N	Prostrate	Bright green foliage with purple flowers
Trachelospermum jasminoides	Star Jasmine	Exotic	Climber (Upto 6m)	Dark green glossy foliage with fragrant white flowers from summer to mid autumn

## Shrubs

Agonis flexuosa 'Nana'	Willow Myrtle	Cultivar	Upto 1.2m	Attractive green / red foliage
Chpisia ternata	Mexican Orange Blossom	Exotic	Upto 1.5m	White fragrant flowers, attractive green foliage
Convolvulus cneorum	Silver Bush	Exotic	Upto 70cm	Blue / green foliage, white flowering, ideal for hanging over retaining walls and for rockeries

## Shrubs Continued

Coprosma x kirkii	Dwarf Mirror Plant	Native	Upto 60cm	Known as the Mirror Bush for its shiny green leaves
Eremophila glabra 'Lime Gold'	Common Emu Bush	Cultivar	Upto 1.2m	Native plant, attractive green foliage with lime gold flowers in spring and summer
Eremophila glabra 'Green Foliage Form'	Common Emu Bush	Cultivar	Upto 70cm	Native plant with distinct green foliage and masses of red flowers – attract birds
Eremophila 'Kalbarri Carpet'	Emu Bush	Cultivar	Upto 30cm	Quick spreading , silver / grey foliage with yellow flowers
Eremophila maculata compacta	Dwarf Emu-bush	Native	Upto 1.0m	Upright form, mass of deep pink tubular flowers
Hebe 'Blue Gem'	Hebe (variety)	Exotic	Upto 1m	Small ovate green leaves with fragrant blue-purple flowers
Hebe 'La Seduisante'	Hebe (variety)	Exotic	Upto 1m	Showy flowers, purple – red in colour and small green foliage
Isopogon anemonifolius 'Dwarf'	Drumsticks	Native	Upto 60cm	Grey green leaves with yellow flowers
Leucophyta brownii	Cushion Bush	Native	Upto 50cm	Silver foliage with yellow button flowers
Raphiolepis x delacourii	Indian Hawthorn	Exotic	Upto 1.5m	Dark glossy green leaves with pink flowers – ideal for hedges
Thryptomene 'Supernova'	Thryptomene	Cultivar	Upto 90cm	Mass of wiry stems with spray of small white flowers
Westringia fruticosa 'Smokey'	Coastal Rosemary	Cultivar	Upto 1.0m	Smokey grey variegated leaves, small white flowers – ideal for small hedges
Westringia 'Wyanyabbie Gem'	Coastal Rosemary	Cultivar	Upto 2.0m	Grey / green foliage with lilac mauve flowers Compact form

## Trees

Agonis flexuosa 'Jervis Bay Afterdark'	Willow Myrtle (variety)	Cultivar	4 to 6m	Medium tree with distinctive dark burgundy leaves and white flowers – feature tree
Angophora costata	Rusty Gum	Native	6 – 10m	Medium / large tree – not suited to small gardens
Cupaniopsis anacardioides	Tuckeroo	Native	8 – 15m	Small to medium spreading tree, evergreen, decorative and hardy
Eucalyptus camaldulensis	River Red Gum	Native	15m +	Large tree – not suited to small gardens
Euclayptus leucoxydon ssp leucoxydon	South Australian Blue Gum	Native	8 to 30m	Large tree – not suited to small gardens
Eucalyptus leucoxydon ssp megalocarpa	South Australian Blue Gum	Native	7m	Large red flowers, good shade tree with thick canopy and medium height
Gleditsia tricanthos	Honey Locust	Exotic	Upto 10m	Fast growing, open branch form, green pinnate/bipinnate leaves
Jacaranda mimosifolia	Jacaranda	Exotic	Upto 12m	Fine green foliage, distinctive purple flowers in spring to summer
Lagerstroemia indica var.	Crepe Myrtle	Cultivar	3 to 6m	Small attractive flowering tree, various colours available
Pistacia chinensis	Pistachio	Exotic	8m	Deciduous, distinctive autumn foliage, pinnate leaves
Pyrus ussuriensis	Manchurian Pear	Exotic	12m	Deciduous, attractive red / orange leaves in autumn
Robina psedudacacia	Black Locust	Exotic	10m	Deciduous, bright golden autumn foliage, thornless