

design guidelines

Kilgariff Estate

Version 2.3



discover
a new place
to call home



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welcome to Kilgariff Estate

introduction

A serene community with natural surrounds located just south of The Gap in Alice Springs. Kilgariff Estate delivers a mix of attractive housing options, built upon the principles of innovation, diversity, environmental sustainability and community.

Framed by world-class natural features within a unique desert landscape, Kilgariff Estate strives for liveability appropriate for the climate and promotes the efficient use of the land. Kilgariff Estate is inspired by the natural surrounding elements, showcasing the magnificent orange of a desert sunset, grey of the surrounding gum trees, green of the parks and reserves and vivid blue of a clear desert sky.

Kilgariff Estate residents pride themselves on their sense of community and we seek to uphold and build upon this strength.

Key development principles vital to achieve this vision include:

- a mix of housing options to suit all lifestyles;
- promoting sustainability through maximising climatically appropriate development (refer to Schedule 1);
- connecting with the landscape; and
- building a safe and connected community.

The Land Development Corporation (LDC) looks forward to you becoming part of the Kilgariff Estate community.



design guidelines

The Kilgariff Estate design guidelines are provided to:

- help you choose a house that fits your land and your lifestyle;
- enhance the value of your home and the surrounding community; and
- assist the approval process with your builder/designer.

Throughout the design guidelines, each principle includes information on the 'REQUIREMENTS' for what you must do, and 'RECOMMENDATIONS' noting what you can do to optimise design outcomes.

At the back of this document there is a Design Checklist to assist your builder in ensuring the principles are easy to assess and that the key requirements are met. All requirements set out in this document need to be satisfied in order to gain your covenant approval.

This document is intended to be read in conjunction with the Alice Springs Town Council (ASTC) requirements and Northern Territory (NT) Planning Scheme.

design principles

The following principles underlie the Kilgariff Estate community and should be incorporated into your house design:

- Welcoming front home façade that creates a positive relationship to the street and community safety outcomes.
- Design which responds to the surrounding area and Alice Springs climate.
- Promote a mixture of materials and colours on the front façade to create an individual and aesthetically pleasing street frontage.
- Outdoor rooms for entertaining that also act as an extension of your living spaces.
- Creative landscaping of the front yard featuring low maintenance water wise plants to create street appeal and community pride.
- Enhance local natural, cultural and community elements.



the design approval process

The following steps will help you through a hassle free design, approval and build process:

1

PREPARE PLANS

PREPARE YOUR PLANS WITHIN 6 MONTHS OF THE LAND SETTLEMENT (TITLE TRANSFER). CHOOSE YOUR HOME WITH A BUILDER OR ENGAGE A DESIGNER TO PLAN YOUR HOME. BE SURE TO PROVIDE YOUR BUILDER/DESIGNER A COPY OF THE ESTATE DESIGN GUIDELINES.

2

DESIGN APPROVAL

ONCE YOUR BUILDER/DESIGNER HAS DRAFTED YOUR HOUSE PLAN, SUBMIT YOUR COMPLETED FORM WITH DETAILED PLANS BY EMAILING TO KILGARIFFESTATE@LANDDEVCORP.COM.AU OR SUBMIT ELECTRONICALLY VIA THE KILGARIFF WEBSITE.
ALLOW UP TO 10 BUSINESS DAYS FOR A RESPONSE FROM LDC.

3

BUILDING PERMIT APPLICATION

ONCE YOU HAVE DESIGN APPROVAL FROM LDC, YOUR BUILDER IS THEN ABLE TO OBTAIN APPROVAL FROM THE BUILDING CERTIFIER. THE BUILDING CERTIFIER WILL THEN ARRANGE FOR APPROVAL WITH THE RELEVANT AUTHORITIES AND A BUILDING PERMIT CAN BE ISSUED.
YOU MUST NOT COMMENCE CONSTRUCTION, OR MAKE ANY APPLICATION TO CONSTRUCT, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN APPROVAL OF LDC. THIS IS A REQUIREMENT OF THE COVENANT REGISTERED ON YOUR LAND TITLE.

4

START CONSTRUCTION

COMMENCE CONSTRUCTION WITHIN 12 MONTHS OF THE LAND SETTLEMENT. YOU HAVE 12 MONTHS TO COMPLETE THE CONSTRUCTION OF YOUR HOME.

5

CONFIRM COMPLETION

CONTACT LDC ONCE YOUR HOME HAS BEEN COMPLETED.

LDC WILL ENSURE THE CONSTRUCTED HOME IS CONSISTENT WITH THE APPROVED PLANS AND ISSUE A HOME COMPLETION LETTER.

6

OWNERS OCCUPANCY STATEMENT

THIS HOME COMPLETION LETTER WILL BE ISSUED TO YOUR BUILDER SO THEY CAN FINALISE YOUR OWNERS OCCUPANCY STATEMENT AND YOU ARE READY TO MOVE IN.

7

FRONT LANDSCAPING

EMAIL LDC ONCE YOUR LANDSCAPING HAS BEEN COMPLETED WITH A PHOTO.

IT IS A REQUIREMENT TO COMPLETE YOUR FRONT LANDSCAPING WITHIN 6 MONTHS OF YOUR OCCUPANCY STATEMENT.

8

FINAL HOME APPROVAL

LDC WILL ISSUE AN APPROVAL FOR THE FINAL COMPLETION OF YOUR HOME.

9

ENJOY THE KILGARIFF ESTATE LIFESTYLE

1.0 | planning your home

Planning is the first step in creating your new home. This Design Guideline will assist you in considering important elements needed to start the process.

Complementing the Design Principles are the elements of sustainable and innovative design, appropriate climatic designs, water and energy efficiency and solar orientation. Such elements are encouraged within Kilgariff Estate with a view to creating homes of choice for the future. Further details on orientation, design elements and associated benefits are provided in Schedule 1.



1.1 | Building Setbacks

Minimum building setbacks are provided to help create an aesthetically pleasing and welcoming home, giving your home a positive relationship with the street and to your community. The setbacks requirements in the below table are consistent with the NT Planning Scheme, with a summary provided below:

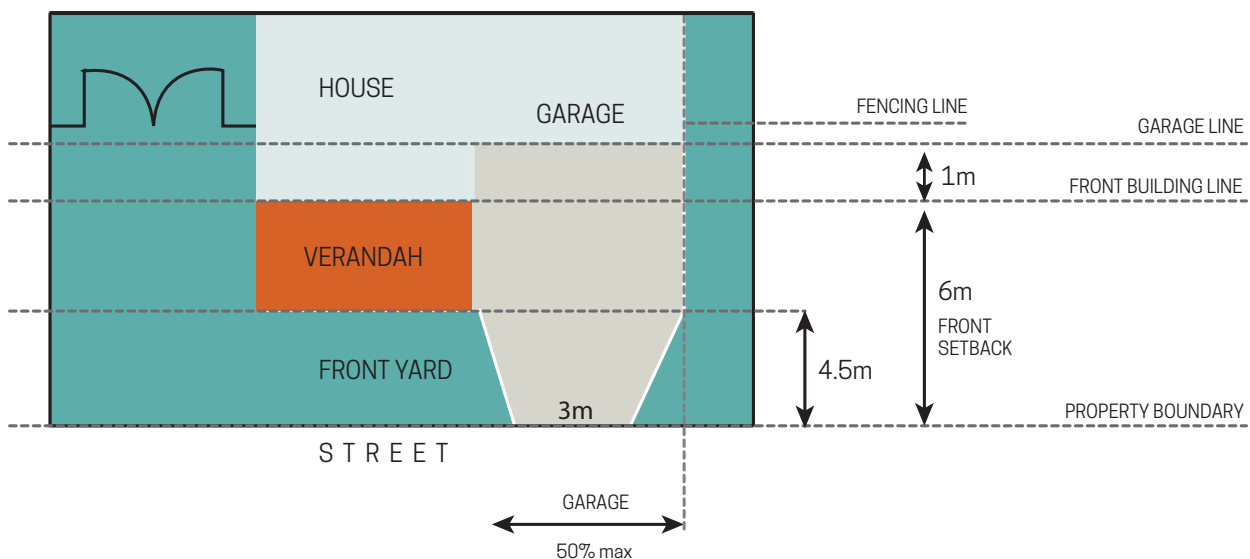
REQUIREMENT

	Lifestyle Lots (450 - 600m ² +)	Traditional Lots (600m ² +)	Multi Dwelling Lots
Front Boundary Setback	Minimum 6m*	Minimum 6m for main building; 4.5m for a front verandah without external walls	Please refer to the NT planning scheme.
Side Boundary Setback	1.5m**	1.5m, 2.5m for secondary frontages	

*Variations can be sought - refer to NT planning Scheme.

** A lifestyle lot may be allocated a zero side boundary setback to one side. This is permitted only where allocated and a minimum of 3m setback is to be provided to the other side boundary.

Enclosed garage are to be set back a minimum of 1 metre from the front of the home. The below diagram demonstrates the setback requirements.

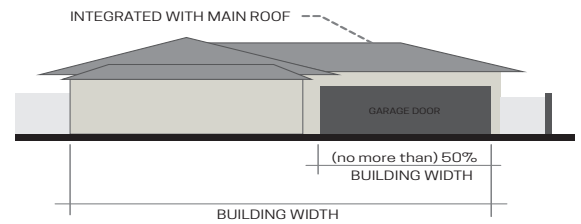


1.2 | Garages and Carports

Garages and carports can take up a large width of a front façade. When designing your home, aim to ensure the façade frontage is complementary to the streetscape and does not detract from the attractiveness of the suburb.

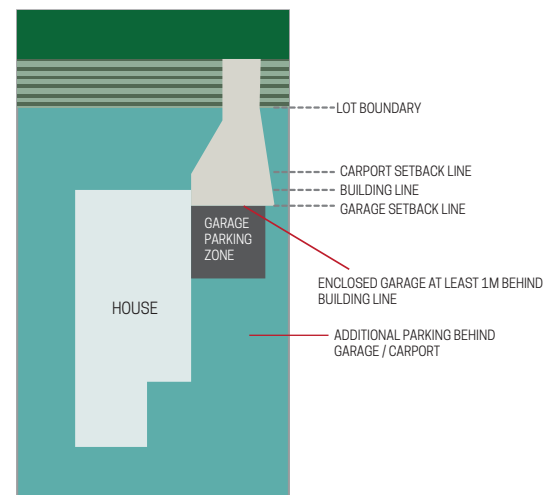
REQUIREMENT

- Not to exceed 50% of the frontage width of your home.
- Setback a minimum of 6m from the street frontage and 1m behind the building line. This may be relaxed for carports without external walls.
- Carports should be designed under the main roof of the home, or located at the rear of home.



RECOMMENDATION

The use of verandah, pergolas or large eaves across the front of the home and in front of the garage or carport is encouraged to help integrate the area into the design of the home.



1.3 | External Colour Scheme & Materials

All homes at Kilgariff Estate are encouraged to have a light colour palette for the main exterior walls, roof and finishes. Light colours assist in reflecting light which results in less heat absorption. This will keep your home cooler, plus provide energy saving all year round. To enhance the sense of identity in the estate, a mix of building materials, colours and articulation is encouraged, on the front façade, to assist in creating visual interest to your home and providing a welcoming feeling to the street.

A sample or photo detailing colour swatches and feature materials will need to be submitted with your application for design approval.

REQUIREMENT

1

A MINIMUM OF 2 COMPLIMENTARY EXTERNAL COLOURS AND/OR MATERIALS SHOULD BE APPLIED TO THE STREET FRONTAGES OF YOUR HOME.

2

HOUSE COLOURS SHOULD BE SYMPATHETIC TO THE CHARACTER OF THE ENVIRONMENT WITH LIGHT NEUTRAL COLOUR SCHEMES FOR THE MAIN PART OF THE HOME.

3

ACCEPTABLE EXTERNAL COLOUR TONES INCLUDE WHITES, CREAMS, BROWNS, GREENS, GREYS, ETC. SUGGESTED COLOUR PALETTE INCLUDES:

COGNAC



CHARCOAL



HEATHER GREY



PEWTER GREY



CAMEL



TAUPE



TAN



BEIGE



CREAM



IVORY



4

FEATURE MATERIALS WILL BE CONSIDERED ON THEIR MERIT, HOWEVER NO SECOND HAND OR RECYCLED MATERIALS ARE PERMITTED TO BE USED.

PERMISSIBLE FEATURE MATERIALS MAY INCLUDE:

5

- LOCAL SAND STONE;
 - CORRUGATED IRON;
 - STEEL;
 - DECORATIVE FACE BRICK;
 - TIMBER (TERMITE RESISTANT);
 - FIBRE CEMENT BOARDS;
 - WEATHERBOARDS; AND
 - STONE OR FEATURE TILES.
-

6

LIGHT COLOURED ROOF MATERIALS MUST BE INSTALLED. THIS WILL ASSIST IN REDUCING HEAT BUILD-UP AND IS ONE OF THE EASIEST WAYS TO IMPROVE YOUR HOME STAR RATING AND REDUCE YOUR POWER BILL.

RECOMMENDATION

1

LIMITED USE OF BRIGHT, STRONG OR DARKER TONES. THESE COLOUR TONES CAN BE USED AS A FRONT FAÇADE FEATURE OR BUILDING TRIM ONLY.

1.4 | Street Aesthetics

The appearance of your home from the street is important and over time helps to preserve and enhance your investment. Several elements should be considered when planning your new home.

air conditioning (ac)

REQUIREMENT

- Roof and window mounted units are not permitted.
- AC Units are required to be mounted so they are not visible from the street. Appropriate screening may need to be installed.
- Where screening is required, ensure the screens are from fixed permeable materials and do not block airflow to the unit.

RECOMMENDATION

- Be considerate of you neighbours when locating your compressor.
- Position the compressor so that it is shaded to cool your home more efficiently.

solar hot water

RECOMMENDATION

- Roof location should optimise effectiveness of the unit.
- Split system units allow the tank to be hidden from street view.

antennas

RECOMMENDATION

- TV antennas and satellite dishes are permitted but should not be visible from the street.
- Antennae and satellite dishes must be clearly located on your submitted roof plans for approval.

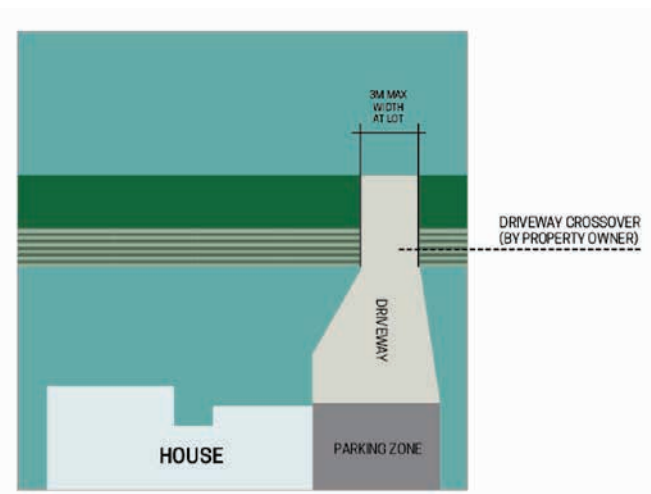
solar power systems

RECOMMENDATION

- Solar photovoltaic (PV) panels and other sustainable energy solutions are encouraged at Kilgariff Estate.
- Optimise your panel outputs by carefully selecting their mounting location. Roof pitch and solar orientation of your home should be considered early in your design.

1.5 | Driveways

Driveways and front paths significantly contribute to the streetscape of a home and the character of the neighbourhood. Driveways are a key interface between private and public infrastructure, where the house meets the street. As such, care and co-ordination is required to ensure compliance with standards and avoid conflicts with service connection points and other obstacles.



REQUIREMENT

- Driveways must be constructed in the specified driveway zone for each lot shown on the recommended Driveway Location Plan.
- Driveways must be constructed of concrete (plain concrete or exposed aggregate). Gravel and laterite finishes are not permitted.
- Driveways and paths in mid to light tones and neutral colours are recommended.
- Driveway crossover is to be no wider than 3 metres and subject to Alice Springs Town Council (ASTC) guidelines and requirements.
- Where the driveway interacts with a valve or cable pit, the builder is to obtain permission from the appropriate authority to remove any concrete surround so the driveway is finished in one piece.
- On multiple dwelling (MD) blocks, the location and width of driveways are subject to approval by the ASTC and as such the final location and width of driveways on those lots may differ from those indicated on Driveway Location Plan.

1.6 | Outdoor Structures

Achieving a balance between access to sunlight for outdoor spaces in winter and protection from it in summer is an important consideration in Alice Springs. Covered open space and exterior structures can play a vital role in providing a comfortable shaded area for outdoor living. They can also provide additional amenity for residents and support key day-to-day living activities.

REQUIREMENT

- All proposed outdoor structures must be shown on your submitted site plan and approved by the LDC prior to construction.
- Sheds:
 - Must not be located in the front yard.
 - Should not be higher than 2.5m at the highest point.
 - Must not obstruct views and/or overlook neighbours.
 - Maximum allowable shed size is 3 metres by 3 metres.
- Other structures such as pools, pergolas, shade structures, etc. must be shown on your submitted plans and meet ASTC Guidelines and NT Building Regulations.

RECOMMENDATION

- Letterboxes should be designed and finished in similar materials and colour tones to compliment the home.
- Matching the materials and colours of outdoor structures with the main dwelling is encouraged.

2.0 | landscaping your home

The landscaping of a home is an important part of creating an attractive streetscape and creating a sense of community pride. To complement the streetscape, the front gardens of homes should be landscaped using a variety of water wise, easy to maintain and climate appropriate plants, utilising local native species.

Landscaping of your front yard must be completed within 6 months of completing your home.



REQUIREMENT

- 1** Landscape your front yard (between the building line and the front boundary) using a variety of plants of different sizes and types, including trees, shrubs and ground covers.

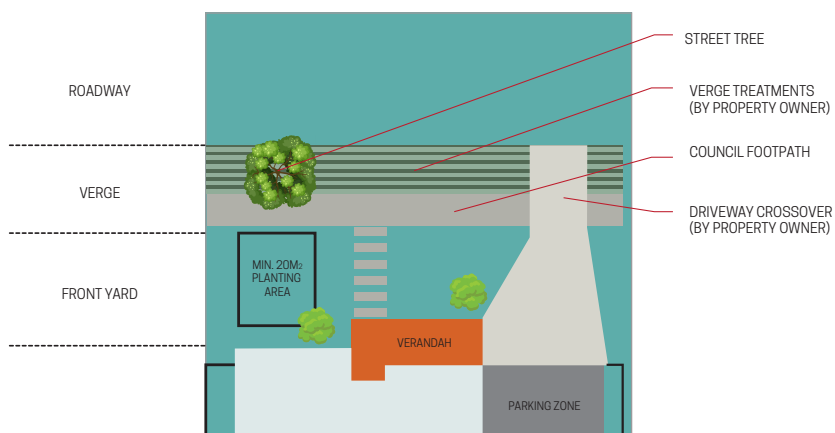
- 2** A minimum of 2 x 25 litre plants should be planted in the front yard.

- 3** The landscaped front yard must comprise a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs and ground covers.

- 4** The remainder of your front yard and verge must have appropriate ground treatment i.e. grass, turf, mulch, stones.

- 5** Garden areas should accommodate suitable views from the house to the street frontage to facilitate passive surveillance for safety and security through the neighbourhood.

- 6** As per the 'ASTC verge requirements', non-organic mulch material (gravel, crushed sand stone) should be a maximum of 12mm in diameter. Approved mulch or similar must be stable and well-maintained so there is no run off into the drainage system.



RECOMMENDATION

- 1** Water-wise native plants are recommended due to their low water consumption.

- 2** Consider the function and need for lawn areas within your garden. Alternative ground-covers can reduce maintenance, water use and ongoing costs.

- 3** Use local materials where possible with durable materials and finishes to ensure a long life and low maintenance of landscape areas.

4

Utilise drip irrigation systems to reduce evaporation rates and water use.

5

When considering the solar orientation of your home, planting deciduous trees (trees that drop their leaves seasonally, ie: *Brachychiton gregorii*) will provide shade to your home in summer and help keep it warm in winter, by allowing sun to filter through.

6

Short List of Recommended Landscaping Plants is provided (Schedule 2). Please refer to ASTC website for the complete list of recommended species: <https://alicesprings.nt.gov.au/community/environmental-initiatives/native-plants-database>

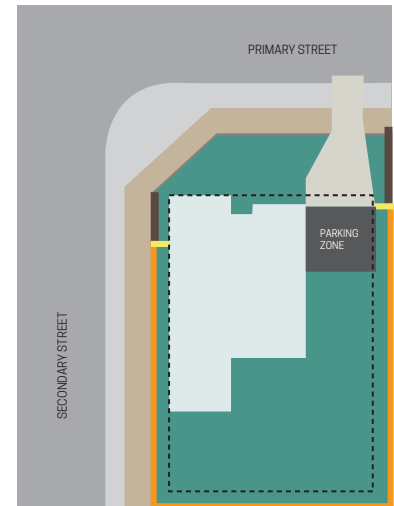
Examples for landscaping concepts are included in Schedule 3 for your consideration.




2.1 | Fencing and Gates

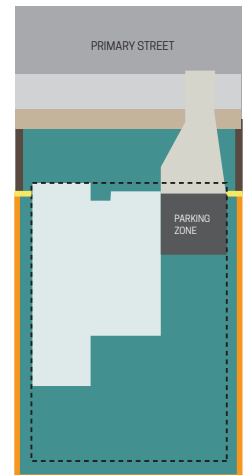
Fencing and front boundary treatments play an important role in the presentation of your home and the pedestrian experience. Tall, blank walls or fences contribute poorly to the pedestrian experience and can lead to uninviting streetscapes. Particular attention should be provided to your fencing and gates to ensure a good design and desirable aesthetic outcome achieved.

REQUIREMENT

- Side and rear boundary fencing is to be solid privacy fencing to a maximum of 1.8 metres high.
- Black powder-coated chain wire fencing may be approved on merit but must not be covered with shade cloth or plastic film.
- Front side gates and/or fences must be setback at least 1 metre from the front of the home.
- Fencing along easements and parks must be permeable to allow for visual sightline. Semi-permeable may be approved on merit.
- No gate is permitted along any fence line that adjoins the Stuart Highway or Colonel Rose Drive.
- No front boundary fencing is permitted.



-  FENCE TYPE B (MAX HEIGHT 1800M)
-  FENCE TYPE B (MAX HEIGHT 900M)
-  FENCE TYPE C (REAR YARD FENCE ENCLOSURE)



2.2 | Drainage

While rain might be only of occasional concern in Alice Springs, it is important that lots drain appropriately to ensure that neighbours' homes are not impacted by your stormwater runoff. The principles of stormwater and drainage management apply both to the finished home and its construction period, when erosion and sediment must be controlled. In-lot pits are provided by the Developer at identified locations.

REQUIREMENT

- 1** STORMWATER FALLS AWAY FROM BUILDINGS AND ANY RUN-OFF IS NOT DIRECTED ONTO NEIGHBOURING PROPERTIES.

- 2** PROVIDE PERMEABLE AND ROBUST LANDSCAPE TREATMENTS SUCH AS PEBBLE, MULCH OR TURF INSTALLED BELOW THE EAVE LINE TO MINIMISE SCOUR AND EROSION.

- 3** STORMWATER MANAGEMENT MUST PROVIDE FOR ON-SITE COLLECTION OF STORMWATER AND ITS DISCHARGE TO THE DESIGNATED IN-LOT PIT FOR EACH LOT.

RECOMMENDATION

- 1** Construction work should consider environmentally sensitive strategies to minimise erosion and sediment leaving the site.

- 2** Stormwater overland flows should be treated responsibly with appropriate landscaping techniques which allow water to drain to the street stormwater system.



3.0 | community responsibilities

New residents to the estate are encouraged to foster a good sense of community. This will assist in ensuring a harmonious and supportive community continues as the estate matures and the community grows in the future.

3.1 | Lot Maintenance

Maintaining a clean and safe environment, before and during the construction of your home, greatly improves the presentation of the community and is a courtesy to be expected of others when your home is complete.

REQUIREMENT

- To assist in maintaining a clean and safe environment, owners are required to keep allotments clear of weeds and rubbish.
- Until your landscaping is completed, appropriate dust and sediment erosion control measures must be implemented and maintained.
- During construction of your new home, your builder must install a containment structure for the disposal of all waste materials. This must be regularly emptied and suitably maintained.
- Ask your builder to be mindful of noise during construction using regular working hours and by being considerate to your neighbours.
- Building or site rubbish/materials are not permitted to be stored or dumped outside of your allotment. If this occurs it will be removed with any costs incurred being charged back to the Owner.
- Owners will be held responsible and required to pay for damage caused to footpaths, infrastructure, verge treatment, street trees or roadways during construction of their dwelling.
- In instances where allotments are not maintained to a reasonable standard, works will be undertaken to remedy the appearance of the lot at the expense of the Owner.

3.2 | Parking

Kilgariff Estate aims to reduce the visual impact of resident parking to the street and ensure that homes present well. To create a safe street environment and reducing vehicles parked in the street, dwellings must provide sufficient on-site car parking for residents. This should be carefully considered during the home design process.

REQUIREMENT

Vehicles, trailers, caravans, boats, watercrafts or items of mobile plants or equipment must not be stored or parked

- On the property other than in the designated car parking areas, including carports, garage, driveway, or otherwise in a location not visible from any street or road;
- For a period greater than 7 days on any road adjacent to the front of the property;
- Unlawfully on the property or surrounding area; or
- On a verge.

4.0 | legal responsibilities



4.1 | Construction on the Property

In accordance with the Covenant, the Owner must not construct or permit to be constructed or remain on the property any improvement or landscaping other than improvement or landscaping which is constructed in accordance with any approved plans, the Design Guidelines and the requirements of any relevant authority.

4.2 | Rights of Inspection and Rectification of Breaches

If the Owner breaches or defaults or permits a breach or default or any of the terms of covenant, LDC may give 28 days notice in writing to remedy such a breach or default. Where the Owner fails to remedy such a breach or default, LDC may remedy the breach and make good, and charge the Owner for the cost of remedy and any expenses or resources expended in remedying the breach or default. In such an event, the Owner will immediately pay to LDC the applicable amount.

4.3 | Final Inspection

The Owner authorises LDC to carry out inspection(s) to determine compliance with the Covenant and/or Design Guidelines, and/or if there has been any breach or default of the covenant. In the event of non-compliance, breach or default, LDC may reasonably arrange access by any of its employees, officers, contractors or agents to rectify or remedy such breach, default or non-compliance.

4.4 | Disclaimer

Photos and diagrams shown in this document are indicative and provided for guidance only. All approvals are at LDC's sole discretion. If there is a dispute about any covenant or design guideline particulars, LDC's decision is final.

Any approval received from the building certifier will not exclude the Owner from liability under this covenant or be a waiver of any default or breach of this covenant where such an approval has been given incorrectly.

4.5 | Variation to the Design Guidelines

LDC reserves the right to modify or vary the Design Guidelines from time to time. LDC has the right to grant any exceptions or exemptions from all or any part of the Design Guidelines within its discretion, and any requests for exception on any of the Design Guideline requirements will be considered by LDC on a merit-based and 'case-by-case' assessment. Such approval of any exception or exemption will not provide any form of precedent for any future requests.

4.6 | Parties

For the avoidance of doubt:

LDC means the Land Development Corporation, and its successors and/or assigns.

Owner means the initial buyer of the lot from LDC or any successive owner of the property or lot.



schedule 1

sustainable initiatives for your new home

Kilgariff design guidelines encourages the adoption of sustainable initiatives through built form that includes passive solar design, PV generation and solar hot water. Building and landscaping to ensure less impact on natural resources through efficient use of water and sensitivity to the existing landscape character and arid climate is recommended.

Through the website www.yourhome.gov.au, the Australian Government identifies several significant benefits that can be achieved from responsible design solutions, including:

CLIMATE RESPONSIVE DESIGN - building your home with an efficient layout can be a big cost saver. This principle embraces passive solar design by:

POSITIONING OF THE HOME -

- Design for cross-ventilation and night exclusion.
- Use north facing high thermal mass living area with passive solar access.
- The living areas on the north facing side of the dwelling;
- Bedrooms on the southern side;
- Ask your builder to be mindful of noise during construction using regular working hours and by being considerate to your neighbours.
- Non-liveable rooms on the east to west side;
- Provide screen, shaded outdoor living areas that allows for winter sun penetration; and
- Appropriate plantings provide shade in summer and sun through in winter.

INSTALL

- Large enough windows to allow breezes to ventilate the home;
- Overhangs, awnings, verandah or large eaves to provide protection from the sun;
- Bulk and reflective insulation in ceiling and bulk or reflective insulation in the walls;
- Light coloured roof materials to reflect the sun; and
- Ensure all spaces are effectively air sealed.

WATER - reduce water usage through:

- Select water saving (AAA fittings) taps, toilets and shower heads;
- Install water efficient appliances;
- Plant local water wise drought resistant plants which are adapted to the local growing conditions; and
- Mulch gardens and install water efficient irrigation systems.

ENERGY – optimising energy savings and minimising consumption can be assisted through:

- Good ventilation, shading and insulation;
- East/west solar protection;
- Ceiling fans to assist air circulation;

APPLIANCES

- Installation of energy efficient appliances;
- Consider the Energy Rating Label scheme and Water Efficiency Labelling scheme.
- Turn equipment off when not in use, preferably at the power outlet.

LIGHTING

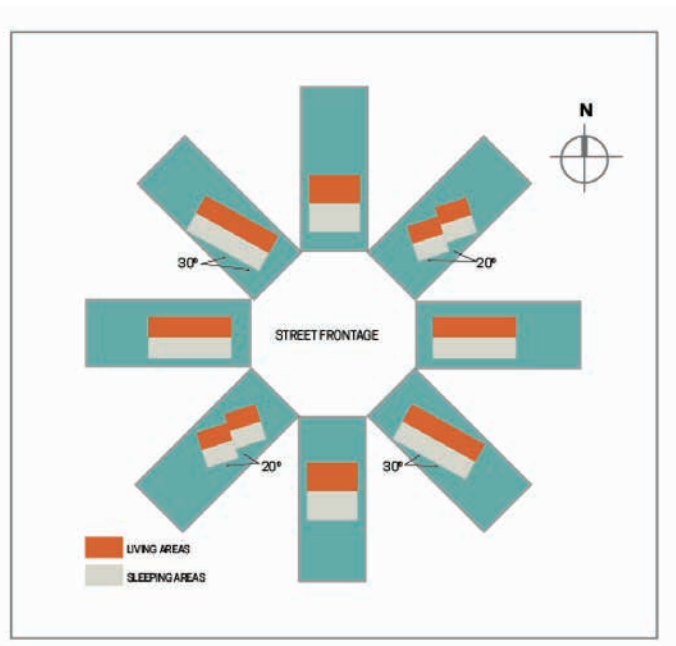
- Energy use of lighting can depend on technology, lighting design and user behaviour.
- Design your home to maximise the use of daylight.
- Take into account different types of bulbs, switches, technologies and life cycles.
- Use of automatic light sensors can save money.

MATERIALS – utilising:

- Materials which are sustainable – have low environmental impact, in production and installation;
- Minimising wastage by using prefabricated or modular elements; and
- Durable and low maintenance materials.

For more information, please find our sources below:

- Housing Industry Australia; 'Building the GreenSmart Way, Guidance Notes for designing and building new homes and renovation projects' booklet, 2006
- Australian Government, 'Your Home – Australia's guide to environmentally sustainable homes'; www.yourhome.gov.au, 2020



schedule 2

list of recommended planting species

TREE SPECIES

TREE SPECIES	COMMON NAME	HEIGHT	WIDTH
<i>Eucalyptus camaldulensis</i>	River Red Gum	15-25m	
<i>Grevillea striata</i>	Beefwood	5-15m	
<i>Corymbia opaca</i>	Desert Bloodwood	5-15m	
<i>Eucalyptus victrix</i>	White Barked Coolibah	10-15m	
<i>Corymbia aperrerynja</i>	Ghost Gum	15-20m	
<i>Eucalyptus thozetiana</i>	Thozets Box	15-20m	
<i>Atalaya hemiglauca</i>	Whitewood	6-10m	
<i>Acacia estrophiolata</i>	Ironwood	5-15m	
<i>Brachychiton gregorii</i>	Desert Kurrajong	6-10m	
<i>Eucalyptus torquata</i>	Coral Gum	6-10m	
<i>Ulmus parvifolia</i>	Chinese elm	6-10m	6m

SCREENING PLANTS

TREE SPECIES	COMMON NAME	HEIGHT	WIDTH
<i>Acacia undoolyana</i>		3-6m	2-5m
<i>Acacia kempeana</i>	Undoolya Wattle	2-5m	2-4m
<i>Acacia murrayana</i>	Witchetty Bush	2-6m	2-4m
<i>Dodonea viscosa</i>	Colony wattle	1-3m	1.5m
<i>Melaleuca bracteata</i>	Sticky Hop bush	2- 7m	2-5m
<i>Myoporum accuminatum</i>	Black Tea-tree	2-4m	2-3m
<i>Eremophila maculata</i>	Boobialla	1-3m	2-3m
<i>Eremophila bignoniiflora x polyclada</i>	Spotted Fuschia	2-4m	2-3m

SCRUBS

TREE SPECIES	COMMON NAME	HEIGHT	WIDTH
<i>Dodonea viscosa</i>	Sticky Hop bush	1-3m	1.5m
<i>Melaleuca glomerata</i>	Inland Tea-tree	2-5m	3-5m
<i>Eremophila youngii</i>	Youngs Emu Bush	1-3m	1-2m
<i>Eremophila latrobei</i>	Latrobe's Desert Fuschia	1-2m	1-2m
<i>Gossypium sturtianum</i>	Sturt's Desert Rose	0.5-2m	0.5-2m
<i>Westringia 'Xena'</i>	Coastal Rosemary	1-2m	1-2m
<i>Senna artemisioides subsp. filifolia</i>	Desert Cassia	1-1.5m	1-1.5m
<i>Senna artemisioides subs ogliophylla</i>	Oval Leaf Cassia	1-1.5m	1-2m

GRASS AND GROUND COVERS

TREE SPECIES	COMMON NAME	HEIGHT	WIDTH
<i>Enchylaena tomentosa</i>	Ruby Salt bush	0.5m	1m
<i>Cymbopogon ambiguous</i>	Native Lemongrass	1m	0.5m
<i>Themeda triandra</i>	Kangaroo Grass	1m	0.5m
<i>Diptheracanthus australis</i>	Native Petunia	0.5m	1m
<i>Eremophila maculata var. brevifolia</i>	Small Leafed Spotted Fuschia	1m	2m
<i>Eremophila glabra</i> Bev Rice	-	1m	1.5m
<i>Portulaca oleracea</i>	Portulaca	0.3m	1m
<i>Swainsona Formosa</i>	Sturt's Desert Pea	0.5m	1m
<i>Lomandra longifolia 'Tanika'</i>	Lomandra 'Tanika'	0.5m	0.5m
<i>Chrysopogon elongatus</i>	Tall Tamil Grass	1-2m	0.5-1m




Schedule 3 - landscape design examples

YOUR FRONT YARD - HOUSE TYPE 1

STREET TREE
Location to be confirmed with road services dependent on LOT location.

PRIVACY
Screening shrubs planted along fenceline.
Recommendations: Dodonaea viscosa, Eremophila christophori
Feature screening shrub recommendation: Callistemon Viminalis Captain Cook

DRIVEWAY
Plain concrete, light tone, with simple 'broom finish'

Acacia murrayana Dodonaea viscosa Eremophila hygrophana

WELCOMING ENTRY
Coloured concrete to add visual interest & feature tree / large shrub amongst boulders at entry provides a focal point from front window.
Recommended feature tree / large shrub: Callistemon pauciflorus, Acacia murrayana

NATIVE GARDEN BED - SHRUBS & GROUNDCOVERS
Small randomised groups of shrubs & groundcovers set in mix of organic & gravel mulch to create visual interest.
Recommended Medium Shrubs: Senna sturtii, Eremophila christophori, Callistemon Viminalis
Recommended Small Shrubs / Groundcovers: Ptilotus exaltatus, Eremophila hygrophana, Enchylaena tomentosa, Callistemon Little John

ROCK FEATURES
Bringing in elements of the rocky natural landscape to your yard, ie: Local Sandstone

SIDE ACCESS
Natural stone steppers set within gravel mulch

PASSIVE SURVEILLANCE
Low shrubs allow filtered views from the Master Bedroom, while providing privacy from the passing footpath.
Recommendations: Eremophila hygrophana, Eremophila glabra Bev Rice, Enchylaena tomentosa

DECIDUOUS TREE
To shade from Summer Sun & allow in Winter Sun
Recommendations: Brachychiton populneus (deciduous)



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LANDSCAPE PLAN - HOUSETYPE 1

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YOUR FRONT YARD - HOUSE TYPE 2

SHADE TREES
Shade trees to filter Summer sun, whilst providing habitat for wildlife.
Recommendation: Acacia pendula, Actalaya hemiglauca, Hakea divaricata, Hakea lorea ssp. Lorea, Brachychiton populneus (deciduous)

NATIVE GARDEN BED - SHRUBS & GROUNDCOVERS
Small randomised groups of shrubs & groundcovers set in mix of organic & gravel mulch to create visual interest.
Recommended Medium Shrubs: Senna sturtii, Eremophila christophori, Dodonaea viscosa
Recommended Small Shrubs / Groundcovers: Ptilotus exaltatus, Eremophila hygrophana, Enchylaena tomentosa, Callistemon Little John

SIDE ACCESS
Natural stone steppers set within gravel mulch

WELCOMING ENTRY
Coloured concrete to add visual interest & feature shrub amongst boulders at entry provides a focal point from side window.
Recommended feature shrub: Callistemon Viminalis 'Captain Cook'

Hakea divaricata Callistemon viminalis 'Captain Cook' Eremophila glabra Bev Rice

PASSIVE SURVEILLANCE
Low shrubs allow filtered views from the Master Bedroom, while providing privacy from the passing footpath.
Recommendations: Eremophila hygrophana, Eremophila glabra Bev Rice, Ptilotus exaltatus

ROCK FEATURES
Bringing in elements of the rocky natural landscape to your yard, ie: Local Sandstone

PRIVACY
Screening shrubs planted along fenceline.
Recommendations: Dodonaea viscosa, Eremophila christophori

DRIVEWAY
Plain concrete, light tone, with simple 'broom finish'

STREET TREE
Location to be confirmed with road services dependent on LOT location.



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KILGARIFF ESTATE STAGE 2 • ALICE SPRINGS NT
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LANDSCAPE PLAN - HOUSETYPE 2

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application checklist Kilgariff Estate

To ensure your home design is assessed and approved with minimum delay, please ensure you submit the following information:

APPLICATION CHECKLIST

Application Form

Site Plan showing:

- House position;
- Boundary setbacks;
- Location of outdoor services i.e. air conditioning condenser units, solar HWS system, PV solar locations, clothes line; and
- Any proposed outdoor structures.
- Location of public infrastructure (on verge)

Floor plan showing layout, dimensions and use of room.

Elevations including front, sides and rear. Please indicate proposed location of feature materials and colours on the elevations.

Roof plan showing proposed roof pitch and eave dimensions.

Sample/photo of proposed external colours and feature materials.

Landscaping plan showing:

- Boundary fencing location and material;
- Letterbox location;
- Proposed 2 x 25 litre plants;
- Location of garden beds;
- Turf/stone treatment areas;
- Verge treatment; and
- Any proposed stormwater infrastructure.
- Driveway & cross over

Driveway and crossover.

Home design application form: <https://kilgariffestate.com.au/building/>

Please email your application to: kilgariffestate@landdevcorp.com.au

PLEASE NOTE: LDC will endeavour to assess your application within 10 business days of being received.



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