Urban Design Guidelines

September 2025

Noarlunga

CONTENTS

Noarlunga vision 04
Vision
How the Urban Design Guidelines will help deliver the vision

About the Urban Design Guidelines 06
Purpose of the Urban Design Guidelines
Encumbrance Manager
Guidelines structure

The approval process 08
What you need to know as a new purchaser
Planning and Design Code
Getting your dwelling approved
Submitting your Encumbrance application
Approval process flow chart

Important information 10
Land use
Style and character
Services
Building Envelope Plan

Designing your home 12
Urban Design Guidelines intent

Sustainable design recommendations 12
Design for good living

General requirements 14
Façade
Doors and entry
Porches and balcony
Roof design
Garage
Eaves and downpipes
Windows

Corner allotments 18
Design intent

Laneway allotments 19
Design intent

Reserve fronted allotments 21
Design intent

Design for efficiency and performance 22
Design intent

External colours and materials 24
Design intent

Outdoor and landscaping 26
Landscape design principles
Front and rear gardens
Recommended plant species
Recommended tree species

Driveways and crossovers 32

Fencing, retaining walls and letterboxes 33

Ancillary Items 35
Design intent

Guidance for particular housing types 36
Semi-detached guidelines

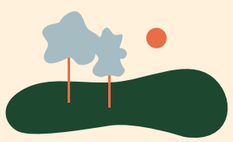
Glossary 39

Checklist 40
Disclaimer
Owner declaration

NOARLUNGA VISION

Vision

Noarlunga will be a thoughtfully designed community offering a diverse range of housing choices to meet the needs of a variety of households. With 626 homes planned across 22 hectares, the project will set new benchmarks for urban development quality and form in the locality. A generous network of open spaces will provide opportunities for recreation, enhance urban biodiversity, and ensure safe commute. A high-quality street and path network will integrate seamlessly, maintaining access for the existing community, and supporting active transport, public transit and safe movement of vehicles.



Thoughtfully designed community

Urban development quality and form

High-quality street and path network

Designed to optimise views of recreation spaces, Noarlunga's layout reflects the topography of the land, ensuring a high level of amenity for future and existing residents. A variety of allotment sizes will accommodate contemporary dwelling types to meet the lifestyle requirements of individuals, couples, young and growing families, and downsizers. Amenities such as Colonnades Shopping Centre, Noarlunga Hospital, the bus and rail interchange, cinemas, recreational facilities, and schools are within easy reach.

Noarlunga prioritises quality and a considered design. This is evident in the design of homes, the use of materials and finishes, and the elements captured in the design of the neighbourhood parks and playgrounds, pedestrian and cycle trails, linkages to surrounding facilities, capturing of views, management of traffic and the calming of streets. Noarlunga will be a testament to sustainability and liveability – and will create community connection for generations to come.

How the Urban Design Guidelines will help deliver the vision:

The Urban Design Guidelines provide the guiding principles and framework to ensure that the Noarlunga development will be an attractive and appealing place to call home. High quality landscaping and a strong commitment to sustainability will help to create low energy usage and resilient homes.

Housing options

Noarlunga will be an inclusive community, offering a mix of different housing options (affordable housing, social housing, small and traditional vacant land allotments, market house and land packages and apartments) to cater to the requirements of a diverse community. The Urban Design Guidelines provide the framework to ensure that high-quality homes are designed to meet the vision for Noarlunga.

Green space

The Urban Design Guidelines inform obligations to soft landscaping, deep root zones and tree planting to ensure that homes, streets, and parks are comfortable, sustainable and cool in summer.

A 'home of your own'

The Urban Design Guidelines provide the framework on creating a precinct where residents can have a true sense of ownership within the vibrant character of the suburb. The Urban Design Guidelines ensure dwellings are designed to celebrate the unique aspects of individual allotments.

A sustainable community

Noarlunga will have a NatHERS 7-star rating. It means the public realm and guidelines have been designed with their impact on the environment, and the health and wellbeing of residents in mind.

ABOUT THE URBAN DESIGN GUIDELINES

Purpose of the Urban Design Guidelines

The Urban Design Guidelines have been developed to assist with the design or selection of new homes at Noarlunga and will inform a standard of development that will:

- Contribute to the overall aesthetic of the urban environment;
- Add to the appeal of Noarlunga as an address;
- Enhance the sustainability and liveability of each dwelling type; and
- Secure the value of your investment.

The Urban Design Guidelines will provide guidance to you, your architect and builder, to design a high-quality dwelling that complements the wider development.

The Urban Design Guidelines consist of mandatory requirements and recommended design elements; both of which provide you with guidance but flexibility for personal choice.

Encumbrance Manager

Renewal SA has appointed an Encumbrance Manager who is available to provide advice on how to take greater advantage of your site's opportunities and to help you address any elements in the Urban Design Guidelines. The Encumbrance Manager will also assess the plans of your dwelling and provide approval prior to your plans being submitted to the City of Onkaparinga (or a private certifier).

Contact the Encumbrance Manager at encumbrance@livenoarlunga.com.au

Guidelines structure

Design intent

A general description of the principles intended to meet the vision for Noarlunga.

Requirements

Mandatory design requirements that must be complied with to receive approval from the Encumbrance Manager, prior to lodging for development approval.

Recommendations

Design suggestions to enhance your home and landscape.

THE APPROVAL PROCESS

What you need to know as a new purchaser

Renewal SA has carefully planned the location of services and infrastructure for the development. If there is a need to relocate existing services or a level change from the existing levels at the property boundary, you will be required to address these at your own expense. Any changes require written approval from the Encumbrance Manager.

Required timeframes:

- Encumbrance Approval – within 6 months of settlement.
- Development Approval (granted) – within 9 months of settlement.
- Substantially commence – within 12 months of settlement and completion within 12 months of commencement.
- Front yard and verge landscaping must be completed within 3 months of completion of your dwelling.

Land owners are responsible for checking whether any of the following items apply prior to design:

- Geotechnical soil classification.
- Existing infrastructure such as retaining walls, light poles, fences, utilities, or similar.
- Existing trees including street trees, regulated trees, and significant trees.

Planning and Design Code

The Planning and Design Code (the code) is the state-wide planning instrument that must be complied with in addition to these Urban Design Guidelines. The code has additional requirements for the design of your dwelling. For a copy of the code, visit: https://code.plan.sa.gov.au/

Getting your dwelling approved

All dwellings, outbuildings and other structures need to receive Encumbrance Manager approval, prior to lodging plans for development approval on the planning portal.

Submitting your Encumbrance application

The following information is required in support of your dwelling application:

Completed Checklist

Site Plan (to scale)

Include location of dwelling, driveway and garage, boundary setbacks, all fences, plant and equipment, waste bin storage, clothes drying, air conditioning units, soft landscaping and deep root zone areas.

Floor Plan (to scale)

The proposed floor plan and room layout, including window and door locations, alfresco areas, etc.

Elevations (to scale)

Materials and colour schedule for the dwelling walls, garage, portico/porch, roof and trims as well as roof pitch. Ceiling height of front rooms (if single storey) are also to be shown.

All applications are to be submitted to encumbrance@livenoarlunga.com.au

Approval process flow chart

1 Review

Review your Contract of Sale and the Urban Design Guidelines (UDGs) and the Planning and Design Code (code) to understand the requirements for your house and land.

2 Design

Work with your architect or builder to prepare a preliminary design that meets the requirements of the UDGs and the code.

3 Encumbrance Manager submission

Submit design drawings to the Encumbrance Manager in accordance with the specified timeframes.

4 Encumbrance Manager assessment

Encumbrance Manager assesses the design against UDGs. They will either provide comments with required changes or provide an approval.

5 Planning assessment

Submit design drawings to City of Onkaparinga (or via a private certifier) for assessment.

6 Planning consent

Receive Planning Consent and subsequent Building Consent. Approval will then be issued.

You are now ready to commence construction of your new home!

Design drawings should be lodged electronically in PDF format to the Encumbrance Manager via

encumbrance@livenoarlunga.com.au

Note: No changes, additions, external renovations, without consent of the Encumbrance Manager.

IMPORTANT INFORMATION

Land use

Your dwelling

Only one dwelling per allotment is permitted. Each allotment will be allocated a Building Envelope Plan, which outlines the maximum extent of permissible development on your site. If there are any discrepancies between the Urban Design Guidelines and the Building Envelope Plan, the Urban Design Guidelines will prevail. Materials used on your dwelling must be new and of sound quality.

Subdivision

The Urban Design Guidelines prohibit further subdivision of all allotments, unless otherwise agreed to by the Encumbrance Manager.

Style and character

Individuality, architectural expression and innovation in design and materials are promoted. Designs alternative to the recommendation will be considered where the Noarlunga development vision is maintained. Approval of alternative designs does not set a precedent.

Services

Renewal SA has carefully planned the location of services and infrastructure for the development. If there is a need to relocate services or modify the existing levels at the property boundary, the owner/s will be required to address these at their own expense.

Artist's impression

Building Envelope Plan

To ensure homes are sited correctly on allotments, your Contract of Sale contains a Building Envelope Plan for your allotment. The Building Envelope Plan shows a building envelope for your home, within which your home must be sited.

Please note, your home is unlikely to fill the Building Envelope Plan exactly as it simply represents the minimum and maximum extent of possible development for each allotment. In fact, other than mandatory setbacks, your dwelling can be designed to a variety of building footprint and private open space layouts within this envelope to create the right outcome for your new home.

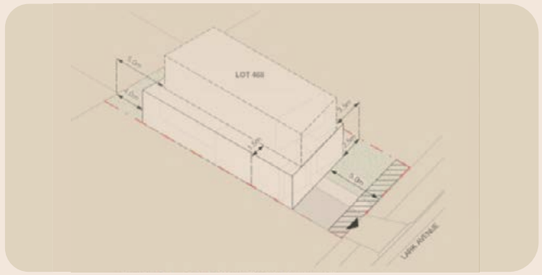
The Building Envelope Plan reflects the requirements of these Urban Design Guidelines, and illustrates:

- Your allotment boundary;
- The area you can build upon;
- Minimum setbacks to boundaries;
- Building heights;
- Garage location in association with allocated crossover;
- Preferred courtyard and balcony locations; and
- Fencing requirements.

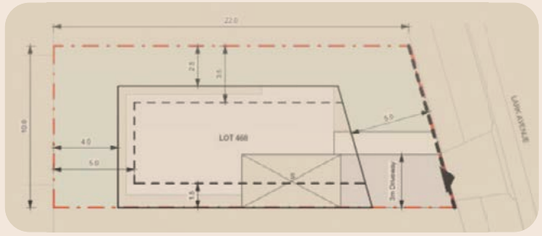
The preferred courtyard/private open space location provides guidance as to locations that will deliver desired solar access and/or more shelter from prevailing winds.

Where the garage or dwelling is illustrated to be on one or more of the boundaries of your allotment, this does not represent a requirement; it is for displaying the potential extent of the building in relation to boundaries.

Note that specific Building Envelope Plans will be individually prepared for small lot housing sites that will show different requirements than the Building Envelope Plans shown below.



Building Envelope - 3D



Building Envelope - Plan

Legend

- Lot boundary
- Primary frontage
- Building Envelope (single storey)
- Building Envelope (double storey)
- Garage location (S - single, D - double)
- Driveway location
- Indicative building footprint

Note: It is a requirement that the siting of your dwelling should comply with the nominated Building Envelope Plan and set backs for your allotment.

DESIGNING YOUR HOME

Urban Design Guidelines intent

Allotments at Noarlunga offer a unique opportunity to create your dream home. When designing or selecting your home, it is important to consider the overall functionality of your home and how it will present in the streetscape. Your home will form part of the character of the Noarlunga development and individuality, architectural expression and innovation in design and materials are encouraged.

SUSTAINABLE RECOMMENDATIONS

Some of the key principles for an efficient, and sustainable home, with lower running costs are:

Orientation

Orienting internal living areas (kitchen, family room or lounge) to have best access to northern winter sun, for helping with warmth in winter.

Insulation

Insulation in external walls, roof and floors means that heaters and air conditioners will run more efficiently, or might not be required at all, to maintain comfortable indoor temperatures.

Thermal mass

Dense materials used inside the core of the home such as concrete floor or internal wall can help regulate temperatures, by absorbing heat energy and releasing it later. In summer this can help keep homes cooler, and in winter the heat can be retained at night.

Glazing

Windows are essential for light but they are also where heat is gained or lost. Careful consideration of the size of the windows, glazing products, and orientation is crucial to achieve an agreeable balance between light, views and comfort.

Design for good living

The following is a list of choices that will help to maximise the comfort, and energy efficiency of a newly built home.

Efficient footprint design

- Carefully consider lightwells, courtyards and complex geometry which can create more external surface area, where heat can be lost or gained through external walls.
- Locate main living areas on the Northern side of the house with windows facing North, where possible.
- High insulation levels, suggested R-Values for insulation are:
  - » **Roof** – R1.3 roof blanket installed under roof sheeting
  - » **Ceiling** – R5.0 bulk/batt insulation installed at ceiling level
  - » **Exterior Walls** – R2.5 bulk/batt insulation
  - » **Exposed Floors** – R2.5 bulk/batt insulation

High performance glazing/windows

- Double glazing and Low E films are highly recommended.
- Aim for glazing to wall area ratio less than 40% glazing (60% external wall area),
- Window size, glazing and window framing products contribute to the NatHERS assessment.
- Consider thermally broken frames to reduce heat transfer across the frame, particularly for semi-commercial framing options.

Draught sealing / airtightness as per the National Construction code minimum

- Include dampers on exhaust fans, restricting airflow when not in use.
- Fit weather seals on external doors and windows fitted, including sweep seals on the bottom and adhesive foam or rubber strip seals to the sides and top.

Natural ventilation

- Make sure all windows have operable sections for cross ventilation.
- For narrower lots, use cross ventilation with operable window placement on opposing walls or a combination of low and high level windows, to remove hot air.

Window shading

- Include fixed or adjustable shading to all North, East and West facing windows. As a rule of thumb, shading depth should be 45% of the height from the bottom windowsill to the bottom of the horizontal shade.
- Limit deep shading such as pergolas and outdoor living areas on the Northern side, which can limit sunlight in winter.

Recessed lighting

- Select sealed LED fitting for downlights that are IC4 or ICF rated, with insulation fitted over the top for a continuous layer.
- Alternatively, provide surface mounted light fittings.

Concrete slab foundation

- Restrict development of suspended timber flooring systems on the ground level.
- Consider the use of Hebel PowerFloor (AAC) or similar flooring systems to upper levels that will provide thermal mass.

Thermal mass party walls

- Consider options for boundary and party wall construction systems between townhouses that include thermal mass elements, such as brick, blockwork, concrete or Hebel panel.

Thermal bridging

- Consider timber framed structure over steel framing to reduce the impact of thermal bridging between the outside and inside, which can lead to condensation or mould.
- If you are using a steel frame, ensure thermal breaks are used as per the minimum National Construction Code requirements.

GENERAL REQUIREMENTS

Façade

Requirements

- Each dwelling with a frontage to a public street:
  - » Includes at least one window facing the primary street from a habitable room that has a minimum internal room width of 2.4 metres.
  - » Has a total area of window of at least of 2.0m^2 facing the primary street.
- A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish (excluding doors, windows and roof).
- One of these following materials must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - » Face brickwork
  - » Rendered brickwork
  - » Feature cladding
  - » Stone cladding
  - » Timber cladding
  - » Other feature approved by the Encumbrance Manager
- The front facade must have articulation through variation in facade depth. A minimum of 30% of the front elevation is setback an additional 300mm or more from the building line OR a minimum of 30% of the width of the upper-level primary building line by at least 300mm to add to the articulation of the dwelling.
- Unpainted and/or untreated metalwork or reflective glazing will not be permitted.
- Light weight infill is not permitted above windows and doors on elevations visible to the public.
- Mock reproduction of historical style dwellings is not permitted, such as:
  - » Federation
  - » Victorian
  - » Edwardian


Face brickwork


Stone cladding


Rendered brickwork


Timber cladding


Feature cladding


Feature cladding

Doors and entry

Requirements

- Door screens must be fine mesh. Patterned security doors such as diamond grill and/or any other decorative designs are prohibited.
- Front doors must face the primary street and preferably incorporate a side light.
- Access to the front door must not be through the garage.

Porches and balcony

Requirements

- Must create an inviting entrance, a verandah, portico, or upper-level overhang to the front of the house. It should be at least 1.0 metres deep (or 600mm for an upper-level overhang).

Recommendations

- Balconies are encouraged and preferably covered.
- A front porch is encouraged and can be used as a feature to your home. If incorporated, it must be a minimum of 1.0 metre in depth. On corner allotments, the porch is encouraged on both street frontages.

Roof design

Requirements

- Roof type can be parapet, skillion, hipped, or gable.
- Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet.
- Roofing to be either flat or low profile roof tiles or light coloured Colorbond® or similar.
- Roofs must be finished in a single material and light colour. Highly reflective roof materials such as galvanised steel or zinc aluminium are not permitted.

Recommendations

- For two storey dwellings, roofs concealed by parapet walls and other architectural treatment will be considered on merit. The roof pitch may be reduced, and parapet walls are to be no higher than 1.2 metres above the upper floor ceiling height.

Garage

Requirements

- The garage door must be electric sectional, tilt, or panel lift. Roller doors are not permitted where visible to the public.
- Other than on a laneway, garages must be setback a minimum of 5.5 metres from the primary street frontage. Garages must also be setback a minimum of 0.5 metres and a maximum of 2.5 metres behind the primary building line unless stated otherwise in the Building Envelope Plan (excluding row dwellings).
- Garages must not be forward of main building line, except where shown on the Building Envelope Plan.
- Carports must be enclosed with a door and appear as a garage. Carports will be assessed on their merit.
- Incorporate bicycle storage space in the garage, carport, or undercover area for at least one bicycle.
- All garages shall be enclosed with a door that must be installed prior to occupation.
- Garages facing a secondary road frontage must be setback at least 1 metre from that frontage.
- The location of your garage must consider where the crossover and driveway will go to avoid the removal of street trees or conflicts with existing service infrastructure.
- Carports are not permitted except for laneway lots or lots with more than one street frontage and must be enclosed with a door.
- Incorporate electric vehicle (EV) charging provisions including electrical capacity in the main switchboard and conduits to the garage to facilitate charging of EVs.

Recommendations

- For allotments with limited private open space, an integrated carport or garage that opens onto a rear yard may be permitted to allow for the multipurpose use of the space. The design of any attached carport must be consistent with the overall dwelling design intent.
- Internal garage storage is encouraged, by increasing the width or length of the garage.
- Dwellings should be adequately separated from the common driveways and manoeuvring areas.
- Other than on a laneway, on any allotment less than 11 metres in width and where a double garage is proposed, two single garage doors can be separated by a column to minimise the visual impact of large expanses of blank surfaces. The combined width of the garage doors should not exceed 50% of the width of the allotment.

Eaves and downpipes

Requirements

- Where eaves are present, they must be a minimum of 450mm deep and return and continue around the house.
- A reduced or no eave is permitted on a zero-lot line.
- Gutters and downpipes must be discreet, and their colour and style must complement the dwelling.

Recommendations

- Consideration of eaves shading to windows and contribution to energy efficiency is encouraged.

Windows

Requirements

- All windows from habitable rooms to street frontages and open spaces must be clear glazed. Reflective or mirrored windows will not be supported.
- Street or reserve facing windows and balconies must be designed to capture views and provide passive surveillance into those places.
- Roller shutters on publicly visible windows are not permitted.

Recommendations

- Larger windows oriented north or east are encouraged for passive solar heating.
- Wrap-around windows on corner lots are encouraged.
- Windows should have a strong horizontal or vertical emphasis.

CORNER ALLOTMENTS

Design intent

Dwellings on corner allotments or with a side boundary to a public-facing street or park reserve must be designed to address both street frontages and contribute to passive surveillance of the street. The following requirements are in addition to the other requirements within the Urban Design Guidelines.


Artist's impression

Requirements

- At least one habitable room is to be located on the secondary frontage in addition to the primary frontage.
- Front doors must be visible from a public street and must front the primary street frontage.
- Dwellings on corner allotments must be designed to address both street frontages, with façade treatments that complement the primary street frontage (e.g. matching windows, materials, and other façade features).
- All windows visible to the public must match the same head and sill heights as those used on the primary facade.
- The exposed secondary façade must incorporate at least one window to a habitable room.
- Flat facades and blank walls on either frontage are not permitted.
- The main colour, design qualities, and materials used on the front façade must 'wrap' around the corner of the dwelling to the extent of the secondary façade which is visible from the street (at least 2 metres back from the front façade or to the position of the side boundary fence, whichever is the greater).
- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, communications box, solar hot water units, and solar PV panels must be located in the least visibly obtrusive location from adjacent streets, laneway and reserves.

Recommendations

- Verandahs or balconies extending from the front of the home around to the secondary elevation and additional windows are encouraged to improve opportunities for passive surveillance of the street.
- Wrap-around windows that extend from the primary to the secondary elevation are encouraged.

LANEWAY ALLOTMENTS

Design intent

Access, security and visual appeal of dwellings on laneway allotments are enhanced through the careful design of these dwellings.


Artist's impression

Requirements

- Vehicle access to the allotment must only be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your home prioritises overlooking of the adjoining street or park, not the laneway, but may include secondary overlooking of the laneway.

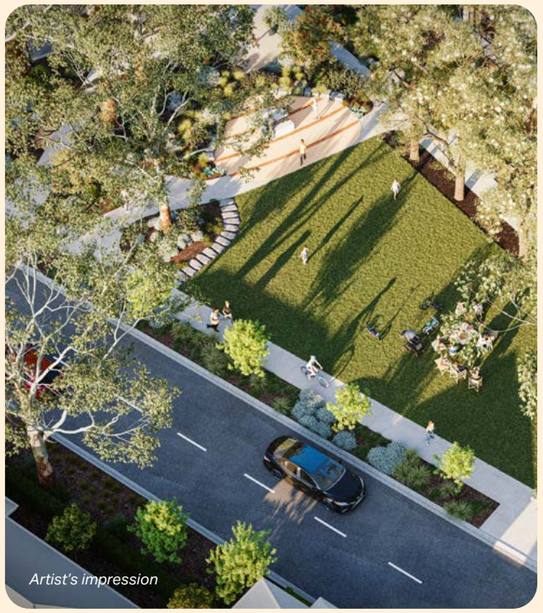
Recommendations

- Garages on laneways should generally be setback 300mm from the frontage boundary but may require an increased setback where a gradient transition from the laneway is required.
- The laneway elevation should complement the rest of your dwelling, with the same design qualities and character.
- Where possible, provide a large window or glazed door to overlook the laneway from a second storey habitable room.
- Landscaping of all unpaved areas between the dwelling and the laneway pavement should be provided.

RESERVE FRONTED ALLOTMENTS

Design intent

Dwellings on allotments that have a front, side or rear boundary that abuts an area of public open space are to be designed to appropriately address and overlook the adjacent public domain to ensure adequate passive surveillance and high-quality design. The requirements and recommendations are in addition to the standard Urban Design Guidelines.



Artist's impression

Requirements

- A habitable space must be located adjacent to open space.
- Sufficient glazing fronting the open space is to be provided.
- Open-style fencing or landscaping must be provided to frontages adjoining open space and must have a minimum transparency of 30% to provide a combination of privacy for the allotment and passive surveillance of the reserve area.
- If overlooking a reserve, your dwelling must be designed to incorporate windows and balconies (if double storey) to capture views and provide passive surveillance into those public spaces.
- Where an allotment has its primary outlook to the reserve (typically where a lot is served by a rear laneway), then all the front elevation requirements apply to that elevation.
- Where an allotment shares a side or rear boundary with a reserve, the elevation facing the reserve is considered to be a secondary elevation and all the corner allotment elevation characteristics apply to that elevation. There may be specific requirements for facade treatment, window placement, gates and fencing defined by the relevant Building Envelope Plan.

Recommendations

- Secondary entries offering direct access to open space/reserves is encouraged.

DESIGN FOR EFFICIENCY AND PERFORMANCE

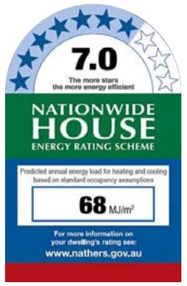
Design intent

Sustainability is a focus for the development of all new dwellings at Noarlunga. A highly efficient sustainable home reduces ongoing operational costs for homeowners and occupiers, provides a more comfortable and healthier indoor environment and is resilient to future impacts associated with a changing climate. Sustainable homes also contribute to reducing global greenhouse gas emissions and support the transition to a circular economy by using materials responsibly.

Requirements

All the dwellings in the Noarlunga Development are required to:

- Undertake a NatHERS (Home Energy Star rating) assessment for compliance with the National Construction Code and provide a certificate to confirm compliance.
- Achieve a 7-star energy rating.
- All dwellings must be all electric.
- Include a minimum of 3kw solar system for dwellings under 160m^2 (gross floor area including garage under main roof) and 5kw system for larger dwellings. It is recommended that you seek a Clean Energy Council Approved Solar Retailer for advice on best placement for the house design.
- Each dwelling must have a high efficiency heat pump hot water system.
- Have a high efficiency reverse cycle electric heating and cooling system with the following minimum Energy Star ratings:
  - » Split systems (wall mounted) – 3.5 Star cooling / 2.0 Star heating
  - » Ducted systems – 2.5 Star cooling / 2.0 Star heating
- Have rainwater tanks with minimum total capacity that is connected to any or all toilets, laundry and irrigation systems, capacity provided in Appliances section.



About house star ratings

NatHERS is the Nationwide House Energy Rating Scheme. The design rating is scored out of 10 and considers a home's design, orientation, construction materials, as well as the local climate.

A NatHERS rating of 7 stars or above will meet the requirements of the National Construction Code, for house energy efficiency in effect in SA from October 2024.

An assessor will review your house plans and use specialist software to model the house's energy use. We recommend contacting assessors early in the design process to obtain a preliminary report and advice on how to achieve the rating, before drawings are finalised.

In addition, a second 'Whole of Home" rating considers appliances, hot water and ventilation system as well and gives a score out of 100.

Recommendations

Appliances and utilities

- **Solar power**
  A Clean Energy Council Approved Solar Retailer can provide the best advice on a suitable system. They will consider location, roof orientation and overshadowing, house size and energy consumption, and provide a certified contractor for installation. It is recommended that allowance is made for a future battery storage system. Installation of solar power at the build stage is anticipated to pay itself back within 3-5 years.
- **Heat pump hot water systems**
  Consider the space required in early design (during planning approval) for the storage tank and condenser unit, with adequate ventilation for efficient performance. Locate hot water systems as close as possible to the kitchen and main bathroom. For minimal environmental impact, consider systems that use refrigerants with low Global Warming Potential (GWP) less than 10. This can be found in the manufacturer's specification.
- **Heating and cooling**
  Reverse cycle heating and cooling systems are typically cheaper to run. For an indication of lifetime costs, look for systems with a higher Energy Star Rating. To reduce noise and heat intrusion, you should locate air conditioning and heat pump condenser units away from windows in living spaces and bedrooms.
- **Electric induction cooktop**
  An induction cooker will provide highly efficient cooking, with quick heat response, temperature precision and safety benefits because they are not hot to touch.
- **Efficient fittings and fixtures**, recommended minimum WELS ratings as follows:
  - » Shower – 4 Stars, max 7.5L/min
  - » Taps – 5 Stars, max 6L/min
  - » WC – 4 Stars (dual flush), max 3.5L/flush
- **Subsurface drip irrigation** is much more water efficient than hand watering and conventional sprinklers. Connect irrigation systems to rainwater tank.
- **Rainwater tanks** installed to all dwellings with, and connected to, any or all toilets, laundry and irrigation systems, with capacity as follows:

Site area	Minimum retention volume (litres)
<300m^2	1,000
300 – 1,500m^2	2,000
>1,500m^2	4,000

- **EV charging**
  Consider electric vehicle (EV) charging provisions, including electrical capacity in the main switchboard and conduits to the garage to facilitate charging of EVs (Level 2/Mode 3 is recommended).
- **Outdoor services**
  Position outdoor services (heating and cooling systems, water heaters and Solar PV inverters) in the shade to reduce the risk of failure and increase efficiency.

Healthy spaces

The following guidelines seek to ensure home designs include plenty of fresh air and daylight, while avoiding the build-up of moisture and harmful emissions from the materials used in construction, providing a healthier home.

These steps will improve the indoor and avoid problems like mould which can have negative health impacts.

- Low VOC paints – recommended VOC content less than 5g/L are recommended.
- Use a Weather Resistive Barrier (WRB) to reduce risks of condensation
  - » External Walls – Flexible vapour permeable WRB that meets Vapour Class 4, or rigid WRB that meets equivalent performance properties.
  - » Roof – Vapour permeable WRB installed under roof sheeting (can be combined with roof level insulation i.e. foil backed roof blanket).
- Maximise access to natural light
  - » Consider window size for the room and placement with respect to overshadowing of external obstructions (i.e. adjacent fence, neighbouring dwellings)
  - » Avoid windows under deep shading such as pergolas and outdoor living areas here they provide limited daylight and increase heat loss.
- Choose low silica and formaldehyde benchtop materials for kitchen benchtops.
- Where garages are connected to homes, include weatherstripping (bottom and side seals) to the internal connecting door to restrict contaminated air entering the home.

Circular economy

The global trend towards a 'Circular Economy' means reducing consumption of new materials and generation of waste and increasing recycling and reuse of existing materials and products.

Some ways you can reduce the impact of building material are:

- Consider opportunities to incorporate low carbon and carbon neutral concrete products offered by major suppliers.

Prioritise materials that are salvaged or second-hand, locally made, incorporate recycled content, hold third-party sustainability certification, such as GreenTag or Good Environment Choice Australia (GECA).

EXTERNAL COLOURS AND MATERIALS

Design intent

The colour palette seeks variations in colour, however tones should be complementary, take cues from the local landscape and express individuality through carefully chosen accents.

Requirements

- Colours must be comprised of predominantly lighter tones. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.
- Roofs must be a light colour as per the 'Reference Chart for Colorbond® Roof Colours' that helps reflect heat away from the house, contributing to summer comfort.
- The Colorbond® Core Colours that meet technical requirements for roofs are:
  - » For roofs less than 15 degrees pitch a Solar Reflective Index (SRI) of 81 or above: Dover White, Surfmist, Classic Cream.
  - » Roofs more than 15 degrees pitch a Solar Reflective Index (SRI) of 39 or above: Dover White, Surfmist, Classic Cream, Southerly, Shale Grey, Bluegum, Windspray, Paperbark, Evening Haze, Gully, Wallaby, Pale Eucalypt.
- One of these following materials must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - » Face brickwork
  - » Rendered brickwork
  - » Feature cladding
  - » Stone cladding
  - » Timber cladding
  - » Other feature approved by the Encumbrance Manager
- Dwellings must not have primary and vivid colours or reflective surfaces.
- Unpainted and/or untreated metalwork and reflective glazing will not be permitted.
- Shade cloth and profiled or flat acrylic roofing that is visible from the street or any public space is not permitted.

Recommendations

- A mix of complementary colour shades and materials.
- The use of an accent colour for the front door is encouraged to allow for individuality of dwellings.
- The use of local and/or recycled materials is encouraged to reduce environmental impacts and embodied energy through transport and manufacturing.
- Garage doors should be constructed of complementary colour and material to the dwelling.

Reference chart for Colorbond® Roof Colours

Gully® Solar absorbency 0.64 Solar reflective index 39	**Dune®** Solar absorbency 0.48 Solar reflective index 60	**Surfmist® Matt** Solar absorbency 0.35 Solar reflective index 78
Wallaby® Solar absorbency 0.64 Solar reflective index 39	**Shale Grey™** Solar absorbency 0.44 Solar reflective index 66	**Galactic®** Solar absorbency 0.34 Solar reflective index 80
Astro® Solar absorbency 0.62 Solar reflective index 41	**Evening Haze®** Solar absorbency 0.43 Solar reflective index 67	**Classic Cream™** Solar absorbency 0.33 Solar reflective index 81
Pale Eucalypt® Solar absorbency 0.60 Solar reflective index 44	**Paperbark®** Solar absorbency 0.43 Solar reflective index 67	**Surfmist®** Solar absorbency 0.33 Solar reflective index 81
Windspray® Solar absorbency 0.60 Solar reflective index 44	**Southerly®** Solar absorbency 0.40 Solar reflective index 71	**Dover White™** Solar absorbency 0.28 Solar reflective index 88
Bluegum® Solar absorbency 0.57 Solar reflective index 48	**Cosmic®** Solar absorbency 0.39 Solar reflective index 73	**Whitehaven®** Solar absorbency 0.23 Solar reflective index 95

OUTDOOR AND LANDSCAPING

Landscape design principles

Design intent

The design of your outdoor living area and garden is important as it can enhance your home and lifestyle. Trees and gardens can naturally cool your home on hot days through shading and evapotranspiration and create a pleasant area for relaxation and leisure. Gardens can also improve wellbeing, urban biodiversity, reduce heat island effect, lower energy costs and increase urban canopy cover. Well-designed front yard and verge areas can improve the presentation and value of your dwelling, increase security, privacy, energy efficiency, and water efficiency.

Your outdoor living area should be designed to maximise solar access while providing protection from rain, winter breezes and the hot summer sun. Structures such as verandahs or pergolas can be useful to provide shading and reduce thermal load on external walls during summer. Consider the following principles when designing your outdoor space:

Screening and privacy

- Screen planting is encouraged to be used where privacy or overlooking is a concern between dwellings.
- Planting can soften fence lines and provide additional height while allowing air circulation and providing an overall cooling effect.
- Species selection must consider the overall mature height and width of any proposed planting to ensure that the plant species is suitable for the proposed location and purpose.

Being a good neighbour

- Responsible landscape design also considers the impact of the landscape on neighbours and any other adjoining property. Care should be taken to allow adequate solar access into neighbouring properties and minimise excessive overshadowing.
- Tree species selection and planting locations are critical, as is the species selection of any hedging species proposed.

Solar access

- Your landscape design should consider the path of the sun throughout the day and throughout the year. Deciduous tree planting can be used to provide shade and relief from heat in summer, whilst allowing winter sun to penetrate into the garden and the dwelling.

Heat load

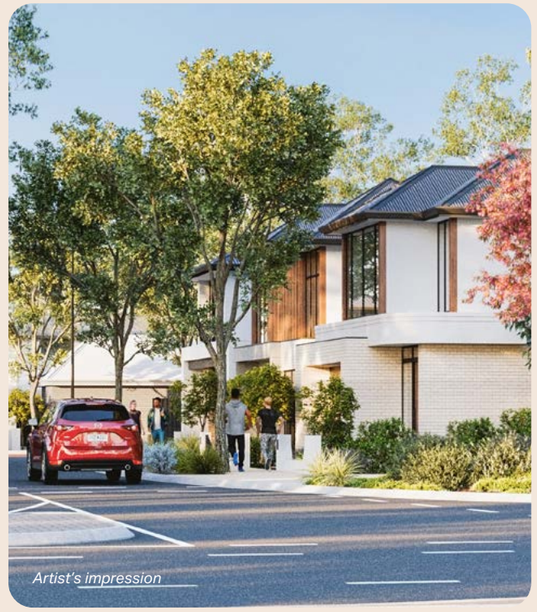
- The heat island effect is the process by which hard surfaces such as concrete and paving absorb significant heat from the sun during the day and release it slowly at night, increasing the ambient temperature of the area. This results in more demand for cooling and increased electricity usage.
- Clever landscape design can reduce heat load by shading western and eastern elevations, particularly where large, masonry walls are located. Heat absorption can also be reduced by careful selection of hard surfaces materials. Dark colours absorb more heat during the day and can become too hot underfoot for comfort if exposed to the sun.
- Choose light coloured roofing for the outdoors, that have a Solar Reflectance Index (SRI) of 64 or higher (Refer to Page 22 for Colorbond® Core Colours).
- Look for hardscaping elements with a Solar Absorptance (SA) less than 0.34. This will help to manage outdoor heat.
- Maximise soft landscaping - reduce hardscaping areas, plant vegetation and garden beds and prioritise shading these areas with structures such as pergolas or with overhanging trees.
- Awnings with adjustable louvres, removable shade sails or umbrellas can allow for variable sun and shade access throughout the year, minimising heating and cooling requirements.

Permeable area

- The permeable area of the landscape is any surface which allows water to pass through to the natural ground below. It generally includes turf grass, planting, gravel, stepping stones (when laid on a sand or aggregate bed over natural ground). It does not include paving, concrete or pools.

Plant selection

- Water efficient landscaping - choose native, drought tolerant planting, with low water needs, and decrease lawn area. Look up Council's or the Green Adelaide planting guides.



Artist's impression

Front and rear gardens

Design intent

The front landscaping of townhouse dwellings in Noarlunga plays a vital role in enhancing the streetscape, providing shade, and contributing to the overall greenery of the development. To ensure a cohesive and attractive streetscape, tree planting requirements have been established to guide the selection, placement, and maintenance of trees within front yards. These requirements should be read in conjunction with the broader Urban Design Guidelines.

Landscape design in your front garden can complement your dwelling and helps define the character of streets and neighbourhoods. Careful consideration of landscaping features, plants and trees ensures that the building integrates into and improves the streetscape. Well-designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your dwelling and your family's asset.

Your rear (or side) garden can provide an extension to your living area, adding to the enjoyment of your home. Consideration of solar access, plant and tree selection, and additional landscaping features will assist in creating a pleasant space for you to enjoy.

Requirements

- A clear pedestrian route to the front door.
- For corner allotments, the landscape treatment must be of consistent quality with treatment to all public facing frontages.
- Comply with the Deep Root Zone area and provide trees in accordance with the following table

Site area	Minimum deep soil area	Minimum dimension	Tree / deep root zone
<300m²	10m²	1.5m	1 Sml tree / 10m²
300 – 1,500m²	7% site area	3m	1 Med tree / 30m²
>1,500m²	7% site area	6m	1 Lrg or Med tree / 60m²

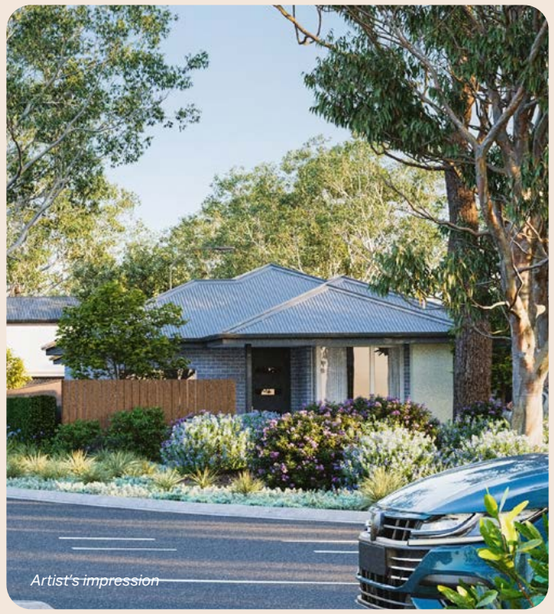
- At least one tree must be planted in the front yard to the minimum standard provided in the above table.
- Soft landscaping must be provided in accordance with the following:
  - » At least 30% of land between the primary street frontage and the building line with a minimum dimension of 700mm;
  - » Verge (where nominated on the Building Envelope Plan); and
  - » A total area of soft landscaping on the site determined by the below table

Dwelling site area	Minimum %
<150m²	10%
<200m²	15%
201 – 450m²	20%
>450m²	25%

- Artificial grass is not permitted as a landscaping treatment.
- At least 50% of private open space is accessible from a habitable room.
- Where double width driveways are co-located with an adjoining allotment, treatments such as low fencing and/or garden beds are required to reduce visual impact.
- Complete front and verge landscaping within three months of moving into your dwelling and continue to maintain lawn and garden areas.

Recommendations

- Where possible, include a 700mm landscaping strip alongside boundary fences.
- Planting species consistent with the Noarlunga planting palette.



Artist's impression

- See Adelaide Garden Guide for New Homes for inspiration.
- Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native, resilient, low water usage, and drought-tolerant options.
- Incorporate dripper irrigation systems with a timer as part of landscape designs to reduce water consumption.
- Using a non-coloured mulch and light-coloured pebbles and gravels are encouraged. Dark gravel or pebbles and black mulch are discouraged.
- Maximise capture and storage of rainwater for reuse on the garden.
- Look for hardscaping elements with a Solar Absorptance (SA) less than 0.34. This will help to manage outdoor heat.

Recommended plant species

Ground covers

Brachyscome Multifida
Mature size:
0.3m H x 0.5m W

Chrysocephalum apiculatum
Mature size:
0.2 - 0.3m H x 0.4 - 0.5m W

Goodenia Ovata 'Prostrate'
Mature size:
0.3m H x 1m W

Myoporum Parvifolium
Mature size:
0.2 - 0.3m H x 1 - 3m W

Climber

Trachelospermum Jasminoides
Mature size:
4m H x 0.6m W

Shrubs

Dodonaea Viscosa Green
Mature size:
1 - 2m H x 1 - 2m W

Syzygium australe 'Straight & Narrow'
Mature size:
5m H x 2m W

Correa Reflexa
Mature size:
0.5 - 1.2m H x 0.5 - 1m W

Hardenbergia Meema
Mature size:
0.5m H x 2m W

Westringia Fruticosa 'Grey Box'
Mature size:
0.3 - 0.4m H x 0.3 - 0.4m W

Eremophila Nivea
Mature size:
1.2m H x 1.2m W

Leucophyta Brownii 'Silver Nugget'
Mature size:
0.6m H x 0.6m W

Olearia Ramulosa
Mature size:
0.3 - 2m H x 1 -2m W

Westringia 'Blue Gem'
Mature size:
1 - 1.5m H x 0.8 - .3m W

Grevillea Lavandulacea
Mature size:
0.3m H x 1m W

Scaevola Albidaa
Mature size:
0.6 - 1m H x 0.6 - 1m W

Callistemon Viminalis 'Little John'
Mature size:
0.75 - 1m H x 0.5 - 1m W

Grasses

Dianella Revoluta 'Little Rev'
Mature size:
0.3 - 0.4m H x 0.3 - 0.4m W

Dianella Silver Streak
Mature size:
0.5m H x 0.5m W

Poa Labillardieri Eskdale
Mature size:
0.7 - 0.9m H x .6m W

Orthrosanthus Multiflorus
Mature size:
1m H x 1m W

Recommended tree species

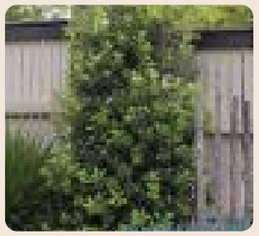
Small trees

Banksia Marginata
Silver Banksia

Mature size:
4 - 10m H x 5m W

Eucalyptus Leucoxylon 'Euky Dwarf'
Dwarf Blue Gum

Mature size:
7m H x 4 - 5m W



Banksia Integrifolia 'Sentinel'
Coastal Banksia

Mature size:
2 -3m H x 1 - 1.5m W

Hakea Laurina
Pin Cushion Hakea

Mature size:
3 -5m H x 3 - 4m W

Corymbia Citriodora 'Scentuous'
Dwarf Lemon Scented Gum

Mature size:
7m H x 3m W

Medium trees

Tristaniopsis Laurina Luscious
Water Gum

Mature size:
6 - 8m H x 4 - 6m W

Backhousia Citriodora
Lemon Myrtle

Mature size:
8m H x 2 - 3m W

Hymenosporum Flavum
Native Frangipani

Mature size:
6 -8m H x 5 - 6m W

Location:
Street and verges

Laurus Nobilis
Bay Tree

Mature size:
7m H x 3m W

DRIVEWAYS AND CROSSOVERS

Guidelines intent

Streetscape and safety are enhanced through the careful design of your driveway and crossover.

Driveway requirements

- Driveway to be installed as per the Building Envelope Plan:
  - » Lots <10m
    3.0-3.2 metres at the boundary
  - » Lots >10m
    One access point – 5 metres at the boundary
    Two access points – 3.0-3.2 metres at the boundary
- Your driveway must be constructed from brick paving, exposed aggregate concrete, block pavers, or patterned concrete. Dark colours or painted concrete are not permitted.
- Public footpaths take priority over private vehicular access and driveways must consider footpaths in their design.
- For rear loaded products, vehicle access must only be from the laneway.
- Your driveway must be constructed prior to occupation of your dwelling.
- Pathways and outdoor areas that are visible from the street must be constructed from the same material as the driveway.

Driveway recommendations

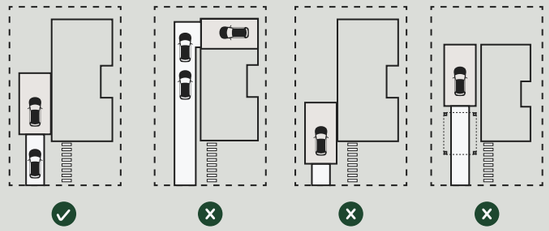
- The use of permeable paving is encouraged.
- For allotments with limited private open space, an integrated carport or garage that opens onto a rear yard may be permitted to allow for the multipurpose use of the space. The design of any attached carport must be consistent with the overall design intent.
- Dwellings should be adequately separated from common driveways and manoeuvring areas.

Garage requirements

- Garages must not dominate the front elevation of the dwelling and must not be located forward of the main dwelling's front facade.
- Where a garage or carport is not provided under the main roof its design materials must match those of the dwelling.
- If you have a caravan, boat, trailer or other recreational or commercial vehicle you must design your dwelling to ensure the vehicle is away from public view.

Garages should be visible and set back from the main façade, allowing space for a parked car in the driveway.

Pre-determined exceptions may apply.



FENCING, RETAINING WALLS AND LETTERBOXES

Fencing requirements

- Installation of a front fence is permitted but must have a minimum height of 0.9 metres to a maximum height of 1.2 metres, have some transparency, and be open in style to ensure views are maintained to the street.
- If front fencing is proposed, materiality must be batten fencing, brick, rendered masonry timber panel or Modwood (or similar). Other materials and designs will be assessed on merit. Brick rendered masonry fencing must include planting forward of the fence line.
- Side and rear boundary fencing which is not visible from the street must be 1.8 metre Good Neighbour Colorbond® fencing with no exposed structural posts in 'Dune'. Colorbond® fencing is not permitted for primary or secondary frontage fencing.
- Side or rear boundary gates must complement the fence.
- The finish of any side or rear boundary gates must complement the fence. Divisional fencing to be used forward of the building line between adjoining lots should meet the same standards as a front fence.
- For corner blocks, primary fencing must wrap around the corner for 50% of the length of the boundary.
- For corner allotments, fencing can be 1.8 metres for privacy but for no more than 50% of the length of the boundary. Remaining fencing to be no greater than 1.2 metres.
- Side fencing on corner allotments must be installed a minimum of 4 metres behind the forward most point of the wall closest to the front property boundary and/or 5 metres back from the corner cut off, whichever is the greater. This is defined in the corner allotment Building Envelope Plan.
- Modifications to fences installed by the developer are not permitted unless for maintenance or where approved by the developer in writing.

Fencing recommendations

- Front fencing with an integrated letterbox is encouraged.
- Where possible, offset the front fence from the front boundary by 150-300mm to allow for planting.

Retaining wall requirements

- Retaining walls with a street frontage must be either:
  - » Concrete sleepers
  - » Layered stonework
  - » Natural informal rock walls
  - » Finished blockwork
  - » Rendered blockwork
  - » Face brickwork
  - » Patterned precast concrete, or
  - » Gabian walls
- Crib walls and timber walls are not permitted

Retaining wall recommendations

- Retaining walls greater than 1.5 metres in height should be divided into two walls with a landscaped planting area between each vertical section of the wall.
- Retaining walls should be softened by landscaping in front, or over the retaining wall.
- Concrete sleepers are appropriate under boundary fences to manage level changes along boundary fences.

Letterbox requirements

- Letterboxes must be constructed in accordance with Australia Post standards.
- 'Box-on-post' letterboxes are not permitted.
- High-quality materials must be used, such as masonry and steel.
- Letterboxes must be located within the allotment boundary.
- Materials used must be complementary to the main dwelling facade.

Letterbox recommendations

- Letterboxes and street numbers should be clearly visible from the street.
- Incorporated parcel delivery and Australia Post combined letterboxes are recommended.

Artist's impression

ANCILLARY ITEMS

Design intent

The careful design of sheds, waste storage areas, placement of meter boxes and other ancillary items will help to improve the visual appeal of your home.

Shed requirements

- Sheds must not be greater than 10m² in area and be no higher than 3 metres.
- Sheds must not be visible from any public frontages.

Household refuge requirements

- All dwellings must have a designated storage area for bins which is identified on design drawings submitted to the Encumbrance Manager.
- A waste bin storage area is provided behind the primary building line or, where serving a small lot dwelling or row dwelling, within a purpose designed bin enclosure that screens the bins form the street, and that has a:
  - » Minimum area of 2m² with a minimum dimension of 900mm, to ensure sufficient space for landfill (140L), organics (240L) and co-mingled recycling (240L) and shouldn't restrict access to the any part of the dwelling.
  - » Continuous unobstructed path of travel with minimum width of 800mm between storage area and street.

Services requirements

- Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, communications box, solar hot water units and solar PV panels must be located in the least visibly obtrusive location from adjacent streets, laneways and reserves.
- Clothes drying areas must be screened and behind the primary building line of the dwelling. The location of the clothes drying area must be marked on the plans submitted for approval.
- Antennas and satellite dishes are not permitted to be located on the roof as free-to-air TV will be provided via broadband service or Opticom. Buyers will need to nominate their own service retailers.

Services recommendations

- Utility meters should be positioned so that they are easily accessible for reading by utility providers; however, they must be screened from the street, either by being positioned behind the letterbox structure, or discreetly screened with landscaping. For a small lot or row dwelling, meter boxes may be built into wing walls or purpose-built structures consistent with the front façade of the dwelling.

Signage requirements

- Signage and hoarding boards advertising businesses and products are not permitted.
- Builders' signs at a maximum size 600mm x 600mm are permitted as required on allotments during the course of construction but must be removed prior to the Occupation Certificate being issued.

GUIDANCE FOR PARTICULAR HOUSING TYPES

Townhouse and small lot guidelines

Townhouse dwellings at Noarlunga have been designed in a range of streets, to provide further architectural and housing diversity in the development. Townhouse allotments may or may not be constructed with shared side walls. The specific requirements for townhouse dwellings must be read in conjunction with the Noarlunga Urban Design Guidelines.

Reduced front, side and rear boundary setbacks and private open space requirements will apply to townhouse and small lot dwellings. Refer to individual building envelope plans.

Requirements

- Each townhouse dwelling must provide articulation in the façade or a deep shadow line to provide visual separation between attached dwellings. Flat façades spanning across attached dwellings is not permitted.
- The location of the front door must be consistent for all attached townhouse dwellings. Mirrored front doors and entries are not permitted for townhouse dwellings.
- Townhouse dwellings which are all attached as part of a row are to be consistent in style and materials.
- Where a townhouse has two or more frontages to a street, laneway, or reserve, those frontage façades must be of consistent design and materiality.
- Where the garage door does not extend for the entire length of the facade, additional variation in the garage elevation must be provided in the form of recessed walls, feature gates/fencing and landscaping.
- External lighting must be provided to the laneway garage wall (if applicable).
- Balconies may protrude forward of the main building line and encroach into the setback indicated on the Building Envelope Plan but must be contained within the boundaries of the allotment.
- Balconies must be open style balustrade or constructed of a clear/ transparent material.
- All visible elevations must be detailed with window openings and recessed sections.

Recommendations

- Additional variation in the form of recessed or protruding walls, window shades/ awnings, porches/porticos, etc. can be built forward of the main building line indicated on the Building Envelope Plan.
- Variation in front door colour and materiality is encouraged to allow for individuality.

GLOSSARY

Amenity: An element or space within a building or development which provides a material or physical benefit to residents.

Articulation: The offset and separation of planes on a building façade. These may take form as balconies, bay windows, verandahs, offset walls, decks, patios, or shading structures.

Awning: A roof structure supported by a frame and located over a window.

Building Envelope Plan: A plan that is prepared for the purposes of a land division (whether the land has been or is to be divided) within a master planned zone.

Corner allotment: An allotment situated on the corner of two streets and therefore has both a primary and secondary street frontage.

Crossover: The location where access is provided between private driveway and public road.

Cross ventilation: The ability for wind, air or a breeze to enter a dwelling through an opening on one side of a building and exit through another opening on another side of the building.

Detached dwelling: A single dwelling which does not share a wall with any other dwelling.

Eaves: A roof overhang that provides shading to a wall face.

Elevation: An external wall of a dwelling facing a boundary.

Facade: The face of a building (including the secondary frontage if applicable) is typically the primary street elevation showing its most prominent architectural features.

Front fencing: Any fencing forward of the main building line along the primary frontage.

Gable roof: A roof where two side slope towards two walls and two walls extend to the top of the roofs' height.

Habitable room: All living rooms, kitchens, bedrooms, activity rooms and studies.

Habitable space: Usable open space but not a service area.

Hipped roof: A roof where all sides slope down towards the walls of the dwelling.

Main building line: Is measured from the front-most habitable room on the primary street elevation and does not include the garage.

Parapet: An upward extension of a wall at the edge of a roof.

Passive surveillance: Sight lines and observation between residents and people in public spaces such as streets and reserves.

Porch: A covered area generally at the entrance of a building.

Portico: An entry feature with a separate roof and supported by posts, pillars or piers.

Primary street frontage: The elevation facing the street providing main pedestrian access to the dwelling.

Private open space: Open area which is exclusively for the sole use of the residents of a dwelling.

Public view: An area in view from common public spaces such as parkland or streets.

Retaining wall: A structural wall used to restrain ground soil to provide a vertical transition in the ground level.

Secondary frontage: The elevation facing a secondary street that doesn't provide driveway access.

Semi-detached dwelling: A dwelling which is on an individual lot but shares a single wall with one other dwelling.

Solar amenity: Direct natural sunlight with no obstruction from other built form.

Solar Reflective Index Rating (SRI): An SRI is an indicator of the ability of a roof surface to reflect solar energy back to the atmosphere. The higher the rating, the cooler the surface will be on a sunny day. Light colours have a higher SRI compared to darker colours.

Townhouse dwelling: A row of three or more individual dwellings situated side by side. They may or may not have shared side walls.

CHECKLIST

Refer to individual chapters for full guidance.

Façade

☐ 1. Your dwelling must have at least one window with a total area of at least 2.0m² from a habitable room that has a minimum internal room width of 2.4 metres on the primary street frontage.

☐ 2. Façades must include a minimum of two different materials / finishes, with a maximum of 80% of the building elevation in a single material or finish.

☐ 3. One of the following materials must be provided to the front elevation of your home:
- Face brickwork
- Rendered brickwork
- Feature cladding
- Stone cladding
- Timber cladding
- Other feature approved by the Encumbrance Manager

☐ 4. The front façade must have articulation through variation in façade depth.

☐ 5. Unpainted and/or untreated metalwork and reflective glazing will not be permitted.

☐ 6. Light-weight infill is not permitted above windows and doors on elevations visible to the public.

☐ 7. Mock reproduction of historic style dwellings is not permitted.

Doors and entry

☐ 8. Door screens must be fine mesh. Patterned security doors such a diamond grill and/or any other decorative designs are prohibited.

☐ 9. Front doors must face the primary street and preferably incorporate a side light.

☐ 10. Access to the front door must not be through the garage.

Porches and balconies

☐ 11. Must create an inviting entrance, a verandah, portico, or upper-level overhang to the front of the house. It should be at least 1.0 metre deep (or 600mm for an upper-level overhang).

Roof design

☐ 12. Roof type can be parapet, skillion, hipped or gable.

☐ 13. Roof pitch is to be minimum 22.5 degrees for hip or gable roof and a minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet.

☐ 14. Roofing to be either flat or low profile roof tiles or light coloured Colorbond® or similar.

☐ 15. Roofs must be finished in a single material and light colour. Highly reflective materials such as galvanised steel or zinc aluminium are not permitted.

Garages

☐ 16. The garage door must be electric sectional, tilt, or panel lift. Roller doors are not permitted where visible to the public.

☐ 17. Other than on a laneway, garages must be setback a minimum of 5.5m from the primary street frontage. Garages must also be setback a minimum of 0.5m and a maximum of 2.5m behind the primary building line unless stated otherwise in the Building Envelope Plan (excluding row dwellings).

☐ 18. Garages must not be forward of main building line, except where shown on the Building Envelope Plan.

☐ 19. Carports must be enclosed with a door and appear as a garage.

☐ 20. Incorporate bicycle storage spaces in the garage, carport, or undercover area for at least one bicycle.

☐ 21. All garages shall be enclosed with a door that must be installed prior to occupation.

☐ 22. Garages facing a secondary road frontage must be setback at least 1m from that frontage.

☐ 23. The location of your garage must consider where the crossover and driveway will go to avoid the removal of street trees or conflicts with existing service infrastructure.

☐ 24. Carports are not permitted except for laneway lots or lots with more than one street frontage and must be enclosed with a door.

☐ 25. Incorporate electric vehicle (EV) charging provisions including electrical capacity in the main switchboard and conduits to the garage to facilitate charging of EVs.

Eaves and downpipes

☐ 26. Where eaves are present, they must be a minimum of 450mm deep and return and continue around the house.

☐ 27. A reduced or no eave is permitted on zero lot line.

☐ 28. Gutters and downpipes must be discreet, and their colour and style must complement the dwelling.

Windows

☐ 29. All windows to street frontages and open spaces must be clear glazed. Reflective of mirrored windows will not be supported.

☐ 30. Street or reserve facing windows and balconies must be designed to capture views and provide passive surveillance into those places.

☐ 31. Roller shutters on publicly visible windows are not permitted.

Corner allotments

☐ 32. At least one habitable room is to be located on the secondary frontage in addition to the primary frontage.

☐ 33. Front doors must be visible from a public street and must front the primary street frontage.

☐ 34. Dwellings on corner allotments must be designed to address both frontages, with façade treatments that complement the primary street frontage.

☐ 35. All windows visible to the public must match the same head and sill heights as those used on the primary façade.

☐ 36. The exposed secondary façade must incorporate at least one window to a habitable room.

☐ 37. Flat facades and blank walls on either frontage are not permitted.

☐ 38. The main colour, design qualities, and materials used on the front façade must 'wrap' around the corner of the dwelling to the extent of the secondary façade which is visible from the street.

☐ 39. Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, communications box, solar hot water units, and solar PV panels must be located in the least visibly obtrusive location from adjacent streets, laneway, and reserves.

Laneway allotments

☐ 40. Vehicle access to the allotment must only be from the laneway.

☐ 41. The garage door must not project into the laneway when opened or closed.

☐ 42. The front of your home prioritises overlooking of the adjoining street or park, not the laneway, but may include secondary overlooking of the laneway.

Reserve fronted allotments

☐ 43. A habitable space must be located adjacent to open space.

☐ 44. Sufficient glazing fronting the open space is to be provided.

☐ 45. Open-style fencing or landscaping must be provided to frontages adjoining open space and must have a minimum transparency of 30%.

☐ 46. If overlooking a reserve, your dwelling must be designed to incorporate windows and balconies (if double storey) to capture views and provide passive surveillance into the public spaces.

☐ 47. Where an allotment has its primary outlook to the reserve (typically where a lot is served by a rear laneway), then all the front elevation requirements apply to that elevation.

☐ 48. Where an allotment shares a side or rear boundary with a reserve, the elevation facing the reserve is considered to be a secondary elevation and all the corner allotment elevation characteristics apply to that elevation.

Sustainability

☐ 49. A NatHERS assessment has been undertaken which demonstrates compliance with the National Construction Code.

☐ 50. All dwellings achieve a 7-star energy rating.

☐ 51. All dwellings must be all electric.

☐ 52. A minimum 3kw solar system is provided for dwellings under 160m² and 5kw for larger dwellings.

☐ 53. Each dwelling must have a high efficiency heat pump hot water system.

☐ 54. Each dwelling must have a high efficiency reverse cycle heating and cooling system with a minimum Energy Star rating of 3.5 Star cooling / 2.0 Star heating for split system (wall mounted), and 2.5 Star cooling / 2.0 Star hearting for ducted systems.

☐ 55. Each dwelling has a rainwater tank with minimum total capacity that is connected to any or all toilets, laundry, and irrigation systems.

External colours and materials

☐ 56. Colours must be comprised of predominantly lighter tones. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

☐ 57. Roofs must be a light colour as per the 'Reference Chart for Colorbond® Roof Colours' that helps reflect heat away from the house, contributing to summer comfort.

☐ 58. Roofs meet technical requirements for Colorbond® Core Colours.

☐ 59. One of the following materials must be provided in the front elevation of the dwelling:
- Face brickwork
- Rendered brickwork
- Feature cladding
- Stone cladding
- Timber cladding
- Other feature approved by the Encumbrance Manager

☐ 60. Dwellings must not have primary and vivid colours or reflective surfaces.

☐ 61. Unpainted and/or untreated metalwork and reflective glazing will not be permitted.

☐ 62. Shade cloth and profiled or flat acrylic roofing that is visible from the street or any public space is not permitted.

Front and rear gardens

☐ 63. A clear pedestrian route to the front door.

☐ 64. For corner allotments, the landscape treatment must be of consistent quality with treatment to all public facing frontages.

☐ 65. Gardens comply with the Deep Root Zone area and provision of trees as specified within the Urban Design Guidelines.

☐ 66. At least one tree must be planted in the front yard to the minimum standard specified within the Urban Design Guidelines.

☐ 67. Soft landscaping is provided within at least 30% of the land between the primary street frontage and the building line with a minimum dimension of 700mm, and within the verge (where nominated on the Building Envelope Plan).

☐ 68. A total area of soft landscaping is provided in accordance with the standard specified within the Urban Design Guidelines.

☐ 69. Artificial grass is not permitted as a landscaping treatment.

☐ 70. At least 50% of private open space is accessible from a habitable room.

☐ 71. Where double width driveways are co-located with an adjoining allotment, treatments such as low fencing and/or garden beds are required to reduce visual impact.

☐ 72. Front and verge landscaping are to be completed within three months of dwelling occupation.

Driveways and crossovers

☐ 73. Driveways to be installed as per the Building Envelope Plan.

☐ 74. Driveways must be constructed from brick paving, exposed aggregate concrete, block pavers, or patterned concrete. Dark colours or painted concrete are not permitted.

☐ 75. Public footpaths take priority over private vehicular access and driveways must consider footpaths in their design.

Continued overleaf >

CHECKLIST (continued.)

☐ 76. For rear loaded products, vehicle access must only be from the laneway.

☐ 77. Driveways must be constructed prior to dwelling occupation.

☐ 78. Pathways and outdoor areas that are visible from the street must be constructed from the same material as the driveway.

Garages

☐ 79. Garages must not dominate the front elevation of the dwelling and must not be located forward of the main dwelling's front façade.

☐ 80. Where a garage or carport is not provided under the main roof its design materials must match those of the dwelling.

☐ 81. Dwellings must be designed to ensure that vehicles such as caravans, boats, trailers, or other recreational or commercial vehicles are away from public view.

Fencing, retaining walls and letterboxes

☐ 82. Installation of a front fence is permitted but must have a minimum height of 0.9m to a maximum height of 1.2m, have some transparency, and be open in style to ensure views are maintained to the street.

☐ 83. If front fencing is proposed, materiality must be batten fencing, brick, rendered masonry, timber panel or Modwood (or similar). Other materials and designs will be assessed on merit. Brick rendered masonry fencing must include planting forward of the fence line.

☐ 84. Side and rear boundary fencing which is not visible from the street must be 1.8 metres Good Neighbour Colorbond® fencing with no exposed structural posts in 'Dune'. Colorbond® fencing is not permitted for primary or secondary frontage fencing.

☐ 85. Side or rear boundary gates must complement the fence.

☐ 86. The finish of any side or rear boundary gates must complement the fence. Divisional fencing to be used forward of the building line between adjoining lots should meet the same standards as a front fence.

☐ 87. For corner allotments, primary fencing must wrap around the corner for 50% of the length of the boundary.

☐ 88. For corner allotments, fencing can be 1.8 metres for privacy but for no more than 50% of the length of the boundary. Remaining fencing to be no greater than 1.2 metres.

☐ 89. Side fencing on corner allotments must be installed a minimum of 4 metres behind the forward most point of the wall closest to the front property boundary and/or 5 metres back from the corner cut off, whichever is the greater.

☐ 90. Retaining walls with a street frontage must be either:

- Light coloured concrete sleepers
- Layered stonework
- Natural informal rock walls
- Finished brickwork
- Rendered brickwork
- Face brickwork
- Patterned precast concrete
- Gabian walls

☐ 91. Crib walls or timber walls for retaining walls are not permitted.

Letterbox

☐ 92. Letterboxes must be constructed in accordance with Australia Post standards.

☐ 93. 'Box-on-post' letterboxes are not permitted.

☐ 94. High-quality materials for letterboxes must be used, such as masonry or steel.

☐ 95. Letterboxes must be located within the allotment boundary.

☐ 96. Letterbox materials must be complementary to the main dwelling façade.

Ancillary items

☐ 97. Sheds must be no greater than 10m^2 in area and be no higher than 3 metres.

☐ 98. Sheds must not be visible from any public frontages.

☐ 99. All dwellings must have a designated storage area for bins.

☐ 100. A waste bin storage area is provided behind the primary building line or, where serving a small lot dwelling or row dwelling, within a purpose designed bin enclosure that screens the bins from the street.

☐ 101. Building services such as air-conditioning units, satellite dishes, TV antennae, meter boxes, communications box, solar hot water units and solar PV panels must be located in the least visibly obtrusive location from adjacent streets, laneways and reserves.

☐ 102. Clothes drying areas must be screened and behind the primary building line of the dwelling. The location of the clothes drying area must be marked on the plans submitted for approval.

☐ 103. Antennas and satellite dishes are not permitted to be located on the roof as free-to-air TV will be provided via broadband service or Opticom. Buyers will need to nominate their own service retailers.

☐ 104. Signage and hoarding boards advertising businesses and products are not permitted.

☐ 105. Builders' signs at a maximum size of 600mm x 600mm are permitted as required on allotments during the course of construction but must be removed prior to the Occupation Certificate being issued.

Additional guidance for townhouse dwellings

☐ 106. Each townhouse dwelling must provide articulation in the façade or a deep shadow line to provide visual separation between attached dwellings. Flat facades spanning across detached dwellings is not permitted.

☐ 107. The location of the front door must be consistent for all attached townhouse dwellings. Mirrored front doors and entries are not permitted for townhouse dwellings.

☐ 108. Townhouse dwellings which are all attached as part of a row are to be consistent in style and materials.

☐ 109. Where a townhouse has two or more frontages to a street, laneway, or reserve, those frontage façades must be of consistent design and materiality.

☐ 110. Where the garage door does not extend for the entire length of the façade, additional variation in the garage elevation must be provided in the form of recessed walls, feature gates/fencing and landscaping.

☐ 111. External lighting must be provided to the laneway garage wall (if applicable).

☐ 112. Balconies may protrude forward of the main building line and encroach into the setback indicated on the Building Envelope Plan but must be contained within the boundaries of the allotment.

☐ 113. Balconies must be open style balustrade or constructed of a clear / transparent material.

☐ 114. All visible elevations must be detailed with window opening and recessed sections.

Disclaimer

Renewal SA reserves the right to amend the Urban Design Guidelines at any point in time.

Owner declaration

I accept the mandatory sustainability requirement of a minimum NCC minimum 7-star energy rating and will ensure my dwelling is designed to meet this requirement.

I accept the requirement to substantially commence the dwelling within 12 months of settlement, dwelling completion within 12 months of commencement and front yard landscaping completed within 3 months of dwelling completion.

Signature _____

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A COMMUNITY BY

Renewal SA

Government of South Australia