

Design Guidelines

PEET

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SOUTH



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A new chapter.

SOUTH



Welcome home.

Welcome to life at South – Onkaparinga Heights

Living in the south isn't just about location, it's a way of life. At South, life has its own rhythm – calm, genuine, and deeply grounded. Here, the hills roll to the sea, and every sunrise reminds you why you belong. It's a place where family, friends, and a good life are never out of reach. Where belonging isn't claimed, it's simply understood.

These Design Guidelines are in place to help create an attractive, high-quality neighbourhood through careful design.

The guidelines focus on good streetscape outcomes, contemporary home design, and sensible management of slope and retaining. The result is a neighbourhood that looks good, feels welcoming and holds its value over time.

By stepping homes with the land, avoiding exposed concrete, and using quality materials, the estate will achieve a cohesive and visually appealing character.

All homes must comply with these Design Guidelines, which form part of the Encumbrance, which is registered on your Certificate of Title. The Design Guidelines and Encumbrance were included as part of your land sale contract.

Home designs must be approved by the Encumbrance Manager prior to Council submission to ensure consistency, compliance with the requirements, and ensure a smooth process through the approvals process.



1. Built Form Overview

Good design is essential for good living at South.

All homes are envisioned as contemporary, well-considered dwellings that respond sensitively to the natural topography of the site.

Thoughtful design is fundamental to creating a high-quality living environment at South. Envisioned as an inviting and inclusive neighbourhood, South is a place where family, friends, and the enjoyment of everyday life are always within easy reach, where a strong sense of belonging is fostered through well-considered design and connected community spaces.

Each home is to be designed as a contemporary, well-resolved dwelling that responds sensitively to the site's natural topography, climate, and surrounding context. Particular consideration should also be given to the estate's proximity to established amenities, including adjoining hospitality venues and a major arterial road. Dwelling design is to incorporate appropriate acoustic treatments and planning measures to ensure internal amenity and occupant comfort are maintained.

The Land Management Agreement within the Sales Contract can be referenced for examples of complying design responses.

These Design Guidelines have been prepared to:

- Foster a cohesive and harmonious neighbourhood character
- Ensure a consistent standard and quality of housing throughout the estate
- Promote visual interest while maintaining an overall sense of unity
- Support safe, attractive streetscapes that encourage active, healthy communities
- Create an inclusive and welcoming environment where residents feel connected and a sense of belonging is reinforced
- Protect and enhance the long-term value, amenity, and visual integrity of the neighbourhood

The Design Guidelines form part of the Encumbrance registered on the Certificate of Title. Compliance with both the Encumbrance and these Guidelines is mandatory for all property owners and forms a key requirement of development within the estate.

2.1 Design & Approval Process

These Design Guidelines have been prepared to assist purchasers and designers in achieving a high standard of housing that contributes to a cohesive and visually appealing neighbourhood at South. All dwellings must be approved by the Encumbrance Manager prior to seeking Development Approval with the City of Onkaparinga.

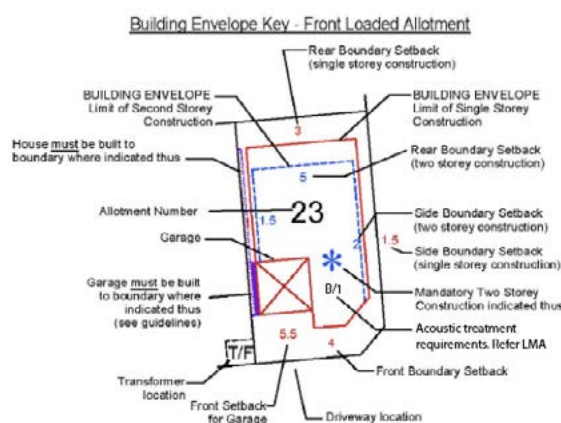
1 Step 1 – Review of Guidelines and Building Envelope Plan (BEP)

Purchasers and their designers must review these Design Guidelines in conjunction with the Building Envelope Plan (BEP) provided within the land sales contract.

The BEP outlines the development parameters applicable to each allotment, including (but not limited to):

- Building setbacks
- Garage location
- Building height controls
- Lot-specific requirements

Designs must respond to both the BEP and these Guidelines.



Preliminary Submission (Optional)

A preliminary review may be sought prior to formal submission. The following documentation is required:

- Site plan
- Floor plans
- Elevations

Feedback provided at this stage is indicative only and does not constitute formal approval.

2 Step 2 – Encumbrance Application

Upon completion of the design, a full Encumbrance Application must be submitted for approval.

Applications must include all items listed in the Submission Checklist and be submitted via email to the Encumbrance Manager at: south.encumbrances@peet.com.au

Incomplete applications will not be assessed. The Encumbrance Manager reserves the right to request further information or amendments to ensure compliance with these Guidelines.

All dwellings must be approved by the Encumbrance Manager prior to seeking Development Approval with the City of Onkaparinga.

Submission Checklist

The following documentation must be provided:

- Site plan
- Floor plans
- Elevations (front, rear and side elevations)
- External materials and colour schedule
- Landscaping Plan (mud map) showing:
 - Driveway & perimeter path extent and material
 - Preliminary Levels
 - How slope will be treated (batter or retaining)
 - Front yard Tree Location(s)
 - Extent of lawn and/or garden bed
 - Letter box location
 - Extent of Fencing

Assessment and Approval

All applications will be assessed against these Design Guidelines. Approval is at the sole discretion of the Encumbrance Manager. Please note you should not submit your plans to the Council for assessment until they have been approved and stamped by the Encumbrance Manager, as this may result in additional costs.

Timeframes

- Plans must be submitted within **3 months** of settlement
- Construction must commence within **6 months** of settlement

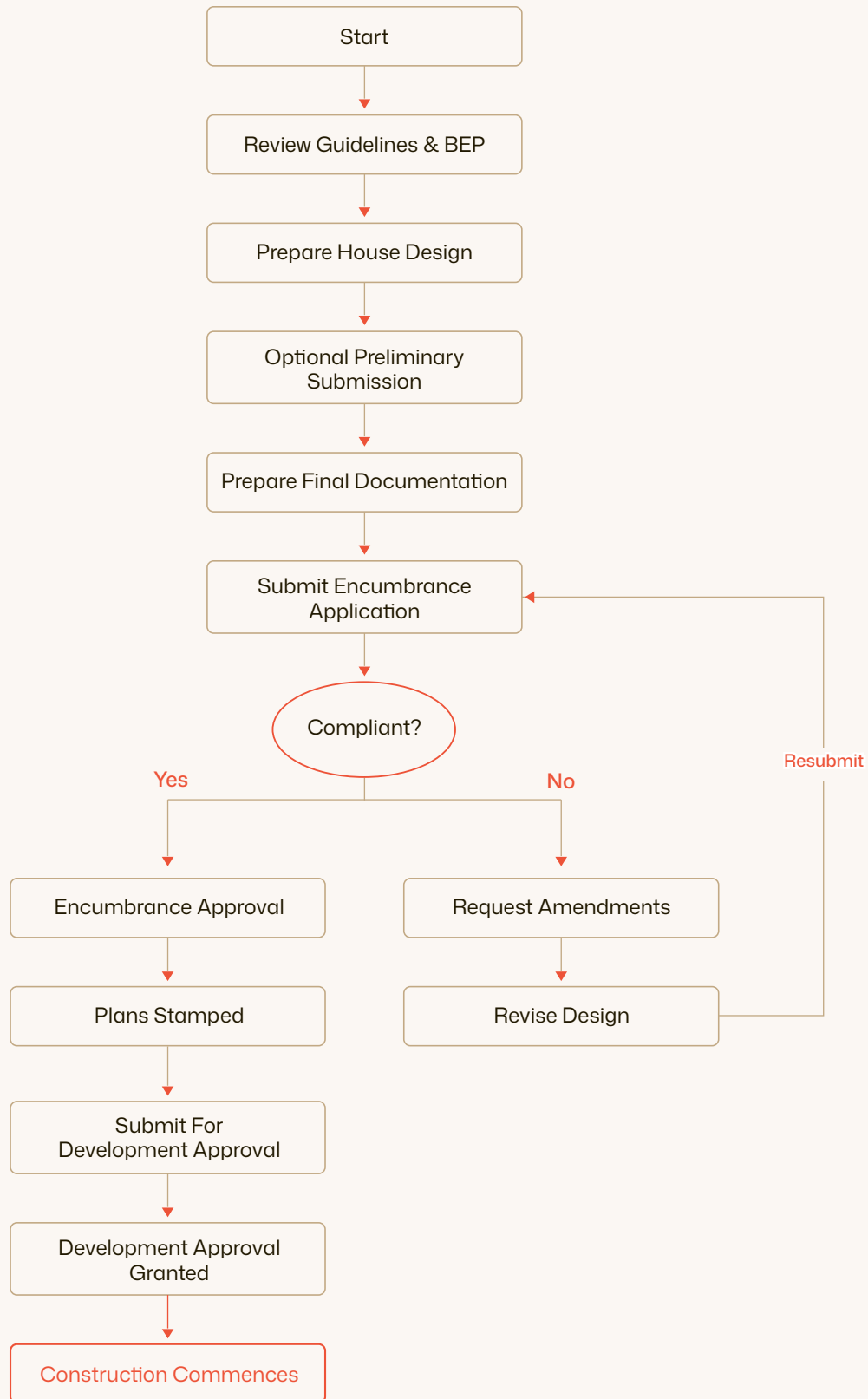
Encumbrance approval must be obtained prior to lodging any application for Development Approval.

3

Step 3 – Development Approval

The Design Guidelines do not replace statutory approvals required by the relevant authority. Following encumbrance approval, plans must be lodged for Development Approval with the City of Onkaparinga. Development Approval will generally not be issued without prior encumbrance approval.

2.2 Process Flow.



3.1 Siting, Setbacks and Private Open Space

The siting and orientation of your home is a key consideration to maximise usable space, enhance liveability, and ensure a consistent and attractive streetscape, while maintaining privacy for both residents and neighbours.

General Requirements

Building Envelope and Setbacks

- All homes must be designed and constructed within the confines of the Building Envelope Plan (BEP).
- Minor protrusions may be permitted at the discretion of the Encumbrance Manager, including but not limited to:
 - Porches and façade articulation
 - Gutters, downpipes, and eaves
 - Balconies, landings, steps, or ramps
- A habitable room must be located forward of the garage, with:
 - The garage setback a minimum of 0.5m behind the main façade, or
 - A habitable room projecting at least 0.5m in front of the garage

Private Open Space (POS)

- Shall be delivered in accordance with the Planning & Design Code Requirements

Orientation Considerations

- Design should respond to ensure year-round comfort, including:
 - Prevailing breezes
 - Solar orientation
- Indoor living areas should:
 - Directly connect to the main private open space
 - Maximise northern solar access where possible

Overlooking and Privacy

- Shall be delivered in accordance with the Planning & Design Code Requirements

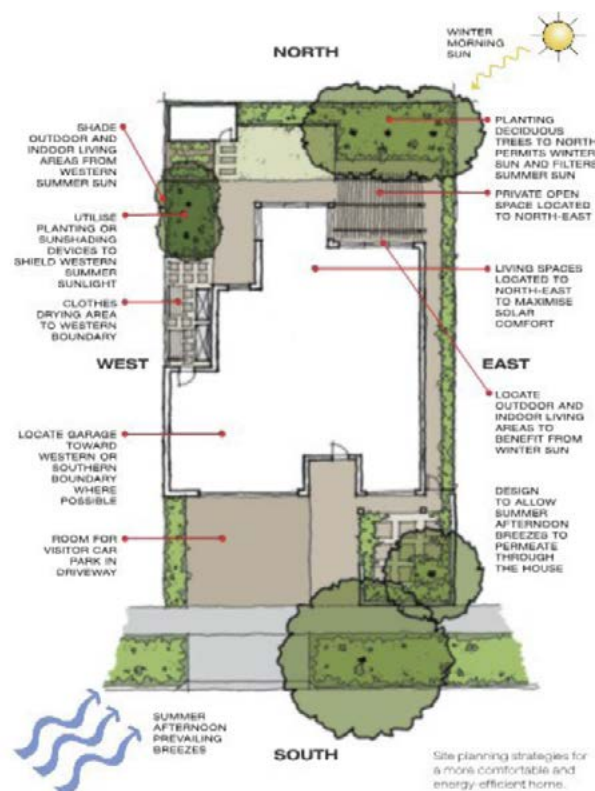


Figure 1 – Site planning for solar comfort and prevailing breezes.

3.2 Responding to Slope

With an elevated position, careful consideration of stepped allotments and facades will ensure a cohesive and attractive streetscape.

Allotments will typically be benched and retained prior to settlement, to provide a flat building footprint. The intent is to achieve an urban design that steps naturally with the land, reduce the visual impact of retaining walls, and avoid exposed concrete elements that detract from the streetscape.

If further slope is required to be managed by the purchaser within any allotments, homes must be designed to work with the slope and minimise excessive cut and fill, while ensuring a high-quality presentation to streets and public interfaces. Homes that demonstrate a thoughtful response to slope and high-quality finishes will be strongly supported.

General Requirements

- Homes must be designed to follow the natural slope through stepped floor levels, rather than excessive benching
- Cut or Fill in excess of 1.5m shall be avoided where practicable – refer Figure 2
- Any exposed structure below finished floor level that is visible from public areas must be finished in materials consistent with the approved façade treatment
- No raw or unfinished concrete slabs or slab edges are permitted to be visible from public areas, including streets, footpaths, or public reserves
- Deep edge rebates are to be incorporated where slab edges or stepped forms are exposed
- Where there is fall across an allotment between side boundaries:
 - The garage must be positioned in accordance with the BEP
 - Any step between the garage and the main dwelling must incorporate a deep edge rebate with continued materiality
 - No exposed raw concrete slab edges are permitted
- Designs that rely on excessive retaining, tall exposed slab edges, or visually dominant cut and fill solutions may not be supported
- Embankments created as a result of cut and fill must be suitably landscaped – refer Figure 3 and "Landscaping" section

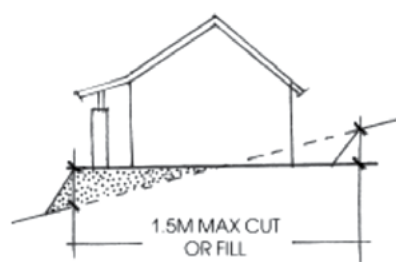


Figure 2: Maximum cut and fill



Figure 3: Erosion embankment treatment and erosion protection

4.1 Building Design

The design intent for South is contemporary and well-considered. Visual interest and clean lines are encouraged with balanced proportions, articulation, and varied materials and feature elements.

4.2 Front Articulation

- To provide articulation, your home will need a combination of recessed and projected sections, as to avoid presenting as a flat façade
- All homes need an entry that includes a defined portico, porch or other architectural feature with a minimum depth of 1m.
- Identical/similar façades are not permitted on adjacent allotments. If a similar design is chosen, there must be variation to:
 - The roof form
 - The colours
 - The placement and type of feature material
- Single post or single dwarf piers (90mm × 90mm posts) are not permitted; multiple 90mm × 90mm posts may be used where designed as a feature element
- Garage doors must be a panel lift or similar; roller doors are not permitted
- Ground floor ceiling heights must be either:
 - 2.7m, OR;
 - 2.4m, and must feature a raised portico, and 2.4m eaves
- Designer windows on the front elevation (i.e. no sliding windows).
- South, Onkaparinga Heights, seeks to foster a contemporary architectural character. While contemporary home designs are encouraged, a range of architectural expressions may be considered where they demonstrate high-quality design, appropriate proportions and detailing, and contribute positively to the streetscape. Traditional elements such as finials, quoins, banding and lacework may be incorporated where they are thoughtfully integrated and complement the overall design of the home.

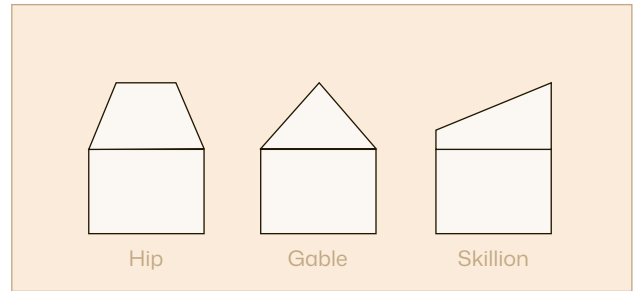


Double 90×90 posts used as a feature façade element

4.3 Roof Form

Your choice of roof form makes a strong contribution to the streetscape, and helps shape the character of your home.

- Minimum roof pitch of 25 degrees.
- Skillion roofs will be considered on a case-by-case basis, provided the lowest part of the eave of the skillion is at or above ceiling height.
- Clean, uncomplicated roof lines that are uninterrupted by roof-mounted equipment, such as TV antennae and satellite dishes, which should be located at the rear of the roof space and not visible from the street.



Acceptable roof forms include hip and gable with min 25° pitch. Skillions considered case-by-case.

4.4 Corner Lots

Corner homes are highly visible and must engage both street frontages. Designs should avoid blank walls and dominant fencing, ensuring a positive contribution to the streetscape. All corner lots must address the secondary street within the 4 m 'Corner Address Zone' from the front corner of the dwelling.

Corner Frontage Requirements:

- The secondary street frontage is to be designed with an articulation zone of at least 4m from the front corner of your home, where the materials, windows and other articulation are required to have equal quality as the main frontage of your home.

This includes:

- Window styles
- Wrap around balconies and porticos
- Roof form and detail
- Decorative cladding materials, features and/or colours
- Style designs, or straight walls for the entire length of the home without any projected or recessed sections are not consistent with the character at South.

Corner Fence Requirements:

- Where side boundary fencing is proposed, it shall start 1m behind the Corner Address Zone
- Side boundary fencing may be:
 - 1.8m high pre-painted metal fencing without rails, such as Colorbond® "Good Neighbour" fencing. The colour is to be "Woodland Grey" or a similar alternative, or
 - Feature fencing consistent with the 'Fencing Requirements - Forward of the Dwelling' up to 1.8m high
- Fencing within and forward of the "Corner Address Zone" must be consistent with the fencing requirements outlined in the 'Fencing Requirements - Forward of the Dwelling' (7.4).

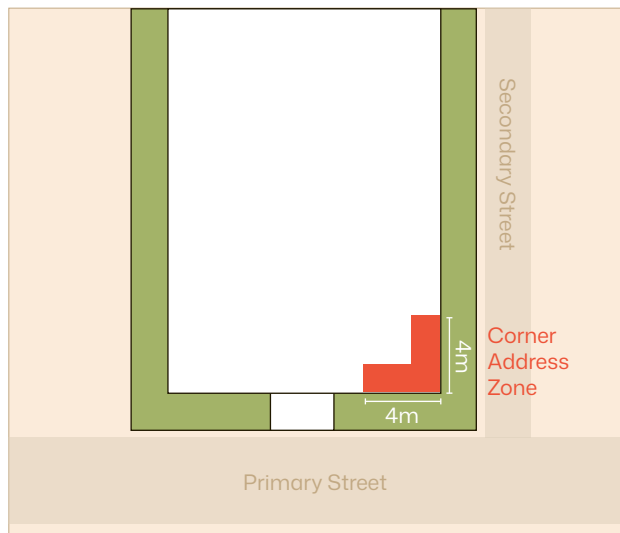


Figure – The 4m Corner Address Zone where façade quality must match the primary frontage.



5. Materials

A considered palette of materials and finishes that respects the site's warm, natural character and stands the test of time.

- A minimum of two façade materials is required, such as a combination of:
 - Brick
 - Render
 - Cladding with a profile (i.e. not plain rendered sheeting)
 - Feature elements, such as stone or timber-look finishes
- All materials must wrap around the façade and finish at a logical termination point
- The colour palette shall be thoughtfully considered to deliver a coordinated facade
- No harsh colour clashes
- External colours must be from a muted, natural or neutral palette
- Limited palette (between 2-4 colours)
- Feature colours are not loud. Highly saturated, fluorescent or overly vibrant colours are not permitted

Example material palette: examples of a considered material palette to deliver a coordinated facade.



6.1 Garage, Driveways & Crossovers

Garages and driveways must be integrated into the overall design of the dwelling and contribute positively to the streetscape.

Requirements

- Driveways must be constructed from exposed aggregate or coloured concrete (in a colour that complements the approved palette) or pavers.
- Plain or painted concrete driveways are not permitted.
- Alternative materials such as gravel or brick are not permitted.
- A minimum 400mm landscape strip must be provided between the driveway and the side boundary.
- Garage doors must be panel lift doors or similar modern alternative. Roller doors are not permitted.



Paved driveways are permitted



Examples of a suitable panel lift garage door



6.2 Recreational & Commercial Vehicles

Recreational vehicles (e.g. caravans, boats, camper trailers) and commercial vehicles must not be parked on properties forward of any part of the dwelling, including on the street or the footpath, and shall be screened from the street.

7.1 Landscaping & Site Elements

Landscaping plays a key role in the overall presentation of the estate and must complement your home design, the topography of your allotment, and the character of the surrounding area.

7.2 Landscaping, Verges & Letterboxes

Front garden and verge landscaping must be completed by the purchaser within three months of occupancy.

Landscaping must extend to the kerb. Ongoing maintenance of this area, including the verge, is the responsibility of the homeowner. For corner allotments, both the primary and secondary street frontages must be landscaped and maintained. Irrigation conduits are provided beneath the footpath to assist with watering verge areas.

A key consideration of the landscaping design shall be how any steep areas are treated.

Requirements

When designing your landscaping, the following must be considered:

- Perimeter paving and driveway extent shall be minimised.
- Soft landscaping, including planting beds and lawn, should dominate the front garden over paved or built elements.
- Any retaining visible from public areas must be constructed from:
 - Natural materials such as large rocks; or
 - Decorative sleeper - Outback Sleeper's McLaren or equivalent in charcoal
 - Keystone or similar feature block wall
- Plain or coloured concrete sleepers are not permitted.
- Approval may be sought from the Encumbrance Manager to use charcoal fence plinths which may be granted in limited scenarios. Plain Grey fence plinths are not permitted
- A minimum 400mm landscaped strip must be provided between neighbouring properties.
- A contemporary, pillar-style letterbox is required. Single post letterboxes are not permitted.
- Embankments resulting from cut and fill must be appropriately landscaped to:
 - Stabilise the land
 - Prevent erosion
 - Integrate with adjoining retaining and built form
- Lawn shall not be installed on steep batters (steeper than 1:3)

7.3 Verge Landscaping

The homeowner is responsible for the establishment and ongoing maintenance of verge landscaping. At South, all verges are required to be landscaped with lawn to ensure a consistent and attractive streetscape.

Kikuyu is the preferred verge grass species due to its durability, drought tolerance and ability to perform well under a range of conditions. Where the approved front garden landscaping includes lawn, the same species may be continued across the verge to create a cohesive landscape outcome.

Requirements

When designing your landscaping, the following must be considered:

- All verge areas must be fully landscaped with lawn.
- Kikuyu is the preferred verge grass species.
- Verge landscaping must be maintained in a neat and healthy condition at all times.
- Where lawn is proposed within the front garden, the same lawn species may extend into the verge area.



7.4 Fencing

A consistent fencing approval ensures an active and open streetscapes across the estate.

General Requirements

- Boundary fencing must be installed and must be 1.8m high pre-painted metal fencing without rails, such as Colorbond® “Good Neighbour” fencing. The colour is to be “Woodland Grey” or a equal alternative, as agreed with your neighbour.
- Boundary fencing must terminate a minimum of 1 metre behind both the dwelling and the adjoining neighbour's dwelling, so that it is not readily visible from the street. This will typically require side boundary fencing to terminate approximately 7 metres from the front boundary, ensuring it remains behind the garage or other built form on adjoining allotments.
- For corner allotments the boundary fence must terminate 1m behind the corner address zone such that the feature treatment is fully exposed.
- Brush fences are not permitted.
- Side access gates must be setback a minimum of 1m from the main façade

Fences Forward of the Dwelling

- **General Rule:** Fences forward of the main building line are discouraged, particularly where there is no level difference between adjoining lots.
- **Front Retaining:** Where a level difference between your lot and neighbouring lots requires retaining, low retaining structures may be used. Refer Landscape Requirements (7.2). These structures may also serve as low retaining walls to manage the level difference.
- **Front Fencing on Top of Retaining:** Where a drop between lots requires fencing for safety, only open rail fencing is permitted. Requirements:
 - Maximum height: 1m (installed height)
 - Must run only along the length of the drop
- **Fencing forward of the main building line** is generally discouraged, as it can detract from the open and welcoming streetscape character sought at South, Onkaparinga Heights
- Fencing may be supported where it is required to address a demonstrated fall hazard and where no other practical solution is available. In such circumstances, fencing should be designed to minimise its visual impact and complement the design of the dwelling and surrounding streetscape.
- Any proposal for fencing forward of the dwelling that is not associated with a fall hazard must be submitted to the Encumbrance Manager for assessment and approval. Applications will be considered on their merits, having regard to safety, streetscape presentation and the overall objectives of these Design Guidelines. Approval will not be unreasonably withheld where a well-justified design solution is demonstrated.

Front Fencing Style

- Where front fencing is permitted, simple and visually permeable fencing styles are required. Flat-top tubular fencing, typically 900mm in height, is the preferred solution due to its affordability, durability and transparent appearance. This fencing type provides a lightweight and unobtrusive edge to the street while maintaining clear views between the dwelling and public realm.
- Blade fencing may be used for side boundary fencing between neighbouring properties. However, blade fencing is generally not supported as front fencing. While blade fencing can appear open when viewed directly, it typically presents as a more solid form when viewed from oblique angles along the street, reducing the sense of openness and visual connection sought within the estate.
- Similarly, slat fencing is generally not supported forward of the dwelling. Slat fencing may be considered where it replaces Colorbond or other solid fencing on reserve boundaries and can demonstrate an improved outcome for the public realm.
- Solid masonry walls, rendered walls, Colorbond fencing, composite privacy screens and other visually dominant fencing styles are not consistent with the desired streetscape character and are not supported forward of the dwelling.

Performance Requirements

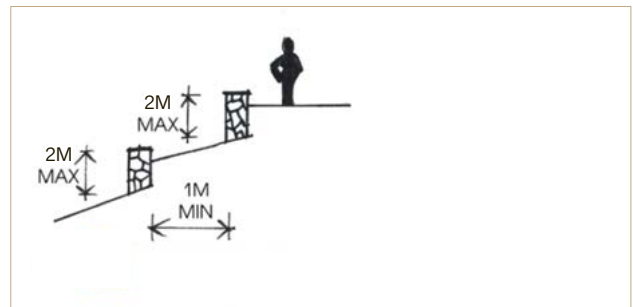
- Front fencing should be visually lightweight and recessive within the streetscape
- Fencing should achieve a minimum of 75% transparency when viewed perpendicular to the fence line.
- Fencing should maintain a high degree of transparency when viewed from oblique angles and should not present as a solid barrier when moving along the street.
- Designs that create the appearance of a privacy screen, wall or enclosed frontage are not supported.

7.5 Retaining

Retaining walls form a significant visual element, particularly where allotments interface with slope. Retaining must be carefully designed to minimise the visual impact and integrate with the overall streetscape and landscape design.

Requirements

- Where cut or fill exceeds 2m, retaining walls must be terraced, rather than constructed as a single tall wall
- All retaining visible from public areas must use approved materials such as:
 - Natural rock
 - Rendered masonry
 - Decorative sleeper - Outback Sleeper's McLaren or equivalent in charcoal
- Plain or coloured concrete retaining is not permitted
- Concrete sleeper acceptable only if they are not visible from public areas.
- Also refer “Landscaping” section (7.2)



Maximum 2m retaining wall on boundaries adjoining public roads.

8. Services & Ancillary Structures

Some aspects of your home are often afterthoughts when you are planning your new home. Services and other structures can be considered early to make sure they are screened from sight or located away from public view to ensure they don't detract from the appearance of your home.

8.1 Air Conditioning Units, TV Antennae & Satellite Dishes

- Roof mounted equipment such as solar panels, air conditioning systems, evaporative coolers, TV antennae, satellite dishes etc. are to be mounted so they are not prominent from the main street frontage. They are also required to be lower than the peak of the roof.

8.2 Clotheslines

- Utility areas (clothes drying and storage areas) are not to be visible from streets or public areas. On corner allotments, they are required to be located on the opposite side of the lot to the secondary street.

8.3 Waste Bins

- Provision for all bins is required either within the garage or in a screened location not forward of the garage.

8.4 Other General Requirements

- Rainwater tanks are to be located in a suitably screened location and must be no more than 2.4m in height.
- Solar hot water systems shall not be located on a roof of the primary facade and may be located on side or rear roofs in a location that is not prominent from the street..
- The meter box for your home is to be located in a discreet location, painted to match the surrounding wall colour.
- No roller shutters are permitted on any street frontage.
- No facade element shall be enclosed with shade cloth or other shade structures.
- Any sheds or other structures must be located where they are not visible from the street.

9. Environmental Performance

With considered design and the use of energy efficient appliances and inclusions, your home will be comfortable to live in all year round, without the need for excessive heating and cooling, and will help to reduce the environmental impact of your home.

9.1 Sustainability

Requirements:

- All homes must achieve a 6-star energy efficiency rating in accordance with the Building Code of Australia.
- All homes are encouraged to have a solar energy system installed to assist in achieving the 6-star energy efficiency in accordance with the Building Code of Australia.
- Energy efficient appliances which can be powered or offset by renewable resources (i.e. electrical appliances offset by solar power) are preferred over appliances which rely on non-renewable resources (such as gas).
- West facing windows to bedrooms and living areas should include external or internal blinds, louvres, decorative blades/fins, slats or other shade devices to match the style of your home (external roller shutters and traditional style fabric blinds not permitted). Suitable glazing may be used as an alternative.

9.2 Acoustic Considerations

At South, Onkaparinga Heights, all homes are required to incorporate acoustic treatments as identified within the Building Envelope Plan (BEP). By applying a consistent standard across the estate, residents benefit from improved internal comfort and amenity regardless of their location within the community.

There are strong synergies between acoustic performance and energy-efficient home design. Measures such as upgraded glazing, enhanced insulation, quality door and window seals, and well-considered building design can simultaneously reduce external noise, improve thermal performance and lower energy consumption.

Rather than being viewed solely as an acoustic requirement, these measures contribute to the overall quality, comfort and enjoyment of the home. Residents can benefit from a quieter indoor environment, more stable internal temperatures and improved year-round liveability.

Requirements:

- All homes must incorporate the acoustic treatments identified within the Building Envelope Plan (BEP).
- Acoustic and energy-efficiency measures should be considered as complementary design elements that work together to improve overall building performance and occupant comfort.

10. Submission Checklist

This checklist is required to be submitted with your encumbrance application. Please ensure that all points listed below are noted on the plans to expedite encumbrance assessment and approval.

Required Documents

- ☐ Site plan
- ☐ Floorplans
- ☐ Elevations
- ☐ Schedule of external materials and coloured
- ☐ Landscaping layout

Siting & Built Form

- ☐ Dwelling is fully within the Building Envelope Plan (BEP)
- ☐ Main habitable room is a minimum 0.5m forward of the garage
- ☐ Garage position aligns with BEP
- ☐ Mirror-imaged designs avoided on adjacent allotments (Encumbrance Manager to advise)

Slope & Slab Treatment

- ☐ Home steps with natural ground levels
- ☐ No raw or exposed concrete slab edges visible from public areas
- ☐ Deep edge rebates provided where slabs or stepped levels are exposed
- ☐ Exposed subfloor elements finished with approved façade materials

Fencing & Streetscape

- ☐ Boundary fencing colour Woodland Grey
- ☐ Front fencing only where required due to level difference and is <1.0m high and meets openness requirements
- ☐ Corner fencing is open rail / decorative style

Retaining

- ☐ Retaining minimised where possible
- ☐ All visible retaining uses approved materials (rock, rendered masonry, decorative sleepers)
- ☐ No plain or coloured concrete retaining visible from the street

Façade & Materials

- ☐ Minimum two façade materials provided
- ☐ Materials wrap around corners and terminate logically
- ☐ Roof pitch minimum 25 degrees
- ☐ Double-storey designs articulated
- ☐ Garage door is panel-lift or similar (no roller doors)

Driveways & Landscaping

- ☐ Driveway is exposed aggregate or coloured concrete or pavers
- ☐ Minimum 400mm landscaped strip provided
- ☐ Landscaping includes front verge
- ☐ Pillar-style letterbox included

Final Checks

- ☐ TV antennas not visible from street
- ☐ No roller shutters on front façade
- ☐ All services suitably screened from public view
- ☐ Solar panels are not located on the main street frontage
- ☐ Plans approved by Encumbrance Manager prior to Council submission



McLaren Vale
Wine Region
Onkaparinga River
National Park
10 Mins

Southern
Expressway
Terminus
3 minutes

Proposed
Supermarket
& Retail

Mick O'Shea's

Dinton Farm
Reserve Dog Park

Port Noarlunga
Beach

Huntfield Heights
School

Christies
Beach

Cardijn
College

Noarlung
Centre

Noarlunga
rain Station

Adelaide CBD
30 Mins

The Aussie Inn

Ryderwear
Gym

Forsyth
Reserve

Drakes
Supermarket

Home is calling.

FOR FURTHER INFORMATION

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