

kalynnda chase

Connect with quality of life

Housing Design Guidelines

April 2017

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Overview and objectives

Kalynda Chase is a master planned community of approximately 1500 homes located within a peaceful parkland setting, offering a range of allotment sizes and quality housing to choose from. You will appreciate the flexibility offered by innovative development company, Urbex.

These guidelines establish building and landscape character for all homes, whilst still allowing for individual styles to be adopted.

The guidelines promote:

- a consistent architectural design theme to promote a high standard of housing design and use of appropriate materials.
- scope for innovation through the adoption of individual housing design.
- energy savings through environmentally sensitive housing design with the implementation of smart design principles.
- an attractive living environment.
- landscape design which is complementary to the public landscape theme of Kalynda Chase.

The Housing Design Guidelines will offer peace of mind to residents, secure in the knowledge that the Kalynda Chase project team will manage the development and assist in the protection of the built form and landscape features.

The Housing Design Guidelines are a legally binding part of your contract. This document, however, should be regarded as a guide only. Although it is accurate to the best of our ability, it is not binding on the sellers. Prospective purchasers should refer to the contract and make their own enquiries to satisfy themselves in relation to the land, the restrictions which apply to building on the land, and any aspect of the land which is of particular importance to them.

1.0 Introduction

PURPOSE OF THE HOUSING DESIGN GUIDELINES

The purpose of the Housing Design Guidelines is to ensure that quality housing with a consistent architectural design theme is developed at Kalynda Chase to create an attractive neighbourhood which supports environmentally sustainable housing design and protect future market appeal. The Guidelines seek to create both attractive and functional homes that respond to the tropical climate and are designed to conserve energy and create pleasant living environments.

The Guidelines should be considered in conjunction with the Townsville City Plan, Planning Scheme, the Queensland Development Code and the provisions of the Building Code of Australia.

The Guidelines describe the principles and parameters for housing development at Kalynda Chase which have been developed by the project developers (Urbex Pty Ltd) in conjunction with the local government authority to form the basis of assessment of Covenant Endorsement.

The Guidelines are divided into two categories – **Desired Outcomes** and **Advisory**.

- **Desired Outcomes** – designates those matters at Kalynda Chase which conformity is desired.
- **Advisory** – designates those matters that purchasers are encouraged to consider to incorporate into the design and development of their properties so as to achieve further improvements in lifestyle, amenity and energy / water conservation.

HOW TO USE THE HOUSING DESIGN GUIDELINES

When you purchase an allotment at Kalynda Chase, a building covenant forms part of your contract. This covenant requires that housing designs must be submitted to and reviewed by the Developer (Urbex Pty Ltd) prior to obtaining any statutory approvals and development of the allotment.

All development will be reviewed against the Desired Outcomes set out in these Guidelines in order to obtain 'covenant endorsement'. Following that process, a Development Permit for Building Works (Building Approval) from your preferred Building Certifier will be required.

These Guidelines provide a significant resource for purchasers to undertake site and building design. Given the range of issues that need to be addressed purchasers can seek Preliminary Advice from the Project Manager by submitting a sketch plan. This aims to reduce re-design processes at later stages, provide greater certainty to purchasers and generally streamline the endorsement process.

When the purchaser has finished a design and prepared necessary documentation, three copies of the documentation should be submitted to the Project Manager for 'covenant endorsement'. An application for 'covenant approval' under the provisions for the Kalynda Chase Housing Design Guidelines should be forwarded to:

Project Manager

Kalynda Chase
PO Box 6008
TOWNSVILLE QLD 4810

Telephone: 07 4750 7007

Fax: 07 4750 7077

www.kalyndachase.com.au

Details to be submitted as appropriate include:

- Site plan;
 - Floor plan;
 - Elevations;
 - Fencing and driveway details;
 - Color and material selections;
 - Preliminary landscaping design; and
 - Completed Kalynda Chase Housing Design assessment checklist and covenant approval form.
- These forms are available from the Kalynda Chase Sales and Information Centre and also available to download from www.kalyndachase.com.au.

The Developer may agree to issue 'covenant endorsement' for proposals that do not conform completely with the Housing Design Guidelines, where in the review of the proposal the variation is considered to be minor and does not adversely impact on the environmental sustainability or aesthetical quality of the development as a whole. Should a relaxation of the Queensland Development Code (QDC) (ie. siting relaxation) also be required, the approval from the local government authority is necessary.

House design plans will be stamped and returned to the applicant upon receiving covenant endorsement. Plans stamped by the developer in no way constitute Building Approval. Plans should not be lodged with Council or your Building Certifier until 'covenant endorsement' has been issued. Following this procedure will streamline the endorsement process.

Once the covenant endorsement process has been completed the applicant can then proceed with seeking the necessary approvals from a preferred Building Certifier.

2.0 Siting your home

2.1 GENERAL PRINCIPLES

Each allotment at Kalynda Chase has particular features that should influence the design and siting of your new home. Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout of its design in order to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- the orientation of the allotment
- the direction of summer breezes
- home entry and street address
- the location of houses on adjoining properties (or future houses)
- service and easement locations (if any)
- designated driveway access points
- corner allotment opportunities and requirements
- allotments fronting parks.

2.2 ORIENTATION ON THE ALLOTMENT

At Kalynda Chase homes should be positioned on the site and oriented to ensure the maximum possible benefit for passive solar gain, to improve energy efficiency and create a more pleasant living environment. Orientation of homes to provide an outlook to the street and areas of private open space is also important.

Desired Outcomes

- Orientate the dwelling to locate internal and external living areas to the north-east, where possible.
- Dwelling orientation and design should capture breezes and maximise ventilation.

- Living rooms and bedrooms should be located to avoid the western side of the dwelling, where possible.
- Site and orientate the dwelling to include living rooms that have an outlook to the street, where possible.
- Dwellings on allotments with park frontage and / or outlook should consider passive surveillance to the park and should incorporate attractive design features which promote high presentation to these areas.

2.3 BUILDING ENVELOPES AND SETBACKS

Access and Building Envelope Plans have been developed for each allotment having regard to the adjacent allotments and the relationships between buildings, open space, solar access and breezes. The Access and Building Envelope Plans provide site specific guidance regarding:

- Siting and orientation
- Building setbacks, relative to building heights
- Location and height of building to the boundary
- Location of private open space / courtyards
- Special fencing considerations
- Driveway locations and widths
- Garage / carport locations.

The setback of buildings is an important factor in achieving the desired streetscape character. While the Access and Building Envelope Plans specify the minimum setbacks, houses should adopt a variety of setbacks to create visual interest.

Notwithstanding the provisions of the Kalynda Chase Housing Design Guidelines provided herein, Figures 2.3.1 to 2.3.5 identify typical setback and building envelope expectations for Premium Traditional, Traditional, Economy Traditional, Courtyard and Villa allotments for the majority of all allotment situations. An Access and Building Envelope Plan approved by the local authority for each allotment will otherwise form part of the land sales contract and must be adhered to.

Desired Outcomes

Siting of dwellings and associated buildings (including garages, carports, patios and garden sheds) should comply with the requirements of the relevant Access and Building Envelope Plan prepared for the site.

Notes:

1. Rear allotment setbacks vary between 1.5m and 3.0m depending on the location of sewer manholes and house connection points.
2. Traditional and premium traditional allotments - where the allotment depth is 29.5m or less a front boundary setback of 4.5m applies and where the allotment depth is greater than 29m a front boundary setback of 6.0m applies.
3. Secondary front boundary setbacks for corner allotments are:
 - i. Premium Traditional 3.0m;
 - ii. Traditional and Economy Traditional 2.0m;
 - iii. Villa and Courtyard 1.0m.
4. A 9.0m x 9.0m truncation also applies to corner allotments setbacks between primary and secondary front boundaries.
5. Allowable driveway access locations are shown indicatively and actual locations shall be clear of all appurtenances viz. pillar box, service pits, lot water off-takes and subsoil, flush points in accordance with council standards.

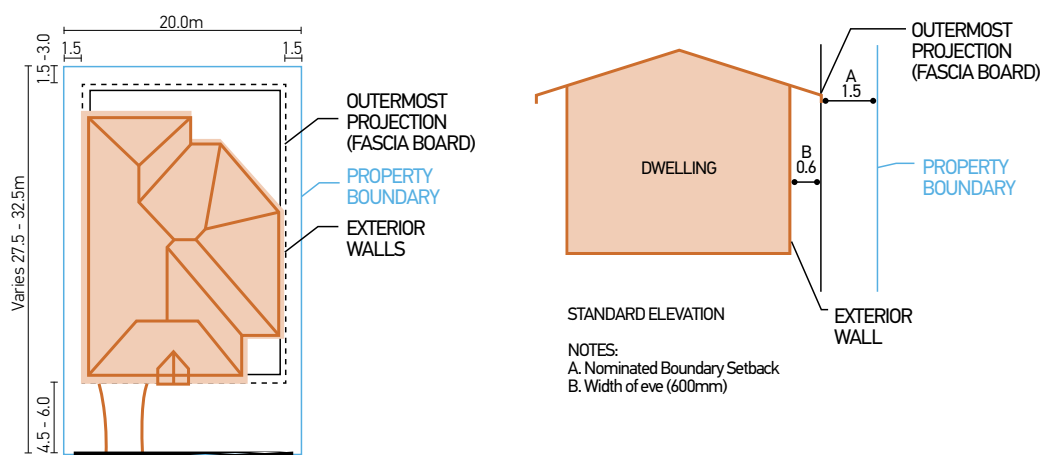
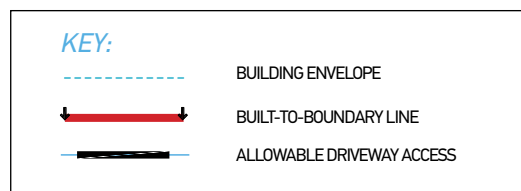


Figure 2.3.1 Premium Traditional Allotment - Typical Building Envelope and Setback Plan

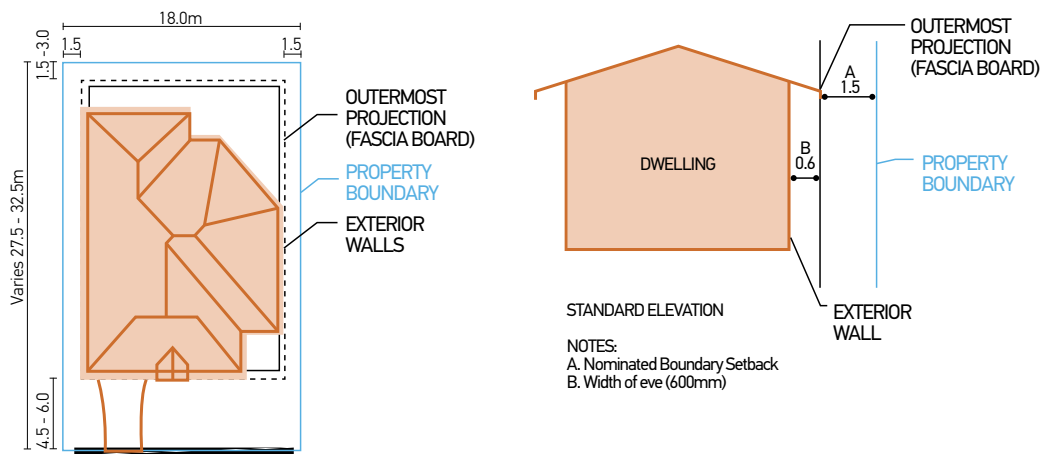


Figure 2.3.2 Traditional Allotment - Typical Building Envelope and Setback Plan

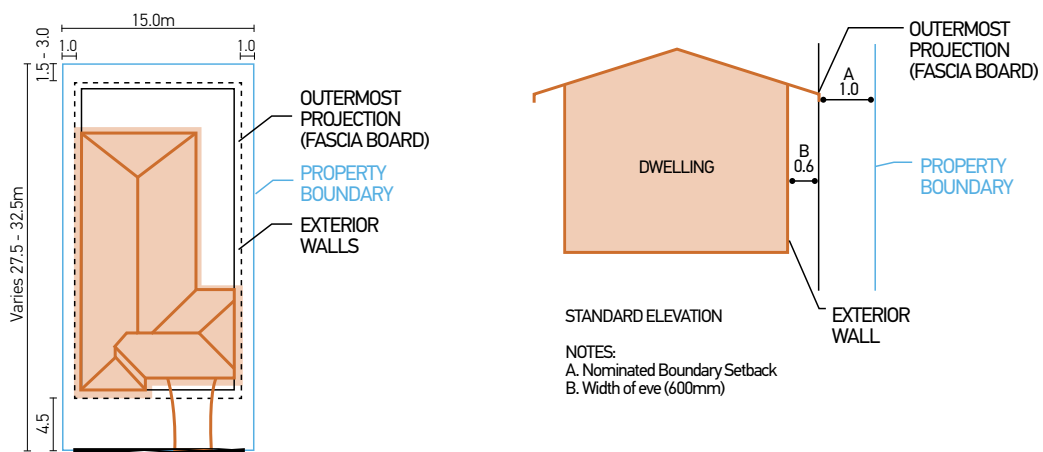
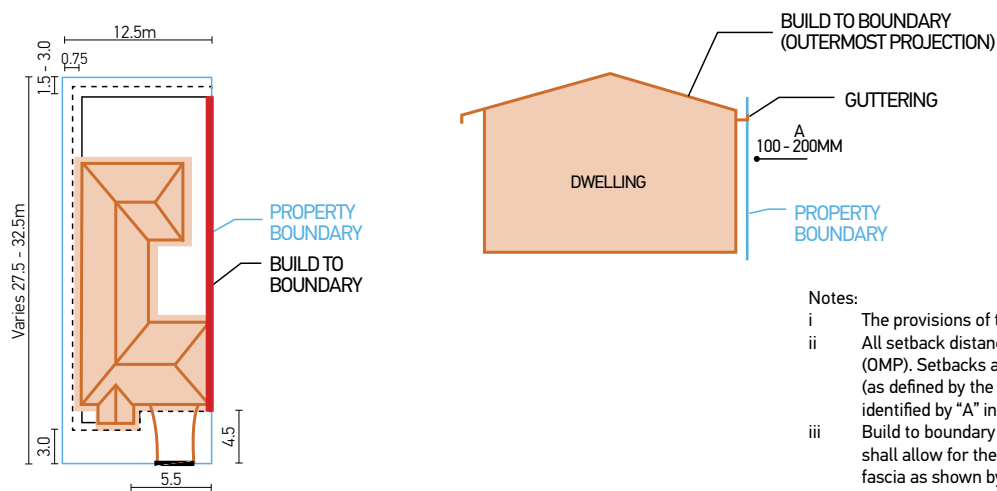


Figure 2.3.3 Economy Traditional Allotment - Typical Building Envelope and Setback Plan

CLIMATICALLY RESPONSIVE BUILDING DESIGN

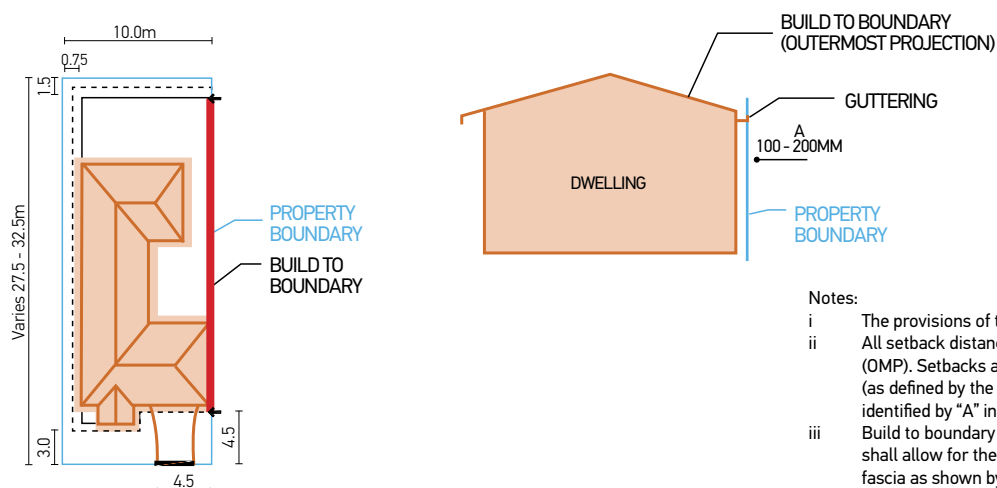
1. Allotments allocated a built-to-boundary setback shall be typically design and located such that the built-to-boundary wall is located on the western or southern orientated boundary to maximise the prevailing breeze and solar orientation on the alternate boundary.
2. The following design parameters should be considered during the design phase of the proposed dwellings:
 - i. A building orientation that minimises the length of external wall areas that are exposed to solar radiation;
 - ii. An internal layout that ensures the living areas are protected from summer solar radiation (i.e. living areas orientated north to north-east and service areas are orientated to the west and south);
 - iii. Building projections are used to minimise summer solar radiation to external walls (i.e. carports, large overhangs and external screens) and are incorporated to fully shade western and south-west facing external walls; and
 - iv. A building layout that maximises the capture of prevailing breezes (living area windows and doors are orientated to the north-east and room layouts and internal access ways are designed to maximise cross ventilation)..



Notes:

- i The provisions of the QDC apply unless otherwise noted.
- ii All setback distances are taken from the outermost projection (OMP). Setbacks are measured as the distance from the OMP (as defined by the QDC) to the allotment property boundary and identified by "A" in the build to boundary elevation.
- iii Build to boundary setbacks adopted for Villa and Courtyard lots shall allow for the provision of fixed guttering to the dwelling fascia as shown by the build to boundary elevation.

Figure 2.3.4 Courtyard Allotment - Typical Building Envelope and Setback Plan



Notes:

- i The provisions of the QDC apply unless otherwise noted.
- ii All setback distances are taken from the outermost projection (OMP). Setbacks are measured as the distance from the OMP (as defined by the QDC) to the allotment property boundary and identified by "A" in the build to boundary elevation.
- iii Build to boundary setbacks adopted for Villa and Courtyard lots shall allow for the provision of fixed guttering to the dwelling fascia as shown by the build to boundary elevation.

Figure 2.3.5 Villa Allotment - Typical Building Envelope and Setback Plan

2.4 BUILD TO BOUNDARY ALLOTMENTS

As it is possible to build to the boundary line of nominated allotments, generally identified as Villa and Courtyard allotment types, it is important to give careful consideration to your building design.

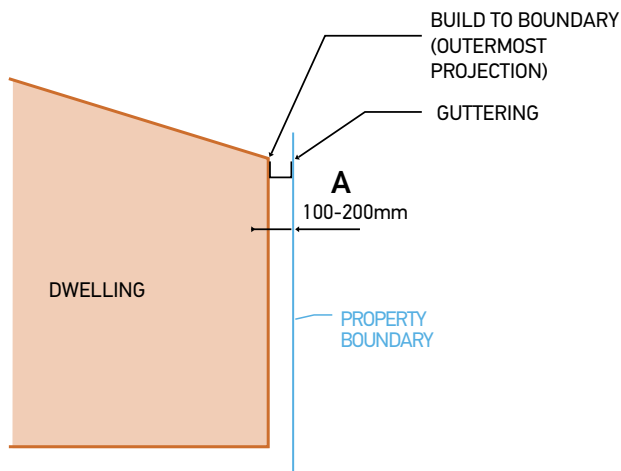


Figure 2.3.8 Build-to-Boundary Elevation

Notes:

- i The provisions of the QDC apply unless otherwise noted.
- ii All setback distances are taken from the outermost projection (OMP). Setbacks are measured as the distance from the OMP (as defined by the QDC) to the allotment property boundary and identified by "A" in the build to boundary elevation.
- iii Build to boundary setbacks adopted for Villa and Courtyard lots shall allow for the provision of fixed guttering to the dwelling fascia as shown by the build to boundary elevation.

Desired Outcomes

On a “build to boundary” allotment, houses are required to be built to a pre-nominated side boundary in accordance with the applicable Access and Building Envelope Plan prepared for the site.

The maximum length of build to boundary wall shall not exceed 40% of the total boundary length, with a maximum single wall section length not exceeding 8 metres. All build to boundary wall sections shall be to non-habitable rooms only. Habitable rooms as defined by the QDC shall otherwise adopt a minimum setback compliant with section A2 of MP1.1 and MP1.2 of the QDC.

The maximum height of build-to-boundary wall is 3.5m above natural ground level. Two (2) storey structures proposed on villa and courtyard allotments shall otherwise comply with building setbacks provided by the QDC.

A build to boundary setback of 200mm should be typically adopted which shall allow for the provision of fixed guttering to the dwelling fascia which shall be connected to a piped underground stormwater drainage system to the street frontage.

Boundary fencing will not be permitted adjacent to a build to boundary wall. The fence should be returned to that section of the wall, which abuts the boundary. Parapet walls will not be permitted on a build to boundary setback.

Services including but not limited to air-conditioning units, fixed clothes lines, hot water systems, gas cylinders and fuel storage systems where fixed to a wall less than 1.5m to the common boundary are not permitted. In general, these services are not recommended on the build to boundary setback for the purposes of serviceability, access and noise amenity of the adjoining premises.

Advisory

To provide opportunity for increased air circulation on build to boundary allotments dwellings should provide:

- a minimum 3 x 3 metre courtyard to the build to boundary setback; or
- a courtyard of minimum area of 10m² and minimum depth of 1.5 metres to the outermost projection.

2.5 SITE COVERAGE

It is important to avoid over-development of a site to maintain sufficient space for private open space, landscaping, clothes drying areas and space for air circulation.

Desired Outcomes

- It is recommended that site coverage not exceed 50%.

1. Site coverage is the ground floor level area of a building (including the dwelling, garage and carport, but excluding unroofed pergolas) expressed as a percentage of the total site area.

2.6 GARAGE/ CARPORT LOCATION AND DESIGN

The Access and Building Envelope Plans prepared for Kalynda Chase indicate nominated driveway location/s for each allotment.

Desired Outcomes

- Locate garage / carport in accordance with the location and driveway position designated on the Access and Building Envelope Plan.

Villa & Courtyard Allotments

- It is desired that garages and carports on Villa and Courtyard allotments be set back a minimum of 1.5 metres behind the main building line and should incorporate integrated design elements such as patios, porches or other structures which provide articulation in the building as it presents to the street; or
- Garages and carports may be set back a minimum of 500mm behind the main building line on Villa and Courtyard allotments if it can be demonstrated that the garage does not remain dominant and a high standard of street appeal will be maintained through the integration of significant design treatments. Design treatments shall address built

form, landscape provision and colour schemes. A final landscape plan and colour scheme must be provided with all building plans submitted for building design review.

Economy Traditional, Traditional and Premium Traditional Allotments

- It is desired that garages and carports on Economy Traditional, Traditional and Premium Traditional allotments be set back a minimum of 500mm behind the main building line and should incorporate integrated design elements such as patios, porches or other structures which provide articulation in the building as it presents to the street.
- Garages and carports on Economy Traditional allotments may be up to 1.6 metres forward of the main face of the dwelling if it can be demonstrated that the garage does not remain dominant and that a high standard of street appeal will be maintained through the integration of significant design treatments. Design treatments shall address built form, landscape provision and colour schemes. A final landscape plan and colour scheme must be provided with all building plans submitted for building design review.
- Garages and carports on Traditional and Premium Traditional allotments may be up to 3.0 metres forward of the main face of the dwelling if it can be demonstrated that the garage does not remain dominant and that a high standard of street appeal will be maintained through the integration of significant design treatments. Design treatments shall address built form, landscape provision and colour schemes. A final landscape plan and colour scheme must be provided with all building plans submitted for building design review.

3.0 Designing your home

3.1 GENERAL CHARACTER AND BUILT FORM

Character

It is desired that houses at Kalynda Chase embrace a fresh style of contemporary tropical architecture that responds to the Townsville climate. Quality house design, building materials and finishes are promoted to be used to create an attractive neighbourhood character.

Primary Frontages and Entrances to Homes

It is intended that the primary frontage of houses be interesting and attractive, with varied setbacks from front and side boundaries at the upper and lower levels. Protruding or recessed balconies and porches, the position and size of windows and the use of shutters / screening devices should all be considered to add to the visual interest and appeal of the dwellings. Integrated feature fencing and landscape treatments are also key elements of the appearance of the street frontage – refer to the Sections 3.7 and 4 for more information.

Desired Outcomes

- Within the context of the Access and Building Envelope Plan, vary building setbacks at both upper and lower levels.
- Design the primary frontage to incorporate elements that provide interest to the façade including but not limited to:
 - recessed or projecting balconies, porches or patios
 - broken rooflines
 - eaves / overhangs
 - pergolas or canopies
 - well-proportioned windows
 - timber shutters and sunshades where appropriate
 - fenestration including timber feature panels, louvres and trims.



Figure 3.1.1 Primary Frontage Presentation
Primary Frontage Presentation incorporating design elements including a recessed entry porch, varied setbacks, varied roof forms, well proportioned windows and a split garage.

- Dwelling entries should be clearly visible and identifiable from the street.



Figure 3.1.2 Dwelling entry
Dwelling entry clearly visible from the street

- Garages / carports accessed from the primary frontage should be designed to reduce their dominance through the use of building articulation, varied setbacks and two storey elements where appropriate.
- The maximum width of a garage / carport opening and door on the primary frontage should be 5.4 metres.
- Building massing and voids should be used to draw attention away from the garage.

Secondary Frontages

Houses that have a secondary frontage to a street should present an interesting and attractive façade to the secondary frontage as well as the primary frontage. Integrated feature fencing and landscape treatments are also key elements of the appearance of the street frontage – refer to the Sections 3.7 and 4 for more information.

Desired Outcomes

- Within the context of the Access and Building Envelope Plan, vary building setbacks from the secondary frontage at both upper and lower levels.
- Design the secondary frontage façade, particularly the first 10m from the front corner, to incorporate elements to provide interest to the façade including but not limited to:
 - recessed or projecting balconies, porches or patios
 - broken rooflines
 - eaves / overhangs
 - pergolas or canopies
 - well-proportioned windows
 - timber shutters and sunshades where appropriate
 - fenestration including timber feature panels, louvres and trims.
- Garages / carports accessed from the secondary frontage should be designed to reduce their dominance through the use of building articulation, two storey elements where appropriate and varied setbacks.



Figure 3.1.3 Secondary Frontage Presentation

Secondary Frontage Presentation - interesting facade with varied roof form to reduce dominance of garage and is designed to be open to the corner with integrated fencing design and landscaping

Park Frontages

Dwellings with park frontage should present to the park and include an interesting and attractive façade. In combination with fencing treatments park frontages should be designed to provide an attractive extension of the outdoor living area. Dwellings should also integrate design treatments to enable casual surveillance over parks adding to security of the neighbourhood.



Desired Outcomes

- Within the context of the Access and Building Envelope Plan, vary building setbacks from the park frontage at both upper and lower levels.
- Design buildings visible from the park to incorporate elements that provide casual surveillance and visual interest including but not limited to:
 - recessed or projecting balconies, porches or patios
 - broken rooflines
 - eaves / overhangs
 - pergolas or canopies
 - well-proportioned windows
 - timber shutters and sunshades where appropriate
 - fenestration including features timber panels, louvres and trims.

Figure 3.1.4 Park Frontage Presentation
Park Frontage Presentation - interesting facade with balcony and outdoor living to provide casual surveillance of the park, while fencing and planting provide for both privacy and an outlook to the park.

Side Boundaries

Setback of dwellings and structures from side boundaries should be considerate of the relationship with the adjacent site. The design of houses along side boundaries should consider the visual and noise amenity impact on the adjacent property.

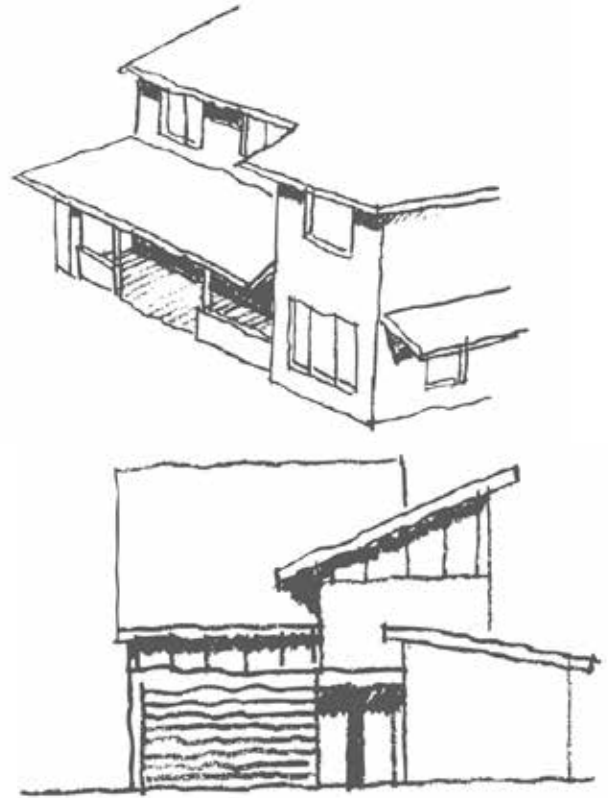
- Within the context of the Access and Building Envelope Plan, vary building setbacks from the side boundary at both upper and lower levels.
- Design two storey side boundary façades to incorporate features including windows, shading and screening devices providing that privacy and energy conservation issues are addressed.

Roof Form

Dwellings at Kalynda Chase should have attractive roof designs to create visual interest while also addressing the functional aspects of shading and water collection.

Desired Outcomes

- Design roof forms to complement the dwelling design and reflect the contemporary style of the area.
- Use roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, 'butterfly' forms or curved roofs.
- It is recommended that pitched roofs should have a minimum pitch of 24°.
- A roof pitch of approximately 20° may be considered more appropriate where the dwelling is wider than 14 metres.
- It is recommended that skillion roofs have a minimum pitch of 10°.
- Provide eaves overhangs with a minimum width of 600mm (excepting the roofs of garages and carports of Villa and Courtyard allotments on a build to boundary setback).
- Limit under eave extensions of the dwelling to a maximum of 4 metres in length.



*Figure 3.1.5 Roof form
Use varied roof forms with contemporary style, incorporating eaves for shading windows and outdoor living areas.*

Advisory

- *Design roof forms to incorporate a northern facing area, of a size and pitch suitable for the location of solar hot water and photovoltaic collectors and where possible not visible from the primary frontage.*



*Figure 3.1.6 Roof form
Incorporate roof forms with eaves to provide shade to windows and balconies and create an interesting and attractive appearance.*

3.2 DESIGN FOR CLIMATE

Homes at Kalynda Chase should be designed to suit both the characteristics of the allotment and the tropical Townsville climate. Addressing issues such as solar control and ventilation through cross ventilation and relief of rising heat are important in the design of a comfortable living environment that need not rely on mechanical cooling and heating.

Desired Outcomes

- Achieve an acceptable energy rating in accordance with the Building Code of Australia.
- Locate buildings and openings to maximise the use of cooling breezes and provide natural ventilation by providing openings on opposite or adjacent walls for cross ventilation.
- Provide eaves overhangs with a minimum width of 600mm excluding gable ends. Gable ends should have an overhang as appropriate, typically 300mm.
- Locate living areas of the dwelling in a north-east facing position where appropriate.



Figure 3.2.1 Design for Climate
Orientation and location of opening should maximise ventilation

Advisory

- Incorporate permanently fixed shelter / shade devices over all external openings (doors and windows) to protect them from direct sunlight and storm driven rain.
- Provide covered outdoor living areas with potential for clothes drying.



Figure 3.2.2 Design for Climate
Patios provide covered outdoor living areas as well as providing shaded openings and allowing for covered clothes drying

- Provide insulation to the walls and ceiling.
- Insulate and ventilate roof spaces.
- Avoid the construction of long, western facing walls and minimise windows on the western side of the dwelling.
- Separate internal living and sleeping areas to reduce demand for heating and cooling.

3.3 BUILDING HEIGHT

The height of houses at Kalynda Chase should have regard to the streetscape appearance and the impact on adjoining properties.

Desired Outcomes

- Dwellings should be a maximum of two storeys in height (attics contained wholly within the roof space are not included as a storey).
- The total height of a house measured from natural ground level to the top of the roof should not exceed 8.5 metres.
- The maximum height of a wall measured from natural ground level (excluding a gable end wall) should not exceed 6.5 metres.



*Figure 3.3.1 Building Height
Fixed window shading devices can also add visual interest to the building*

3.4 PRIVATE OPEN SPACE

Private open space areas should meet resident needs and reflect the overall size of the allotment. The main area should be located directly adjacent to the main internal living areas of the dwelling.

3.5 PRIVACY

As two (2) storey homes may be constructed at Kalynda Chase it is important that homes are designed with the privacy of adjoining properties in mind. Direct overlooking from upper level windows and balconies to the private open space and internal living areas of adjacent dwellings should be minimised through good design.

The impact of overlooking on privacy reduces as the separation distance increases. As separation can improve privacy, only those vantage points that are located within 9 metres of the property boundary and have a direct outlook to neighbouring private open spaces, bedroom or living room windows, need to take measures to address loss of privacy.

Where a window or balcony is located further than 9 metres from the adjoining property it does not need to be treated for overlooking. However, where a resident still perceives a loss of privacy, it is their responsibility to address that issue on their own property through use of landscaping, screens, curtains, blinds, trellises and other techniques to create a more private yard and home.

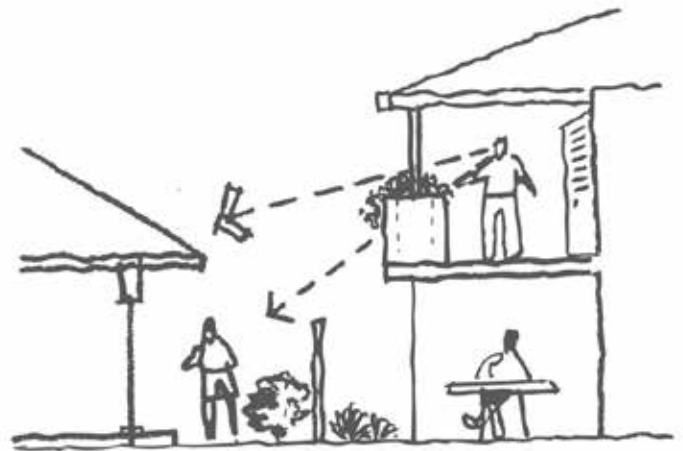
Desired Outcomes

- Protect the privacy of adjacent residents from overlooking* where second storey dwelling components are located within 9 metres of the adjoining property boundary using appropriate design measures including but not limited to:
 - Articulating the building to create a screening effect.
 - Utilising a window sill height of 1.5 metres above floor level or installing permanently fixed obscure glazing in any part of the window that is below that height. Where this technique is used consideration should be given to increasing the width of the window to improve the amenity of the room, depending on the orientation of the window and the need for shading devices.
 - Permanently screening views from upper level balconies or terraces to a height of 1.5 metres above second storey floor level.
 - Screening windows, balconies or terraces at upper levels by installing permanently fixed external screens, including wing walls, solid or translucent panels, perforated panels, horizontal or vertical screens, planter boxes or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm. External screens must be offset at least 300mm from the face of the building.
- Permanently fixed external screening devices should be designed using materials to complement the appearance of the dwelling.

* Overlooking is assumed to occur when an upper level window of a bedroom or living area, balcony or terrace occurs within 9.0 metres of the window of a bedroom or living area or private open spaces of a nearby dwelling.



*Figure 3.5.1 Privacy
Use design techniques such as high sill heights, obscure glazing, wing walls and planting to protect the privacy of adjacent properties.*



*Figure 3.5.2 Privacy
Design upper level balconies to protect the privacy of adjacent properties using techniques such as planter boxes.*

3.6 GARAGING AND PARKING OF VEHICLES

Dwellings should be provided with sufficient and convenient on-site car parking for residents to create a safe street environment by reducing vehicles parked in the street. Garaging and parking areas should be designed to reduce their visual dominance and not detract from the attractiveness of the streetscape.

Desired Outcomes

- Dwellings on Courtyard, Economy Traditional, Traditional and Premium Traditional allotments provide a minimum of two (2) garaged on-site car parking spaces to minimise on street traffic congestion. It is recommended that car parking spaces are garaged or located under a carport.
- Villa allotments shall be provided with a minimum of one (1) garaged on-site car parking space. Two (2) garaged on-site carparking spaces may be provided in a tandem arrangement, otherwise full compliance must be demonstrated with Sections 3.1 and 3.8 of these guidelines in such instances of a double garage.



*Figure 3.6.1 Garages
Incorporate garages into the design of the dwelling and minimise their impact on the street by minimising the driveway width and incorporating landscaping on both sides*

- Garages and carports should be under the main roof, however, consideration may be given to well designed freestanding structures complying with the requirements of Section 3.11.
- Construct driveways and parking areas of attractive and durable materials. Suitable materials (subject to endorsement) include:
 - clay or concrete pavers
 - coloured pattern paved concrete
 - exposed aggregate finishes.
- The driveway should be constructed between the garage / carport and the kerb line of the roadway.
- Where a footpath is provided, the footpath shall be retained as part of the driveway construction. It is the responsibility of the owner/builder to rectify any damages to the footpath caused during the construction of the driveway to the satisfaction of the developer.
- Only one driveway is permitted per allotment, with a maximum width at the front property boundary of 4.5 metres for a single garage / carport and 5.5 metres for a double garage / carport.
- Locate driveway at least 600mm away from the side boundary to facilitate a landscaping strip.



Advisory

- A second driveway may be permitted on corner allotments where a specific need can be demonstrated. Any second driveway shall be a maximum width at the front property boundary to the secondary frontage of 4 metres.

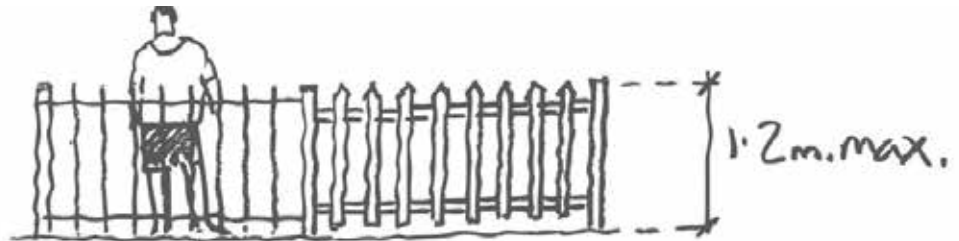
3.7 FENCING

Front Fencing (fencing forward of the building line)
Front fencing marks the division between public and private areas, providing a sense of ownership of the front yard space while maintaining the ability to view the front of the home. Where front fencing is proposed it should be kept relatively low and open to maintain passive surveillance over front gardens and to the front of the dwelling. Landscaping (eg. garden beds and hedges) should be used in conjunction with the front fence.

Desired Outcomes

- Front fencing (including along the part of the secondary frontage forward of the building line) should be low to maintain visibility to the front of the dwelling.
- Appropriate front fencing styles and heights include:
 - Open fencing such as powder coated steel or timber picket fencing, and open weldmesh with vines and creepers should be a maximum of 1.2 metres high.
 - Pier and plinth masonry fencing with open style infill panels should have a total maximum height of 1.2 metres, with a maximum masonry plinth height of 0.6 metres.
 - Masonry walls should be a maximum of 0.8 metres high

Figure 3.7.1 Fencing
Open fencing - metal railings or
timber pickets



Advisory

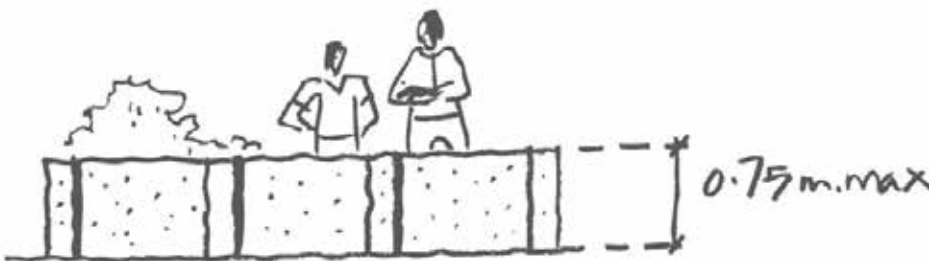


Figure 3.7.2 Fencing
Low masonry walls

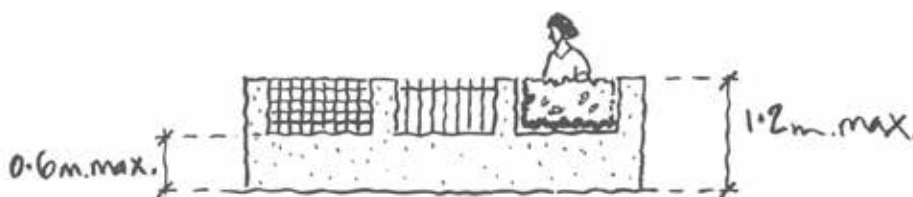


Figure 3.7.3 Fencing
Pier and plinth masonry
fences with infill options
including railings and hedges

Fencing corner allotments

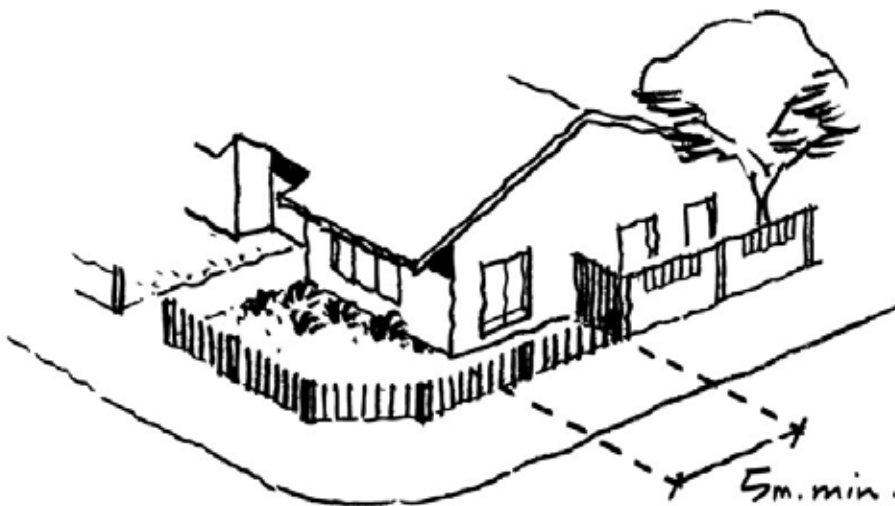
Fencing consideration includes the fencing along secondary frontages between the front boundary and the building line. As with front fencing, fencing of a secondary frontage marks the division between public and private areas, providing a sense of ownership of the front yard space while maintaining the ability to view the front of the home.

Where a side boundary is a corner allotment special attention should be given to ensure that the fencing presents an attractive appearance to the street.

Desired Outcomes

- On a corner allotment front fencing should extend along the secondary frontage to a point at least 5 metres behind the primary frontage building line.

- Fencing of the balance of the secondary frontage on corner allotments may otherwise have a maximum height of 1.8 metres but must incorporate feature details / panels and shall present to the street frontage. Such fencing must comply with statutory requirements for sight visibility.
- It is recommended that feature details / panels shall include but not be limited to a minimum of timber picket fencing with one (1) of the following:
 - mini orb
 - face brickwork
 - painted and / or rendered masonry or masonry look
 - powder coated steel / aluminium
 - hedges and other forms of soft landscaped edges.
- Fencing styles should be co-ordinated with any front fencing provided.



*Figure 3.7.4 Fencing
Front fencing should extend
around the corner and behind the
building line, with attractive high
fencing to the secondary frontage
to provide privacy to the private
open space.*

Advisory

- *An articulated fenceline including stepping in and out, change of materials or orientation and introduction of landscape treatments can be effective.*

Fencing build to boundary allotments

Fencing considerations include the fencing between build to boundary allotments and the retention of privacy between dwellings.

Desired Outcomes

- Appropriate side fencing (except for fencing forward of the building line or adjacent a park) should be 1.8 metres in height and of timber picket capped style form with no gaps between vertical palings.

Side and Rear Boundaries

Fencing should be provided between allotments to provide privacy. Fencing of allotments directly adjacent parks will be provided by the Developer to ensure consistency of appearance along the park edge.

Desired Outcomes

- Appropriate side and rear fencing (except for fencing forward of the building line or adjacent a park) should be 1.8 metres in height and of timber picket style form.

3.8 BUILDING MATERIALS AND COLOURS

Housing and associated structures at Kalynda Chase should use a diversity of quality finishes, materials and colours to create an attractive neighbourhood character with a contemporary style.

Desired Outcomes

- Use of secondary materials on dwellings shall enhance their visual interest and promote a broken façade. They shall also be effective in reducing the dominance of the garage through the integration of articulated design requirements such as porches and entry statements.
- All external materials and colours are to be specified in application documents.
- It is recommended that at least two (2) material finishes be applied to the external façade. These materials should include but not be limited to:
 - clay brick
 - brick veneer
 - bagged brickwork with paint finish
 - rendered block
 - timber feature panels
 - aluminium feature panels
 - feature tile / stonework
 - hebel feature panels
 - clear-finished timber or heavy-duty domestic aluminium window frames with powder coat finish
 - or other approved texture coated or rendered materials.
- It is recommended that the secondary external material comprise approximately 20% of the dwelling façade (not including gable features).

- Roofs should be constructed to complement the style of your home utilising but not limited to the following materials:
 - pre-painted corrugated Colorbond custom orb roofing
 - low profile glazed concrete roof tiles (shingles).
- Garage / carport doors should be a panel style.
- Create an attractive, tropical appearance using:
 - timber features such as window shutters and shades;
 - window louvres; and / or
 - patios, courtyards or porches.

3.9 SERVICES

To assist with residential amenity consideration should be given to appropriately locate and conceal all services and equipment associated with homes. Services and appurtenances such as air-conditioners, pumps and other motors, antennae, satellite dishes, plumbing, hot water service tanks and other equipment should be incorporated, or be able to be appropriately accommodated in the future, into the building design in locations to prevent nuisance to adjacent properties and where possible to avoid being visible from public view.

Desired Outcomes

- When positioning service equipment and appurtenances consideration should be given to the following:
 - in a location that is not visible from the public frontages of the site; and
 - in a manner that will not cause unreasonable nuisance to neighbouring properties.
- Services visible from the street should be screened using materials that complement the dwelling.
- Screen clothes lines, hot water systems, gas systems, fuel storage tanks and other ancillary structures from public view.

- Letterboxes should be constructed of similar materials to that of the dwelling and located adjacent the driveway.

3.10 ON-SITE WATER MANAGEMENT

On-site water management at Kalynda Chase is important and should be considered when designing a home.

Advisory

- Install rainwater tanks to collect water and provide for the garden and household needs of the site.
- Install water saving showerheads and dual flush toilets to minimise water use.
- Plant indigenous vegetation and other drought-resistant landscaping.
- Use drip or weep irrigation systems to minimise the use of water in the garden.
- Keeping paving or hard surface areas to a minimum will help reduce stormwater discharge to the street.
- Drain stormwater discharge from paved areas to planting beds or grassed areas rather than the street.

3.11 SECONDARY STRUCTURES

Secondary structures are separate structures such as garden sheds, workshops, aviaries and other similar buildings located in rear and side garden areas.

Desired Outcomes

- The maximum dimensions and heights of secondary structures should not exceed:

Dimensions for Secondary Structures			
Size of Allotment	Maximum Dimensions	Maximum Wall Height	Maximum Ridge Height
> 650m ²	8m x 6m	2.4m	2.7m
> 500m ²	6m x 4m	2.4m	2.7m
400m ² - 500m ²	5m x 3m	2.4m	2.7m
< 40m ²	3m x 3m	2.4m	2.7m

- Where more than one structure is proposed, the total area of all outbuildings should not exceed the measurements shown in the preceding table.
- Secondary structures should:
 - not overshadow or block light from the windows of an adjoining dwelling
 - have no solid wall located closer than 0.6 metres to a property boundary
 - sheds 16m² – 24m² will be permitted in Colorbond coloured steel matching the roofing colour of the associated dwelling
 - sheds 25m² – 48m² will be permitted where constructed in the same materials and with the same colour scheme as the associated dwelling
 - sheds are to be screened so that they are not visible from the street and must not be situated forward of the main building line.

4.0 Landscaping your home

At Kalynda Chase landscaping is an important part of creating an attractive, green and leafy neighbourhood. To complement the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species. It is important that landscaping maintains sight lines for vehicles and pedestrians and takes account of the location of infrastructure and utilities (above and below ground).

Desired Outcomes

- It is recommended that landscaping be installed with a fixed irrigation system upon completion of your dwelling to minimise the potential for environmental damage caused by site erosion.
 - It is noted that the Environmental Protection Act 1994 requires that development proponents avoid carrying out activities that cause, or are likely to cause, environmental harm. This is an enforceable legal obligation under the Act with penalties for non-compliance. As the Developer of Kalynda Chase, Urbex Pty Ltd, in accordance with Section 31 (11) of the Environmental Protection (Water) Policy 1997, are required to notify the Environmental Protection agency and Townsville City Council of any infringements against the requirements of the Act.
- Landscape the front garden of the dwelling (between the building line and the front boundary) comprising a minimum area of 20m² for a Premium Traditional or Traditional allotment, 15m² for an Economy Traditional allotment and 10m² for a Courtyard or Villa allotment using a variety of plants of different sizes and types, including trees, shrubs and ground covers to create an attractive setting for the home.
- Appropriately landscape front yards, particularly corner allotments, to maintain a clear sight distance for vehicles and pedestrians and to avoid

conflict with services and utilities including water mains, stormwater and sewers.

- Landscape side courtyards and rear gardens using a mix of plants including larger trees to provide shade.
- The landscaping selected should be climatically responsible, particularly in providing shade to the home and its outdoor living areas to create a more pleasant living environment and to reduce the need for mechanical cooling.



Figure 4.0.1 Landscaping

Design landscaping to include tall, spreading shade trees that filter sunlight and allow cooling breezes to enter the dwelling.

- Plants selected should draw upon indigenous species and other non-local species that are suited to the local climate to minimise the need for watering and maximise the chances of survival. The attached species list included in the Appendix identifies suitable species for planting adopted as part of the Kalynda Chase Open Space Master Plan and approved by local government authority.

Advisory

- A fixed drip irrigation system should be installed to minimise water use and reduce wastage from spray mechanisms.

5.0 Dual occupancy site development

Provisions of the Townsville City Plan 2014 enable the establishment of a Dual Occupancy on any given allotment within Kalynda Chase. Adoption of these provisions allows further variation in product type and established building and landscape character in the continued development of a vibrant community.

A Dual Occupancy is identified as a 'Premises containing two dwellings on one lot (whether or not attached) for separate households.' In addition to the provisions applicable to each dwelling house identified in the preceding text of these Housing Design Guidelines, the planning and design of each dual occupancy is required to consider and appropriately respond to the additional following design criteria which has been introduced to ensure that all Kalynda Chase residents enjoy the benefits and amenity of a well planned community.

5.1 GENERAL

Planning and construction of all dual occupancies shall comply with (unless otherwise noted within this document) the requirements of:

- Relevant Australian Standards (AS)
- Building Code of Australia (BCA)
- Queensland Design Code (QDC)
- Standard Building By-Laws
- Local Authority Regulations

5.2 GENERAL CHARACTER AND BUILT FORM

CHARACTER

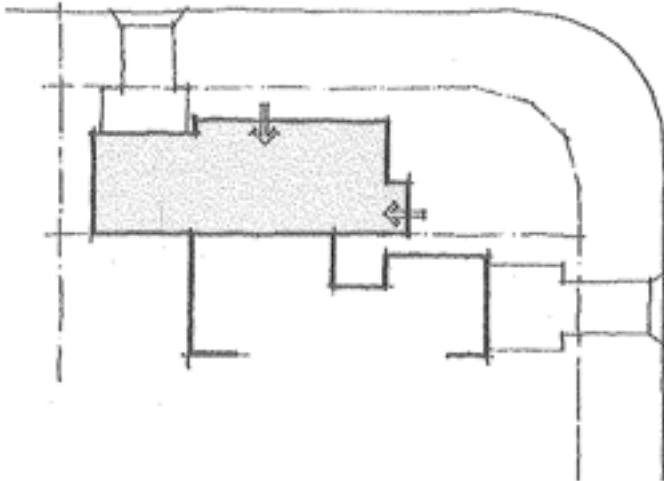
It is desired that dual occupancies at Kalynda Chase embrace a fresh style of contemporary tropical architecture that responds to the Townsville climate. Quality design, building materials and finishes are promoted to be used to create an attractive neighbourhood character.

FRONTAGES AND ENTRANCES TO HOMES

It is intended that each dual occupancy frontage (both primary, and secondary if applicable) be interesting and attractive, with varied setbacks from front and side boundaries at the upper and lower levels, and between each dwelling. Protruding or recessed balconies and porches, the position and size of windows, and the use of secondary materials should all be considered to add to the visual interest and appeal. Integrated feature fencing and landscape treatments are also key elements of the appearance of the street frontage – refer to the Sections 3.7 and 4 for more information.

Desired Outcomes

- Dwelling entries should be separated from each other and clearly visible and identifiable from the street
 - Garages / carports should be designed to reduce their dominance through the use of building articulation, varied setbacks and two storey elements where appropriate.
- Building massing and voids should be used to draw attention away from the garage



Park Frontages

Dual Occupancies with park frontage should present to the park and include an interesting and attractive façade. In combination with fencing treatments park frontages should be designed to provide an attractive extension of the outdoor living area. Each dwelling should also integrate design treatments to enable casual surveillance over parks adding to security of the neighbourhood

Roof Form

The roof is an integral element influencing built form and character, and the design and detail of the overall Dual Occupancy structure as a whole, as well as each dwelling individually. Dual Occupancies at Kalynda Chase should have attractive roof designs to create visual interest, street appeal and highlighting of each dwelling entry, while also addressing the functional aspects of shading and water collection.

Desired Outcomes

- Design roof forms to complement the dual occupancy design and reflect the contemporary style of the area.
 - Design rooves that are either an integrated roof structure over both dwellings, or is consistent in symmetry and form between each dwelling, whilst maintaining visible and individual dwelling entries.
- Use roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, 'butterfly' forms or curved roofs.

Building Materials and Colours

Selection of materials and finishes should reflect the contemporary character of Kalynda Chase and should build on the diversity of quality finishes, materials and colours that has been adopted to create an attractive neighbourhood.

Desired Outcomes

- Use of secondary materials on each dual occupancy dwelling shall enhance their visual interest and promote a broken façade. They shall also be effective in reducing the dominance of the garage/s through the integration of articulated design requirements such as porches and entry statements.
- Material finishes used should ensure a level of consistency and symmetry across the dual occupancy whilst adopting aspects of individuality to each dwelling, particularly in the identification of each dwelling entry.
 - It is recommended that a minimum of two (2) material finishes be presented to the street frontage of the dual occupancy dwellings, with the secondary external material comprising approximately 20% of the dwelling façade (not including gable features).

5.3 ORIENTATION ON THE ALLOTMENT

The design of each dwelling of a Dual Occupancy should be positioned on the site and oriented to ensure the maximum possible benefit for passive solar gain, to improve energy efficiency and create a more pleasant living environment.

Desired Outcomes

- Orientate each dwelling to locate internal and external living areas to the north-east, where possible.
- Design and orientation should capture breezes and maximise ventilation.
- Living rooms and bedrooms should be located to avoid the western side of the dwelling, where possible.
- Site and orientate each dwelling to include living

rooms that have an outlook to the street, where possible.

- Orientate each dwelling to provide an outlook to the street and separate provision of areas for private open space.

5.4 BUILDING ENVELOPES AND SETBACKS

Access and Building Envelope Plans prepared for each allotment shall be adopted in the instance of a Dual Occupancy. Site development should otherwise adopt a variety of setbacks to create visual interest.

Desired Outcomes

- In the instances of a Traditional or Premium Traditional Allotment siting of a Dual Occupancy shall comply with the Access and Building Envelope Plans developed for each allotment as approved by the local authority.
- In the instances of a Villa, Courtyard, or Economy Traditional Allotment where the frontage of that allotment is typically 15m or less, siting of a Dual Occupancy shall comply with the Access and Building Envelope Plans developed for each allotment or as otherwise determined by the provisions of the QDC MP1.3.

5.5 BUILD TO BOUNDARY

As it is possible to build to the boundary line of nominated allotments, generally identified as Villa and Courtyard allotment types, it is important to give careful consideration to your building design.

Desired Outcomes

- On a “build to boundary” allotment, a dual occupancy be built to the pre-nominated side

boundary in accordance with the applicable Access and Building Envelope Plan prepared for the site.

- The maximum length of build to boundary wall shall not exceed 40% of the total boundary length, with a maximum single wall section length not exceeding 8 metres, and maximum height of 3.5m.
- All build to boundary wall sections shall be to non-habitable rooms only. Habitable rooms as defined by the QDC shall otherwise adopt a minimum setback compliant with section A2 of MP1.3 of the QDC.
- A build to boundary setback of 200mm should be typically adopted which shall allow for the provision of fixed guttering to the dwelling fascia which shall be connected to a piped underground stormwater drainage system to the street frontage.

5.6 SITE COVER

Dual Occupancies shall adopt a maximum site coverage of 50%.

5.7 BUILDING HEIGHT

Building height for Dual Occupancy shall be a maximum of two storeys with an overall height not exceeding 8.5 metres.

5.8 CORNER ALLOTMENTS

Dual Occupancies located on corner allotments are encouraged to assist in the creation of vibrant streetscapes. For dual occupancies on corner lots, an entrance for each dwelling shall be provided from each of the primary and secondary road frontages where access is achievable from each frontage pursuant to

the Access and Building Envelope Plan approved by the local authority.

5.9 PRIVACY

Dual Occupancy dwellings shall be designed with the privacy of each dwelling, as well as all adjoining properties in mind. At (2) two storey level direct overlooking from upper level windows and balconies to the private open space and internal living areas of adjacent dwellings should be minimised through good design. At single storey level fencing between allotments in conjunction with the siting of windows and openings to ensure the retention of privacy between dwellings should be considered.

Desired Outcomes

- For single storey structures, appropriate side fencing (except for fencing forward of the building line or adjacent a park) should be 1.8 metres in height and of timber picket capped style form with no gaps between vertical palings.
 - For two (2) storey structures the provisions of Section 3.5 of these design guidelines apply.

5.10 PRIVATE OPEN SPACE

Dual Occupancy development provides private open space for each dwelling that is well-proportioned, appealing, functional and easily accessible. Spaces should promote outdoor living as an extension of the dwelling, whilst providing a high level of privacy for residents and neighbours.

Desired Outcomes

- Each dwelling has an area of at least 16m², with minimum dimension of 4m, is accessible from a

living area, and is preferably orientated to the north or east;

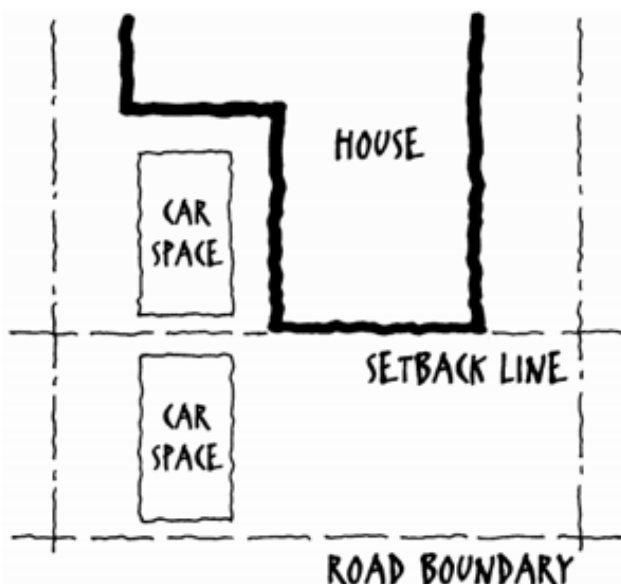
- Is clear of any utilities such as gas, air-conditioning units, or other similar services and appurtenances; and
- Is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.

5.11 GARAGING AND PARKING OF VEHICLES

Car accommodation, generally being garages or carports, shall be planned as an integral element within the streetscape form of the dual occupancy without dominating the frontage of each street façade. Each dwelling should be provided with sufficient and convenient on-site car parking for residents to create a safe street environment.

Desired Outcomes

- Each dwelling provides adequate space for the parking of two (2) vehicles within the allotment boundaries, one (1) of which must be garaged or located under a carport. Carparking spaces may be provided in tandem.



- Garages and carports should be under the main roof, however, consideration may be given to well designed freestanding structures complying with the requirements of Section 3.11.
 - The maximum width of a garage / carport opening and door should be 5.4 metres. For lots with a primary road frontage equal to or less than 12.5m, openings for covered car accommodation shall be limited to a maximum of 3.0m for single storey structures.
 - Driveways and parking areas shall be constructed of attractive and durable materials such as coloured pattern paved concrete or exposed aggregate finishes.
 - Only one (1) driveway servicing a dual occupancy with a primary frontage only shall be constructed with a maximum width at the front property boundary of 5.5 metres. In instances where it can be demonstrated that the level of street amenity to the frontage of the allotment can be maintained, two (2) single driveways, each serving a single dwelling will be considered, and where subject to compliance with local authority requirements.
 - In the instance of an allotment with both a primary and secondary frontage a single driveway is permitted from each frontage. A maximum width at the front property boundary of 4.5 metres for a single garage / carport is permitted.
 - The driveway should be constructed between the garage / carport and the kerb line of the roadway and shall be at least 600mm away from the side boundary to facilitate a landscaping strip.
 - Where a footpath is provided, the footpath shall be retained as part of the driveway construction. It is the responsibility of the owner/builder to rectify any damages to the footpath caused during the construction of the driveway to the satisfaction of the developer.

5.12 SERVICES

The planning of each dwelling shall consider the appropriate location and concealing of services and other functional utilities to ensure the streetscape and amenity of neighbouring residents is not adversely impacted.

Refuse

Each dwelling shall provide adequate area, with a minimum dimension of 1.0m x 2.0m, for the storage of refuse and recycling bins. The nominated area shall be screened from public areas and not located within a primary or secondary frontage. The nominated area may include a garage or carport provided it does not impede on the minimum carparking dimensions, is adequately screened and naturally ventilated.

Clothes Lines

Each dwelling shall provide adequate area for a clothes line. The nominated location shall be screened from public areas and not located within a primary or secondary frontage. The nominated area may include a garage or carport provided it does not impede on the minimum carparking dimensions, is adequately screened and naturally ventilated.

Mechanical and Other Services

Services and appurtenances such as air-conditioners, pumps and other motors, antennae, satellite dishes, plumbing, hot water service tanks and other equipment should be incorporated, or be able to be appropriately accommodated in the future, into the building design in locations to prevent nuisance to adjacent properties and where possible to avoid being visible from public view.

5.13 LANDSCAPING

Landscaping complimenting the dual occupancy and the established street amenity shall be installed with a fixed irrigation system upon completion of site development to minimise the potential for environmental damage caused by site erosion.

Desired Outcomes

- Landscape each frontage of the allotment (between the building line and the kerb) comprising turf and a combined minimum garden bed area of 20m² for a Premium Traditional or Traditional allotment, 15m² for an Economy Traditional allotment and 10m² for a Courtyard or Villa allotment. Garden beds shall comprise a variety of plants of different sizes and types, including trees, shrubs and ground covers to create an attractive setting for the site.
- Landscape side courtyards and rear gardens using a mix of plants including larger trees to provide shade and to assist in the creation of privacy between the dwellings and adjoining properties.

5.14 SECONDARY STRUCTURES

Each dwelling shall provide an adequate storage space integrated within the garage/carport (provided it does not impede on the minimum carparking dimensions) or in an alternative appropriate area of the dwelling. Where additional external storage is required a maximum garden shed dimension of 3x3m per dwelling is permitted. The nominated location shall be screened from public areas and not located within a primary or secondary frontage.

6.0 Implementation

In assisting to create a vibrant community, purchasers are encouraged to commence construction of the dwelling within 12 months of land settlement.

Purchasers are encouraged to complete construction of the dwelling within 12 months of commencement. It is recommended that landscaping be installed with a fixed irrigation system upon completion of your dwelling to minimise the potential for environmental damage caused by site erosion. Landscaping should be maintained in good condition thereafter.

It is noted that the Environmental Protection Act 1994 requires that development proponents avoid carrying out activities that cause, or are likely to cause, environmental harm. This is an enforceable legal obligation under the Act with penalties for non-compliance. As the Developer of Kalynda Chase, Urbex Pty Ltd, in accordance with Section 31 (11) of the Environmental Protection (Water) Policy 1997, are required to notify the Environmental Protection agency and Townsville City Council of any infringements against the requirements of the Act.

7.0 Site maintenance

In assisting to maintain a clean community, purchasers are required to keep allotments clear of weeds or rubbish and generally maintained to a reasonable standard prior to construction commencing.

During construction of your dwelling a containment structure for the disposal of all waste materials shall be provided and suitably maintained.

In instances where allotments are not maintained to a reasonable standard acceptable to the Kalynda Chase Project Manager works will be undertaken to ameliorate the site at the expense of the land owner.

In instances where street trees provided to the frontage of your allotment are damaged or removed during the construction phase of your dwelling these will be replaced at the cost of the land owner.

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APPENDIX

APPENDIX

PLANT SPECIES LIST

This section outlines the proposed plant species to be used throughout the Kalynda Chase development. Plant species nominated have been selected on their form, growth habit, ability to tolerate site conditions, hardiness, and general availability for use in site landscaping.

GROUND COVER PLANTS	
Botanical name	Common name
CRINUM pendunculatum	Crinum Lilly
Crinum xanthophyllum	Gold Crinum lily
DIANELLA caerulea	Paroo Lilly
DIANELLA caerulea 'Variegated'	Variegated Paroo Lilly
DIETES bicolor.	African Iris
ERIGERON karvinskianus	Seaside Daisy
GARDENIA radicans	Dwarf Gardenia
GARDENIA radicans 'Variegated'	Variegated Gardenia
GAZANIA rigens	Yellow Gazania
HEMIGRAPHIS sp	Red Ivy
HIPPEASTRUM spp	October Lillies
HYMENOCALLIS littoralis	Spider Lilly
HYMENOCALLIS speciosa	Spider Lilly
LOMANDRA longifolia	Matt Rush
LOMANDRA hystrix	Matt Rush
LIRIOPE muscari	Evergreen Giant
OPHIPOGON intermedians	Variegated Mondo Grass
OPHIPOGON japonicus	Mondo Grass
PHYLA nodiflora	Condamine Couch
STRELITZIA reginea	Bird of Paradise
ZEPHYRANTHES candida	White Autumn Crocus
ZOISYA spp	No Mow Grass
SHRUBS	
Botanical name	Common name
ACALYPHA 'Cheryl's Choice'.	Acalypha
ACALYPHA Inferno	Acalypha
ACMENA hemilampra dwarf	Dwarf Lillipilly
ALLAMANDA sunnee	Dwarf Allamanda
ALLAMANDA nerifolia	Allamanda (shrub form)

ALPINIA caerulea	Native Ginger
BAMBUSA lako	Timorese Black Bamboo
BARLERIA 'Purple Dazzler'	Barleria
BAECKEA virgata	Baeckea
BRUNSFELSIA latifolia	Yesterday, Today, Tomorrow
CALLISTEMON 'Ewan Road'	Bottlebrush
CALLISTEMON 'Hannah Ray'	Bottlebrush
CALLISTEMON 'King's Park Special'	Bottlebrush
CALLISTEMON 'Red Devil'	Bottlebrush
CALLISTEMON 'Pindi Pindi'	Bottlebrush
CALLISTEMON 'Endeavour'	Bottlebrush
CALLISTEMON 'Dawson River'	Bottlebrush
CALLISTEMON 'Ebor'	Bottlebrush
CALLISTEMON 'Wilderness White'	Bottlebrush
CALLISTEMON 'Captain Cook'	Bottlebrush
CASSIA biflorus	Dwarf cassia
CORDYLINE terminalis	Cordyline
CORDYLINE 'Rubra'	Red Cordyline
CORDYLINE 'Ti'	Green Cordyline
CODIAEUM variegatum	Crotons
DURANTA 'Gold'	Sheena's Gold
DURANTA 'Aussie 2000'	Yellow & Green Duranta
DURANTA 'Blue Cascade'	Green Duranta
GALPHIMIA glauca	Galphimia
GARDENIA augusta 'Florida'	Gardenia
GARDENIA augusta 'Aimee Yoshiba'	Gardenia
GARDENIA augusta 'Grandiflora Star'.	Gardenia
GRAPTOPHYLLUM ilicifolium	Holly Fuschia
GRAPTOPHYLLUM yellow & green	Holly Fuschia
HEDYCHIUM gardnerianum	White Ginger
HIBISCUS 'Roseflake'	Roseflake Hibiscus
HIBISCUS 'Snowflake'	Snowflake Hibiscus
HIBISCUS 'Tiny Tina'.	Tiny Tina Hibiscus
IXORA 'Dwarf Pink'	Dwarf Ixora
IXORA 'Twilight Glow'	Dwarf Ixora
IXORA 'Tropic Blush'	Dwarf Ixora
IXORA 'Prince of Orange'	Orange Ixora
IXORA williamsii	Red Ixora
LEPTOSPERMUM 'Cardwell'	Tea Tree
LEPTOSPERMUM 'Pink Cascade'	Dwarf Tea Tree

LEPTOSPERMUM petersonii.	Lemon Scented Tea Tree
MELALEUCA linarifolia	Snow in Summer
METROSIDEROS vitiensis 'Fiji'	New Zealand Christmas Tree
MURRAYA paniculata	Mock Orange
MELALEUCA linarifolia	Purple Tipped Melaleuca
MUSSAENDA phillipica 'Luz'	Bangkok Rose
PHILODENDRON selloum	Philodendron
PHILODENDRON 'Xanadu'	Compact Philodendron
PHYLLANTHUS multifolius	Phyllanthus
SYZYGIVM paniculatum 'Dwarf'	Dwarf Lillypilly
SYZYGIVM 'Bush Christmas'	Dwarf Lillypilly
SYZYGIVM australe 'Aussie Boomer'	Dwarf Lillypilly
SYZYGIVM cv. 'Cascade'	Dwarf Lillypilly
THYSANOLAENA maxima	Tiger Grass
WESTRINGIA fruticosa	Native Rosemary
WESTRINGIA 'Wynabbie Gem'	Native Rosemary
YUCCA elephantipes	Yucca

PALMS & CYCADS

Botanical name	Common name
ARCHONTOPHOENIX alexandrae	Alexander Palm
BEAUCARNEA recurvata	Ponytail Palm
CYCAS revolute	Sago
LIVISTONIA australis	Cabbage Tree Palm
LIVISTONIA nitida	Cabbage Tree Palm
PANDANUS pendunculatum	Pandanus
PANDANUS spiralis	Corkscrew Pandanus
PTYCHOSPERMA Macarthurii	Macarthur Palm
VEITCHIA merilli	Christmas Palm
WASHINGTONIA robusta	Mexican Fan Palm
WODYETIA bifurcate	Foxtail Palm
ZAMIA furfuracea	Cardboard Cycad

TREES

Botanical name	Common name
ACMENA smithii	Lillypilly
ACMENA hemilampra	Lillypilly
AGATHIS robusta	Kauri Pine
BAUHINIA blakeana	Ivory Curl Tree
CASSIA fistula	Golden Shower Tree

CASUARINA spp	Casuarinas
CUPANIOPSIS anacardioides	Bush Tuckaroo
DELONIX regia	Poinciana
EUCALYPTUS tessellaris	Moreton Bay Ash
EUODIA elleryana	Pink Flowering Euodia
FICUS benjamina	Weeping Fig
EUCALYPTUS ptychocarpa	Swamp Bloodwood
FRAXINUS griffithii	Mountain Ash
HIBISCUS tileaceus	Cottonwood
KHAYA senegalensis	African Mahogany
LAGERSTROEMIA speciosa	Crepe Myrtle
MACARANGA tanarius	Macaranga
MELALEUCA leucadendron 'fine'	Fine Leaved Paperbark
MELALEUCA leucadendron 'broad'	Broad Leaved Paperbark
MICHELIA champaca.	Champak
MIMUSOPS elengii	Mimusops
NAUCLEA orientalis	Leichardt Tree
PELTOPHORUM pterocarpum	Yellow Poinciana
POLYALTHEA longifolia pendula	Indian Mast Tree
PLUMERIA obtusa	Evergreen Frangipani
PTEROCARPUS indicus	Burmese Rosewood
PTEROCARPUS indicus 'Pendula'	Weeping Rosewood
RANDIA fitzalanii	Native Gardenia
SYZGIUM australe spp	Small Leaved Lillypilly
SYZGIUM leuhmanii	Lillypilly
SYZGIUM paniculatum	Lillypilly
TABEBUIA argentea	Silver Trumpet Tree
TABEBUIA chrysantha	Yellow Trumpet Tree
TABEBUIA pallida	Evergreen Trumpet Tree
TABEBUIA palmerii	Pink Trumpet Tree
TERMINALIA cattappa	Beach Almond
WATERHOUSIA floribunda	Weeping Lillypilly
XANTHOSTEMON chrysanthus	Golden Penda
XANTHOSTEMON 'Trail Blazer'	Golden Penda

STREET TREES	
Botanical name	Common name
BAUHINIA blakeana	Bauhinia
CAESAPINIA ferrea	Leopard Tree
CALLISTEMON viminalis	Bottlebrush
CASSIA fistula	Golden Shower Tree
CASSIA siamea	Cassia
EUCALYPTUS ptychocarpa	Swamp Bloodwood
EUCALYPTUS torelliana	Cadaghi
FRAXINUS griffithii	Mountain Ash
LAGERSTROEMIA speciosa	Crepe Myrtle
MICHELIA champaca	Champak
MELALEUCA leucadendron 'fine'	Weeping TeaTree
MELICOPE elleryana	Pink Evodia
MIMUSOPS elengii	Mimusops
PELTOPHORUM pterocarpum	Yellow Poinciana
PLUMERIA obtusa	Evergreen Frangipani
PLUMERIA acutifolia	White Frangipani
PLUMERIA rubra	Red Frangipani
PTEROCARPUS indicus	Burmese Rosewood
RANDIA fitzalanii	Native Gardenia
SYZYGIVM paniculatum	Lillipilly
SYZYGIVM tierneyanum	River Cherry
TABEBUIA argentea	Silver Trumpet Tree
TABEBUIA chrysantha	Yellow Trumpet Tree



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