

PANORAMA



Purpose of the Guidelines

These Guidelines have been developed to set a high standard of design and amenity for Panorama whilst ensuring we set a brighter, more sustainable future in the many years to come. We are conscious of the importance of a well-designed and well-considered neighbourhood which you are proud to call your home.

These Guidelines have been written to assist you to:

- choose a home that best fits your land and lifestyle;
- help create a distinct, yet recognisable place for the Panorama community;
- protect your investment by encouraging all homes and gardens to be of the same high quality;
- add value to your home and suburb, and
- be appropriately equipped to achieve environmental and financial benefits.

These Guidelines are intended to be read and applied in conjunction to the Wilton Growth Area Development Control Plan 2021 and any applicable complying development code. The Guidelines form part of the conditions of sale in your property purchase which will ensure the best possible outcome for you and your neighbours. Completion of your house and landscaping must be in accordance with the terms and conditions of your contract.

You should ensure:

- you plan your house to suit your land and it fits well on your site;
- your house is comfortable to live in and friendly to the environment, and
- your house and garden present well to the street and enhances the neighbourhood.

In the Spirit of reconciliation and self determination, Landcom respectfully acknowledges the connection that the Dharug, Dharawal and Gundungurra peoples have as Traditional Custodians of the land in the Wollondilly Shire. We recognise and respect their ongoing cultural heritage, beliefs and connection to Country and community, and pay our respects to their Elders past, present and emerging.

'Our Journey' by Danielle Mate



How to use the Guidelines

The Guidelines should be provided to your builder / architect / designer as a key document to comply with in the design of your home.

Prior to lodgement of any Development Application to Wollondilly Shire Council or an application for a Complying Development Certificate to Council or a private certifier, approval must be sought from the Panorama Design Review Panel.

The Panorama Design Review Panel is appointed by Landcom to assess your proposed development against these Guidelines and approve your plans.

Departure from these design guidelines is not encouraged, but the Panorama Design Review Panel will assess any non-compliances based on the merit of the overall outcome.

The following steps articulate the process required from selecting your lot to building your home:

1

Select and purchase a lot that best suits your lifestyle.

2

Select your preferred builder and house design that fits with your chosen lot. Ensure to provide your builder / architect / designer with a copy of the Guidelines.

3

Submit your house plans, garden layout and Design Guidelines checklist to the Design Review Panel for approval. Ensure your plans meet these Guidelines, and you achieve a minimum Basix 'Energy' score of 90.

4

Once you have obtained approval from the Design Review Panel, lodge your Development Application to Council or Complying Development Application to Council or a private certifier.

If you would like to ask about the Guidelines or discuss your concept plans before submitting for approval, please contact the Panorama Design Review Coordinator on 9841 8600 or email: panorama@landcom.nsw.gov.au

Panorama Principles

Panorama will be a neighbourhood that will be known for its:

- harmonious balance of rural and urban built form and amenity;
- welcoming atmosphere supported by strong community spirit;
- unique blend of the natural landscape, heritage qualities of the area, and complimentary built form, and
- exceptional liveability as a healthy community with a deep connection with nature and Country.

The following design principles will provide the building blocks to shape the desired outcome for Panorama:

- **Work with natural landform**
Design Homes to sit comfortably within the site's natural features. On sloping land, stepped building designs may be required to minimise cut and fill and maintain the natural terrain.
- **Create a lush, green setting**
Homes should feel immersed in greenery, with generous garden landscaping and a strong presence of trees around each dwelling.
- **Prioritise soft landscaping**
A high ratio of garden to building footprint is expectation. Soft landscaping - lawns, planting beds, trees - should significantly outweigh hard surfaces such as paving and driveways.
- **Reflect local character**
Incorporate architectural elements inspired by the area's heritage and rural qualities to create a cohesive neighbourhood identity.
- **Use simple, elegant built form**
Traditional forms are encouraged, including pitched roofs, front verandahs or porches, wide eaves, and substantial external elements such as posts and beams. Window and door trims or mouldings should add subtle detail.
- **Choose understated materials and minimise garage dominance**
Select light, neutral colours for façades and roofs. Garages should be visually discreet and not dominate the streetscape.
- **Enhance the streetscape**
Plant trees that bring seasonal colour, movement, and biodiversity to the neighbourhood.
- **Use rural-style fencing that blends with the landscape**
Low, unobtrusive fencing that blends with the landscape and built form.



Siting your House

Make sure that your house fits well on the site and suits your land.

Typical lot:

- A single primary dwelling is encouraged on all lots.
- Secondary Dwellings including Granny Flats may be permitted in some circumstances, provided the relevant guidelines and controls are still met in accordance with the DCP or CDC. Granny flats should be integrated within the main dwelling footprint and not detached.
- Dual Occupancies may be permitted in some circumstances in accordance with DCP, but the design outcome must meet these Guidelines. Replicated or mirror-reversed designs are not acceptable.
- The maximum number of storeys permitted are outlined in the DCP and CDC.
- Zero lot line setbacks (built to boundary) can only be used if there is a supporting easement on the adjoining lot.

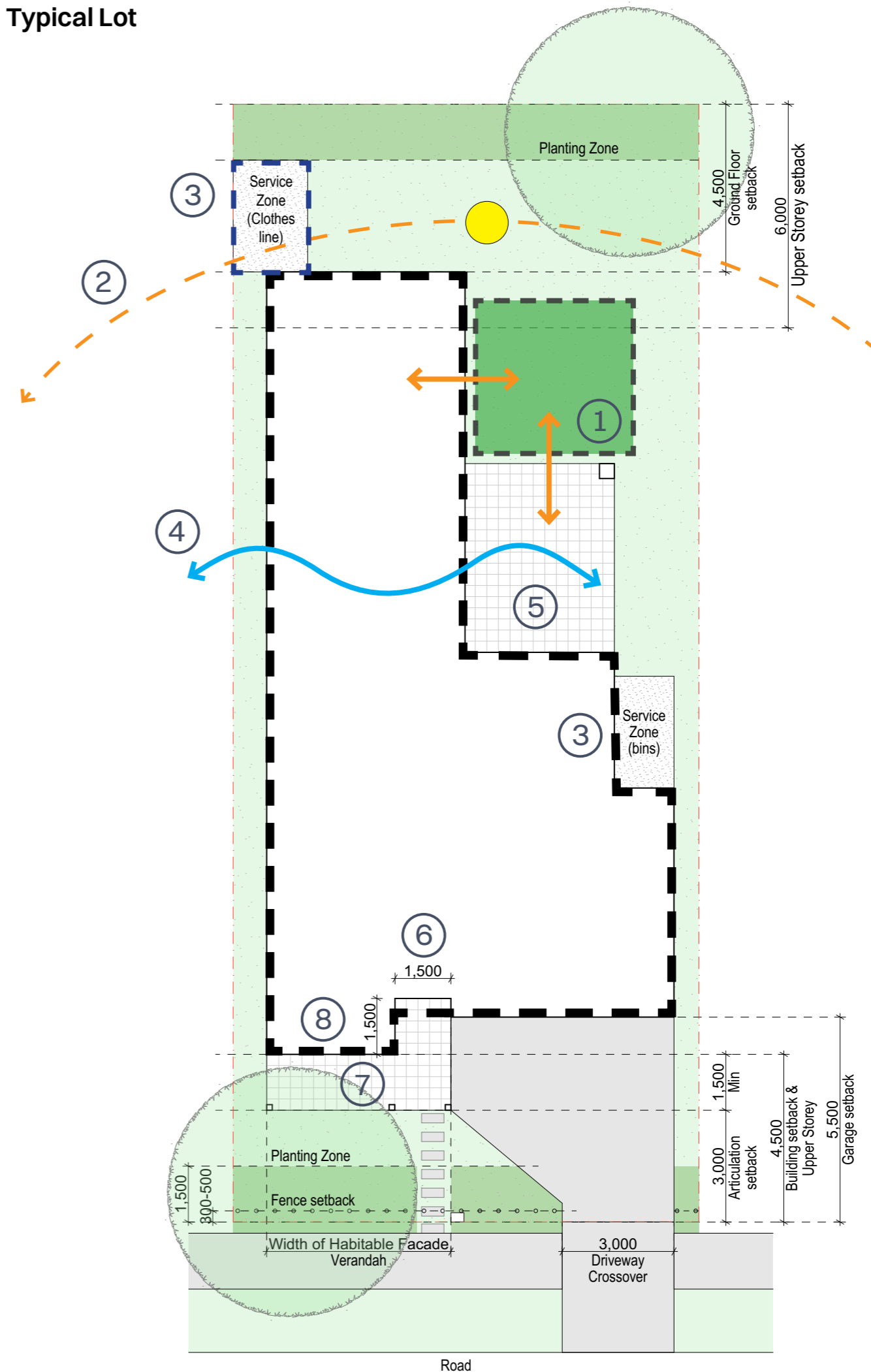
Corner lot:

- A dwelling on a corner lot is to express its corner location and address each of its street frontages.
- Front doors should generally be located on the Primary Street frontage.
- At least one habitable room must be located and address the secondary street. Windows and doors should have similar style and proportions to those on the primary facade.
- Large extents of blank wall are not permitted on secondary street frontages.

Typical lots & Corner lots:

- A Principal Private Open Space should open directly off a living area. Any area less than 4.0m wide is not considered as part of your PPOS area. (1)
- Solar access to your living room and private open spaces should be optimised with limited overshadowing of adjoining properties. (2)
- Services including bins, clothes lines and the like are to be positioned away from external areas and should not be seen from the street. (3)
- Your building should be designed to maximise cross-flow ventilation. (4)
- A covered alfresco is encouraged for outdoor living. (5)
- A well-defined sheltered entry area at least 1.5m deep is required. (6)
- A sheltered verandah at least 1.5m deep is required for the width of the house (excluding garage). The verandah must be well defined and covered by a pergola, roof or balcony. (7)
- Large windows or doors are required to open on to the verandah, including the secondary street frontage of a corner lot. (8)
- The sheltered verandah of a corner lot dwelling must wrap around the secondary facade for a substantial length to a logical point. (9)

Typical Lot



Dwelling Facade & Presentation

Ensure your home contributes positively to the streetscape and enhances the overall character of the neighbourhood. By following these design principles, every home will help create the cohesive, distinctive community identity for Panorama.

General principles:

A high quality street environment is created when every home contributes positively to the overall look and feel of the neighbourhood. This is achieved through:

- Homes that address the street well, with architectural interest and design elements that engage with the public realm.
- A consistent neighbourhood character, where house designs and materials offer variety but still complement one another.
- Clearly defined front yards, supported by thoughtful landscaping and street trees that soften the built form.

To help achieve this, your home design should:

- Incorporate visual interest through building articulation—such as stepped walls, varied materials, verandahs, balconies, porches, and shading elements.
- Use materials and light colours that align with the intended neighbourhood character. Desired colour palettes for facades and roofs are provided later in these guidelines.
- Avoid excessive ornamentation or imitation historical styles, which can detract from the cohesive character of the estate.
- Include generous windows from habitable rooms (living areas, bedrooms, studies) facing the street, and ensure the main entry is clearly visible and well defined.
- Minimise large paved areas in front yards to maintain a softer, greener streetscape.



Dwelling Design

General principles:

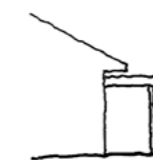
- All facades must be well articulated to provide an interesting building which fits within the desired character for Panorama.
- Avoid replicating the facade of another dwelling in the same street.
- Habitable rooms should be positioned to look out to the street. At least one substantially sized window of a ground floor habitable room must look out onto the street on all frontages.
- Street facing facades must have a window to wall ratio of a minimum 30%. Corner lots must maintain similar glazing ratio on the secondary frontage.
- Eaves, balustrades, and other detail elements are to complement the colour and materials of the facade.
- All meters, aerals, satellite dishes, services and the like must be located inconspicuously and screened from prominent public view.

Entry:

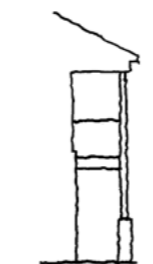
- The front entry of a house is to be clearly visible from the street, with a well-defined covered area of at least 1.5m deep.
- Porticos should be well designed and proportioned to maintain a welcoming, human-scaled streetscape. Double height porticos must be avoided.



1.5m ↔
Roof over verandah



1.5m ↔
Pergola over verandah



1.5m ↔
Balcony over verandah



1.5m ↔
Balcony pergola over verandah

Verandah:

- A sheltered verandah at least 1.5m deep is required for the width of the house (excluding garage). The verandah must be well defined and covered by a pergola, roof or balcony.
- For corner lots, the verandah must wrap around the secondary street frontage for a substantial length to a logical location.

Silver Level - Livable Housing Australia:

LHA Silver Level focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home.

At Panorama it is encouraged to create your home as Silver Level Compliant. The requirements can be found at: <https://livablehousingaustralia.org.au/lha-silver/>

The requirements generally follow:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hob less shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Example Facades

Example facades have been provided to show how a typical housing product through the use of facade treatments can comply with the Design Guidelines and achieve the desired Panorama character.

Gable Roof

- Garage set back from facade. Simple garage door in one colour
- Sun shading devices over windows for solar control
- Lightweight material used on upper level
- Simple roof form (with light colour)
- Deep set eaves for solar control
- 1.5m deep and shady verandah for width of facade (excluding garage)



Garages:

- Garages are to be designed to reduce their overall dominance on the streetscape and should complement the facade design of the home.
- Garage doors are not to be heavily profiled and are to be a simple design to ensure they do not dominate the front facade appearance. A simple panel design may be acceptable if it comprises a single receding colour and garage door is not in a prominent position in the streetscape.
- Garage doors should utilise the colours provided in the materials and finishes palette.



Roof:

- Your prominent roof pitch should be between 15° and 30° unless otherwise approved by Landcom
- If using a hip roof design, a gable element facing the street should be incorporated.
- Black or dark coloured roofs are not acceptable. A colour palette has been provided below for guidance.
- Roofs may be tiled or Colorbond metal (custom orb profile).
- Parapet walls should only be used for minor elements or features (e.g. a garage or feature wall at ground level), and return around corners to give substantial depth to the element.
- Generally, your eaves must extend at least 450mm (600mm eaves are recommended) beyond the external face of the wall to the fascia. Exceptions may be considered where a better general architectural outcome is demonstrated.
- Where possible, solar PV panels should be placed where they are not prominently visible from street or an adjoining public space.
- All roofs must have a solar absorptance level (SA) of < 0.70 SA.



Hip Roof with Dutch Gable

Timber pergola across entire facade

Garage set back from facade. Simple garage door in one colour

Louvre windows for cross ventilation

1.5m deep and shady verandah with pergola

Ventilated roof space for passive cooling

Deep set eaves for solar control



Hip Roof with Dutch Gable - Corner

Garage set back from facade. Simple garage door in one colour

Simple roof form (with light colour)

1.5m deep and shady verandah extending around secondary facade

Windows addressing both streets

Roof form addressing both streets

Deep set eaves for solar control



Materials and Finishes:

- Walls should incorporate a variety of complementary materials and finishes to create architectural interest to all street frontages.
- Base colours and highlights should use subdued colour schemes which blend with the neighbourhood character.
- Avoid dark shades, especially for roofs.
- Street facades must include at least one variation of finish to a substantial wall element.
- Materials and finishes must resolve around corners of the building to a logical point which articulates the wall element.
- Shades of orange, pink and other bright colours should not be used as a primary base.
- Example shades of acceptable colours are shown below.

Bricks



PGH - Ceniza



PGH - Matterhorn



PGH - Olympus



PGH - Ares



PGH - Stone



PGH - Sinai



PGH - Bradfield Bronze

Cladding



Dulux - Lexicon Quarter



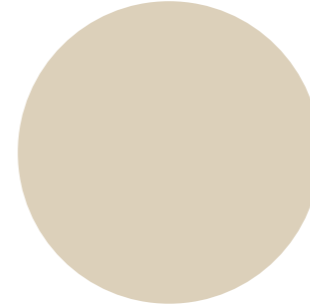
Dulux - Terrace White



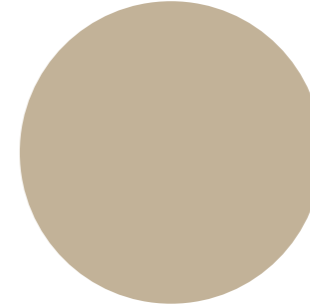
Dulux - Snow Season



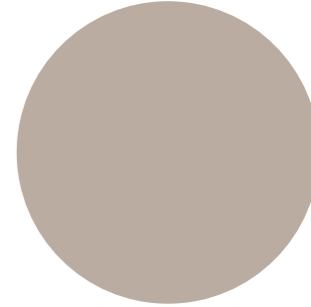
Dulux - White Dune Half



Dulux - White Dune Half

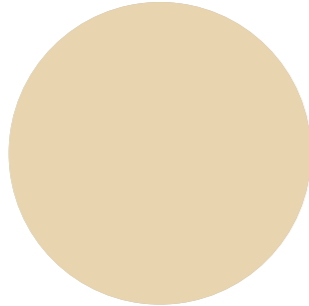


Dulux - Owl Wing

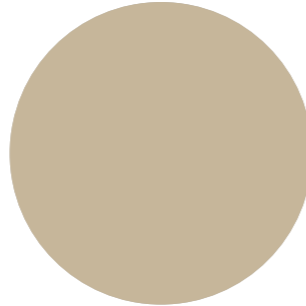


Dulux - Blind Date

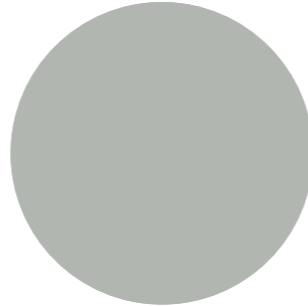
Garage door, Roof & Driveway



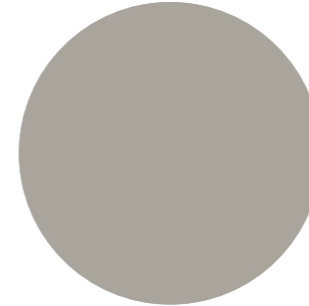
Colorbond - Classic Cream



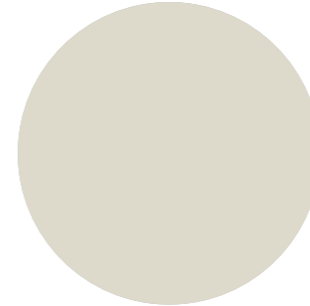
Colorbond - Paperbark



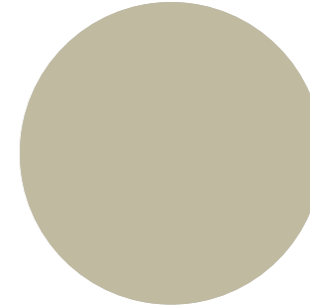
Colorbond - Shale Grey



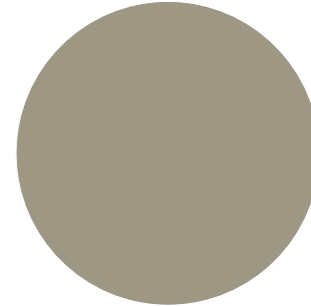
Colorbond - Dune



Colorbond - Surfmist



Colorbond - Evening Haze



Colorbond - Cove





Sustainable Design

The following section outlines the general best practice approach to sustainable design for your home. In addition to the guidelines and requirements outlined in the DCP, standards like Green Star Homes and Passivhaus are also useful tools to ensure your home is comfortable, resilient and affordable to run. It ensures that your house is comfortable to live in, and friendly to the environment. These guidelines can help achieve lower energy consumption and power bills.

Guidelines:

- Work with your builder to exceed minimum Basix Energy and Water requirements resulting in increased thermal comfort and reduced operating costs. A minimum Basix 'Energy' score of 90 and 'Water' score of 60 is required to obtain Design Review Panel approval.
- Your main living areas should have a sunny aspect generally facing north, and open on to the main part of the Principal Private Open Space (PPOS). At least half your PPOS should be sunny in winter.
- All north facing windows should be shaded from summer sun while allowing winter sun to penetrate into your house. West facing windows or those where overhead shading is impractical or architecturally undesirable should have alternative controls, e.g. vertical angled screens, trees, or high performance ('low-e') glass, bearing in mind the lower sun angle. Toned or tinted glass is not a desirable option.
- Doors (including sliding doors) to your yard must be protected from weather by an overhang or structure like a roofed pergola directly overhead.
- Use energy and water efficient appliances and LED lighting to reduce consumption and energy costs. Recommended standards include:
 - Fridge, washer, dryer and dishwasher of a minimum 4 star rating
 - Electric/ induction cook tops
 - WELS dishwasher and taps with a 5-star rating
 - WELS toilet with a 4-star rating dual flush
 - WELS Shower with a 3-star rating with a flow rate of 7.5L p/minute.
- Ensure good crossflow ventilation is achieved by having open windows on two walls each with different orientations. Ceiling fans must be installed in all bedrooms and in at least one living room.
- Consider your plant selections carefully to conserve water. Indigenous species are often preferable. Deciduous trees may provide good shade in summer (reducing heat gain) while allowing sunny yards in winter (improving heat gain). See the landscaping and plant lists included in these guidelines for suggestions .
- External finishes should be a combination of non-reflective materials and light colours to minimise reflection and heat retention.
- No artificial turf is to be used anywhere on your property. Most artificial turfs perform poorly in managing stormwater runoff, and contribute to the urban heat island effect with limited evaporating capabilities to passively cool the environment.
- Consider installing a dedicated AC circuit or a 3-phase conduit to the garage to allow for future installation of type 2 electric vehicle chargers.
- Install at least two out of the following in your home:
 - solar panels on the roof (6.6kW system minimum)
 - heat-pump hot water systems
 - induction cooktops (glass preferred, not ceramic)
 - battery storage
- Connection to the recycled water network for irrigation, toilet flushing and laundries is required.

Landscape

Planting

Plant selection of trees and shrubs needs to consider a number of factors from seasonal interest to biodiversity. The plant selection needs to allow for and consider the following:

- A minimum of one advanced tree (min 45 Litre container size) must be provided to both the front and rear gardens of each house. For corner and larger lots, an additional tree must be provided to the front garden.
- Planting to be provided along frontage boundaries, including secondary frontage of corner lots, up to fence, with additional planting, including a variety of shrubs, to be provided to front garden, including beside driveway and paved areas.
- Additional planting, including a variety of shrubs, is to be provided to front yards, including beside driveway and paved areas.
- Provide turf to other unpaved areas of the site or non-planted areas.

For a list of acceptable tree species refer Appendix A.

Water wise gardens

The opportunity to minimise the amount of water your garden needs should be considered when planning your garden. Improving the soil, choosing low-water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer. The amount of water your garden needs depends on three main factors – plant selection, soil, and microclimate.

- Choose plants that are suited to local conditions minimises inputs such as additional water and fertiliser and increases the self-reliance of your garden.
- Help to ameliorate the typically clay soils of Wilton adding gypsum and organic matter that improves the soil structure which helps soil moisture holding capacity.
- Incorporate soil wetting agents into your garden increase the water holding capacity of the soil which will improve the health of your plants and reduce watering frequency.
- Using a layer of mulch on garden beds to help maintain soil moisture by reducing water loss through evaporation as well as helping suppress weeds, and improves the presentation of your garden. There are several mulch types available, with options including gravel, chipped material, pine bark, sugarcane or lucerne mulch.
- Homeowners may consider installing irrigation to manage watering needs.
- The microclimate (from sun to wind exposure to site drainage and water) of your garden will vary from area to area, so home owners should plants suited to the local microclimate to reduce watering needs and encourage your garden to thrive.



Driveways and paving:

- Driveways must be of light natural earth tones (no bright colours) with plain finish or simple pattern and should complement the front garden and the facade of your home.
- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete in natural tones or exposed aggregate.
- Stencilled or stamped concrete or asphalt are not permitted.
- Driveways should avoid materials which are easily susceptible to fragmentation or lifting.
- Driveway crossings (from boundary to kerb) must be plain uncoloured concrete to match footpaths, maximum 3m wide. Driveways within your property should be wide enough to facilitate car access to garage, but then splay to meet crossing width at front boundary and allow planting up to that width.
- The driveway crossing width and location should match the existing/approved location.
- Only one driveway is permitted per lot.
- If desired, your home can have a separate pedestrian pathway connecting your property to your front entrance area. This pathway is to visually match with the driveway paving surface in colour and material.
- Pedestrian pathways should also connect from the front boundary to a pedestrian path within the verge.

Mail delivery and Numbering:

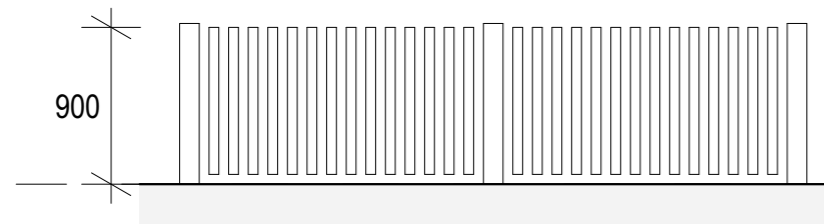
Letter boxes and parcel delivery boxes need to be considered as an integrated design element within your front yard which is both modern, attractive and practical. The following principles should be followed when deciding on options:

- All letter boxes are to be constructed in accordance with Australia Post standards including location at the front boundary.
- Facility for delivering parcels and larger mail should be integrated with letter boxes as one single unit.
- Letter boxes should be clearly visible from the street, and incorporated into front pillars of solid brick or masonry construction with a maximum height of 1100mm.
- High quality materials should be used which complement the house facade materials and any front fencing.
- 'Box-on-post' type letter boxes are not permitted.

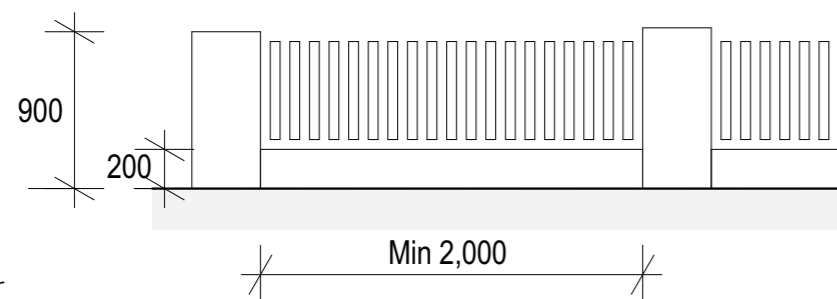
Fencing

Front Fences

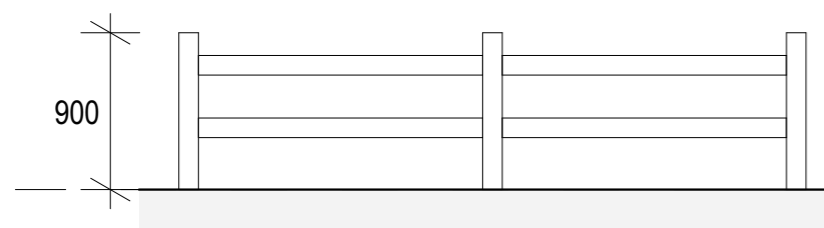
- All lots must feature front fencing (1 of 3 options below) at the lot boundary, with a maximum height of 0.9m and at least 50% open.
- Allow for low hedge planting or a low mixed border style planting behind fences. This planting may extend on the nature strip to meet the pedestrian pathway in front of the boundary provided it does not intrude onto the pathway.
- A solid masonry base is allowed to a height of 200mm only, the remaining fence being at least 50% open.
- If brick or masonry pillars are used, these should be spaced at least 2m apart, with infill fencing at least 50% open.
- For corner lots, any front fencing must continue to a logical point (e.g. up to the higher yard fence) around the secondary street frontage.
- Any vehicular gates are to be simple, match the dominant fence type and colour and complement the house facade.
- Gates may be automated sliding gates or swing gates which swing inwards.
- Most lots (other than those identified as key lots fronting main roads or open space or corners) have the option of no front fencing, relying upon the front border garden to define the site boundary.



Picket fence



Masonry pier and picket fence



Split rail fence

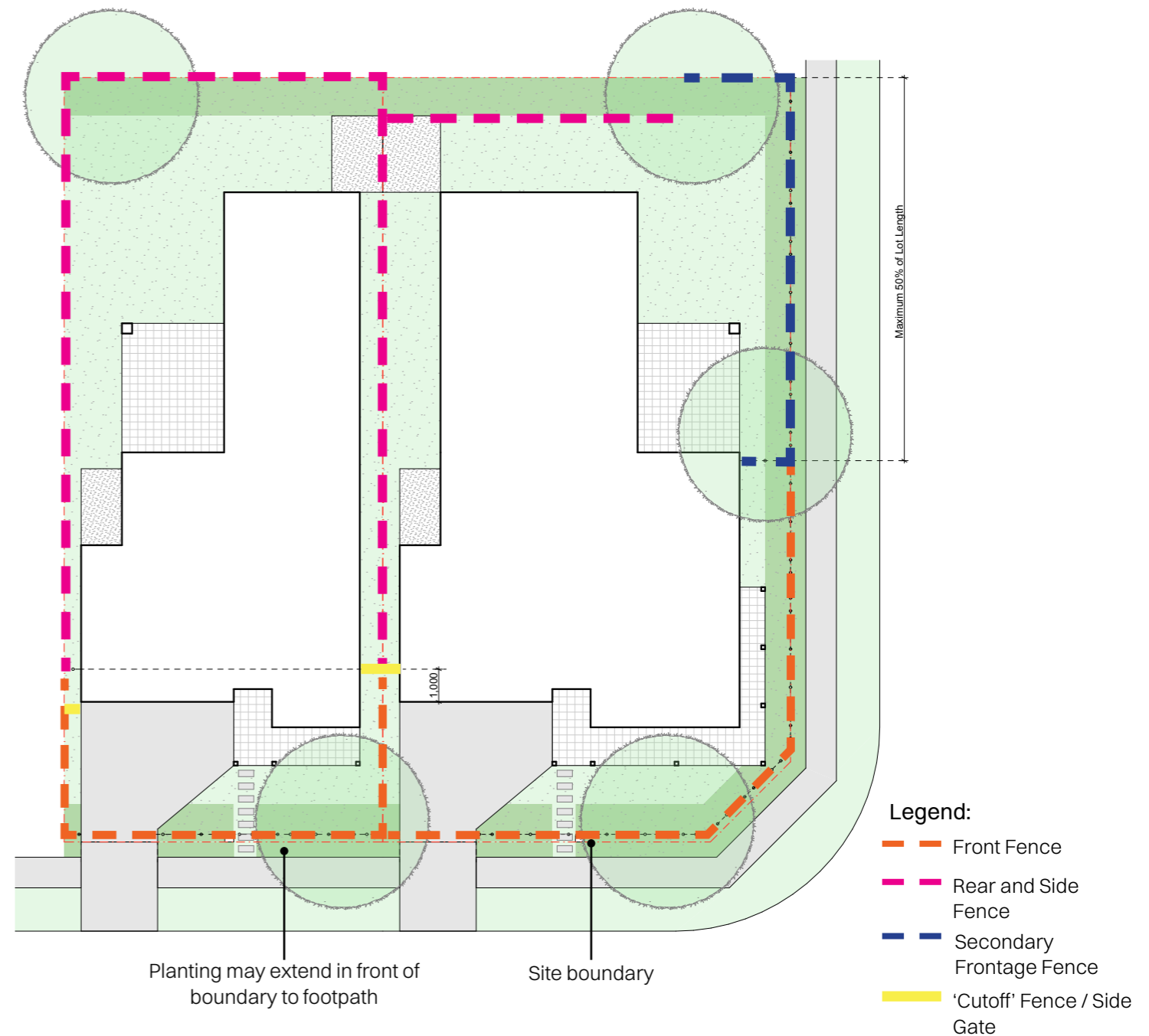


Lots facing biodiversity conservation area must have dog proof front fencing. For example mesh alongside post and rail.



Rear and Side fencing

- Should be a maximum of 1.8m high.
- Timber lapped and capped fencing is preferred, but standard metal (Colorbond) panel may be used as long as it is not visible from the street.
- 'Cutoff' fencing and gates between your house and side boundary are to be set back at least 1.0m behind the main front wall of your house, aligned with neighbour's where possible. The side boundary fencing is not to extend in front of the side gates or cut-off fence.
- Gates are not to be standard solid metal (Colorbond) panel.
- A side or rear fence built on a retaining wall must have its supporting posts structurally integrated with the wall construction to ensure its stability. The retaining wall should otherwise be located at least 450mm away from the fence line.
- Where retaining walls are used, the combined height of retaining wall and fence should not exceed 2.8m.
- Any high fence enclosing a private yard along the secondary frontage of a corner lot (the materials are covered in the point below) should be a maximum length of 50% of lot length.
- All fences facing a street, a reserve, or other public area (including fencing to the secondary frontage of a corner lot) must be high quality construction, such as piers or large expressed posts with timber infill panels. Plain lapped and capped timber fencing or standard Colorbond panel fencing is not permitted in these situations.



Legend:

- Front Fence
- Rear and Side Fence
- Secondary Frontage Fence
- 'Cutoff' Fence / Side Gate

Appendix A

Plant Species

Botanic Name	Common Name	Mature Size (height x width in metres)	Plant Origin	Water Rating	Notes
SMALL TREES ≤6m					
<i>Acer palmatum</i> 'Senkaki'	Senkaki / Coral Bark Japanese Maple	6 x 5	INT	Medium	Slow growing. Needs protection from wind and full western sun. Do not use within 6m of wastewater pipe
<i>Backhousia myrtifolia</i>	Grey Myrtle	6 x 5	IDG	Low	Prefers moist soil
<i>Callistemon salignus</i>	Pink Tipped Bottlebrush	6 x 4	AU	Low	Do not use within 6m of wastewater pipe
<i>Eucalyptus</i> 'Summer Beauty'	Grafted Flowering Gum	5 x 3	AU-C	Low	Similar cultivars available. Do not use within 6m of wastewater pipe. Prefers full sun.
<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Yellow Gum	6 x 5	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun.
<i>Lagerstroemia indica</i> cultivars	Indian Summer Crepe Myrtle	4 x 3	INT	Low	Pink flowering deciduous tree. Prefers full sun
<i>Magnolia x soulangeana</i>	Saucer Magnolia	5 x 3	INT	High	Pink flowers on bare branches. Need adequate moisture & wind protection. Prefers full sun
<i>Malus ionensis</i> 'Plena'	Crab Apple	4 x 3	INT	Medium	Deciduous tree. Requires adequate moisture. Prefers full sun
MEDIUM TO LARGE TREES >6m					
<i>Acacia binervia</i>	Myall Wattle	5 x 8	IDG	Low	It is an adaptable plant, suiting most soil types
<i>Acacia implexa</i>	Hickory Wattle	10 x 4	IDG	Low	Fast growing bushy tree. Prefers full sun
<i>Acacia parramattensis</i>	Parramatta Green Wattle	10 x 6	IDG	Low	Fast growing. Suitable for both sand and clay soils. Prefers full sun
<i>Albizia julibrissin</i>	Silk Tree	8 x 5	INT	Medium	Fast growing. Moderate frost tolerance. Prefers full sun.
<i>Alloxylon flammeum</i>	Tree Waratah	8 x 5	AU	Medium	Bird nesting plant, fast growing. Tolerates sun & part shade
<i>Angophora bakeri</i>	Narrow-Leafed Apple	10 x 5	IDG	Low	Protect from frost. Prefers full sun.
<i>Banksia marginata</i>	Silver banksia	5 x 4	AU	Low	Attractive feature plant when flowering. Tolerates sun & part shade
<i>Betula nigra</i>	Tropical Birch	8-10 x 5	INT	Medium	Fast growing deciduous tree. Prefers full sun.
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	4 x 3	AU	Medium	Very bright red flowers on a compact large shrub to small tree. Prefers full sun and tolerates light shade.
<i>Elaeocarpus reticulatus</i> "Prima Donna"	Blueberry Ash	10 x 4	AU	Low	A popular specimen tree. Prefers full sun
<i>Eucalyptus leucoxylon</i> 'Rosea'	Pink-Flowering Yellow Gum	7 x 4	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun
<i>Eucalyptus mannifera</i> 'Little Spotty'	Little Spotty Gum	5-7 x 5	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun
<i>Eucalyptus parramattensis</i>	Parramatta Red Gum	8-10 x 4	IDG	Low	Do not use within 6m of wastewater pipe. Prefers full sun
<i>Hymenospermum flavum</i>	Native Frangani	8 x 6	AU	Medium	Prefers full sun, can tolerate shade
<i>Leptospermum petersonii</i>	lemon Scented Tea tree	5 x 2	AU	Low	Attracts birds and bees to the garden. Prefers sunny locations and tolerates part shade
<i>Lagerstroemia indica x fauriei</i> 'Natchez'	Indian Summer Crepe Myrtle	8 x 6	INT	Low	White flowering deciduous tree. Prefers full sun.
<i>Melaleuca linariifolia</i>	Snow in Summer	10 x 5	IDG	Low	Do not use within 6m of wastewater pipe. Prefers full sun
<i>Photinia robusta</i>	Red Leaf Photinia	8 x 8	INT	Low	New growth coloured red. Prefers full sun.
<i>Pyrus calleryana</i> 'Chanticleer'	Ornamental Pear	10 x 6	INT	Medium	Formal-shaped, fast-growing deciduous tree. Prefers full sun.
<i>Pyrus nivalis</i>	Snow Pear	6 x 5	INT	Medium	Ornamental deciduous tree, with creamy white flowers. Prefers full sun.
<i>Tristanopsis laurina</i>	Water Gum	12x 6	AU	Low	Oval form, producing clusters of yellowish-white flowers during the warmer months. Prefers full sun, tolerates light shade.
SHRUBS					
<i>Argyranthemum frutescens</i>	Maguerite Daisy	0.9 x 1.2	INT	Low	Short-lived perennial. Needs protection from frost. Prefers full sun.
<i>Banksia spinulosa</i>	Hairpin Banksia	2 x 2	IDG	Low	Bird attracting. Long, toothed leaves. Prefers full sun.
<i>Coleonema pulchrum</i>	Diosma	1.5 x 1.5	INT	Low	Masses of small, pink flowers. Dwarf forms available.
<i>Convolvulus cneorum</i>	Silverbush	0.6 x 0.7	INT	Low	Good for hot, dry spots. Will cascade over a wall. Prefers full sun.
<i>Correa alba</i>	White Correa	1 x 1	IDG	Low	Star shaped white flowers in late autumn and winter. Tolerates sun & part shade.
<i>Grevillea</i> "Superb"	Spiderflower	1 x 1	AU-C	Low	Tolerates sun & part shade
<i>Helichrysum petiolare</i>	Licorice Plant	0.6 x 1.5	INT	Low	Protect from frost. Prefers full sun.
<i>Lavandula stoechas</i> 'Avonview'	Avonview Lavender	0.8 x 0.6	INT	Low	Prune to maintain shape. Maintain good air circulation. Prefers full sun.
<i>Leptospermum</i> "Pacific Beauty"	Pacific Beauty Tea tree	1.5 x 2	AU-C	Low	Cascading branches laden with white flowers throughout Spring. Drought & frost tolerant. Tolerates sun & part shade.
<i>Leucadendron</i> "Sunset Safari"	Conebush	2.5 x 2	INT	Low	Vigorous, tall and erect shrub & wonderful garden plant for specimen planting or as a hedge. Excellent cut flower. Prefers full sun.
<i>Loropetalum chinense</i> 'Purple Pixie'	Dwarf Fringe Flower	0.4 x 1.2	INT	Medium	Purple foliage & pink flowers in spring. Tolerates sun & part shade.
<i>Melaleuca</i> "Claret Tops"	Claret top	1 x 1	AU-C	Medium	Beautifully coloured red new growth all year round. Masses of small white flowers. Compact shape. Tolerates sun & part shade.
<i>Rosmarinus Tuscan</i> "Blue"	Tuscan Rosemary	1.5 x 1	INT	Low	Aromatic foliage and pale blue flowers. Tolerates full sun.
<i>Salvia</i> species	Ornamental Sage	0.5 x 0.5	INT	Low	This type of salvia comes in a variety of colours, such as blue, purple, and lavender Tolerates full sun.
<i>Westringia fruticosa</i> 'Grey Box'	Grey Box Coast Rosemary	0.45 x 0.45	AU-C	Low	Grey foliage and natural ball shape. Responds to pruning. Tolerates sun & part shade.

Botanic Name	Common Name	Mature Size (height x width in metres)	Plant Origin	Water Rating	Notes
GRASSES & GROUNDCOVERS					
<i>Brachyscome multifida</i> "Break of Day"	Cutleaf Daisy	0.3 x 0.3	AU-C	Low	Hardy, long flowering and low growing. Masses of mauve flowers year long. Tolerates sun & part shade.
<i>Casuarina glauca</i> 'Cousin It'	Cousin It Swamp Oak	0.3 x 1.5	AU-C	Low	Excellent cascading over walls. Tolerates sun & part shade.
<i>Chrysocephalum apiculatum</i> "Desert Flame"	Yellow Buttons	0.4 x 1	AU-C	Low	Hardy, drought tolerant low spreading herb with bright yellow button like flowers throughout spring & summer. Prefers full sun.
<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4 x 0.4	AU-C	Low	Soft, clumping growth habit. Trim every 2-3 years. Tolerates sun & shade.
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	0.4 x 0.4	AU-C	Low	Architectural, clumping growth habit. Trim every 3 years. Tolerates sun & shade.
<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	0.1 x 1	INT	Low	Silver foliage ground cover, excellent cascading over walls
<i>Dichondra repens</i>	Kidney Weed	0.1 x 1	IDG	Low	Spreading groundcover with kidney-shaped leaves. Tolerates sun & part shade.
<i>Festuca glauca</i> 'Elijah Blue'	Blue fescue	0.3 x 0.3	INT	Low	Blue foliage ornamental grass forms compact mound. Prefers full sun.
<i>Leucophyta brownii</i>	Cushion Bush	1 x 1	AU	Low	Grows naturally into bun shape. Can be pruned to shape. Prefers full sun.
<i>Liriope muscari</i> 'Just Right'	Lily Turf	0.5 x 0.5	AU-C	Medium	Lush green, hardy grass-like plant with purple flower spikes. Tolerates sun & shade.
<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	0.6 x 0.6	IDG-C	Low	Soft, fine, green foliage. Trim every 3 years. Tolerates sun
<i>Lomandra fluvialis</i> 'Shara'	Shara Mat Rush	0.4 x 0.5	AU-C	Low	Soft, fine, green foliage. Weeping habit. Trim every 3 years. Tolerates sun & shade.
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	AU	Low	Soft, green spreading plant. Attractive spilling over walls. Tolerates sun & part shade.
<i>Poa labillardieri</i> 'Eskdale'	Eskdale Tussock Grass	0.6 x 0.5	AU-C	Low	Fine, blue-green leaves. Trim annually. Tolerates sun & part shade.
<i>Scaevola humilis</i> 'Purple Fusion'	Purple Fusion Fan Flower	0.2 x 1.5	AU-C	Low	Spreading groundcover with purple fan-shaped flowers. Excellent spilling over walls or banks. Tolerates sun & part shade.
<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.6	INT	Low	Blue grey spreading succulent with trailing nature. Will cascade. Tolerates full sun.
<i>Stachys byzantina</i>	Lambs Ears	0.3 x 0.6	INT	Low	Velvety soft silver green leaves, low spreading habit forming a compact ground cover. Tolerates full sun.
<i>Viola hederacea</i>	Native Violet	0.1 x 0.3	IDG	Low	Low, spreading groundcover with delicate flowers. Tolerates sun & part shade.
<i>Wahlenbergia stricta</i> 'Blue Mist'	Native Bluebell	0.3 x 0.3	IDG-C	Medium	Low, herbaceous perennial with blue double flowers. Tolerates sun & part shade.
<i>Westringia fruticosa</i> 'Mundi'	Mundi Coast Rosemary	0.5 x 1.5	AU-C	Low	Responds to pruning (although not required). Tolerates sun & part shade.
<i>Westringia longifolia</i>	Westringia	2 x 1.5	IDG	Low	Open, cascading form. Tolerates sun & part shade. Tolerates sun & part shade.
TALL HEDGES (NOT SUITABLE FOR FRONT FENCING)					
<i>Abelia x grandiflora</i>	Abelia	2 x 2	INT	Low	Responds well to pruning. Tolerates sun & part shade.
<i>Acacia longifolia</i>	Sydney Golden Wattle	4 x 2	IDG	Low	Fast growing screen. Stabilises ground. Susceptible to borers. Tolerates sun & part shade.
<i>Acmena smithii</i> 'Hot Flush'	Hot Flush Lilly Pilly	1.5 - 3 x 1	AU-C	Low	Responds to pruning. Psyllid resistant. New growth red. Tolerates sun & part shade.
<i>Callistemon</i> "Endeavour"	Bottlebrush	2.5 x 2.5	AU-C	Low	Large flowers in autumn/spring, bird attracting, fast growing. Tolerates full sun.
<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	INT	Medium	Semi-frost tolerant. Do not use within 6m of wastewater pipe
<i>Photinia glabra</i> 'Rubens'	Photinia	3 x 2	INT	Low	Fast growing, responds well to pruning. Tolerates full sun.
<i>Pittosporum</i> 'Green Pillar'	Green Pillar Pittosporum	3 x 1.5	INT	Low	Fast growing, dense foliage. Requires pruning. Tolerates sun & part shade.
<i>Pittosporum</i> 'Silver Sheen'	Silver Sheen Pittosporum	4 x 2.5	INT	Low	Requires regular pruning - can form a tree if unpruned. Tolerates full sun.
<i>Syzygium</i> 'Cascade'	Cascade Lilly Pilly	3 x 1.5	AU-C	Medium	Weeping habit. Psyllid resistant. Needs some frost protection. Do not use within 6m of wastewater pipe. Tolerates sun & part shade.
<i>Syzygium</i> 'Resilience'	Lilly Pilly	4 x 2	AU-C	Medium	Psyllid resistant. Excellent hedgng & screening plant. Fast growing & compact. Do not use within 6m of wastewater pipe. Tolerates sun & part shade.

Appendix B

Guidelines Checklist

Siting Your House

- Principal Private Open Space directly off living area
- Living areas and yard with north solar aspect
- Cross flow ventilation maximized
- Well-defined front yard, hard paved surfaces minimized
- Bin storage and clothes lines not visible from street
- Zero lot line (if used): easement in place over adjoining lot

Street Presentation and Dwelling Design

- Well articulated facade and design in keeping with Panorama character
- Simple design, no fancy ornamentation or out of place historical references
- At least one variation of wall material for all street facades
- Facade material including parapet walls resolve around front corners of building
- Colours consistent with examples provided, no dark coloured roof, no bright colours
- Roof pitch 15° - 30°, gable elements addressing all street frontages
- Min 450mm eaves, no parapet walls as major roof design.
- Well defined entry min 1.5m deep expressed to street
- Good sized windows looking out to all street frontages
- Sheltered verandah min 1.5m deep substantial width of facade
- Garage door simple design, set back and receding in streetscape
- Meters, aerials, solar panels and other services located out of street view where possible
- Corner lot: secondary facade well articulated and addressing street, no large blank wall
- Corner lot: large habitable room windows to both frontages, matching style and proportions
- Corner lot: verandah wraps around to secondary frontage
- Secondary dwelling: integrated with main house design

Sustainable Design

- Basix Certificate - min 'Energy' score of 90, min 'Water' score of 60
- North aspect for living areas and yard, min half of Principal POS receives winter sun
- Overhead shading for north facing windows, alternative shading for west windows
- Overhead weather protection for all external doors
- Ceiling fans to bedrooms and at least one living area
- At least two of: min 6.6kW solar PV system, home battery storage, heat pump hot water system, induction cooktop
- Connection to recycled water supply
- Silver Level Livable Housing principles (encouraged)
- Electrical supply for vehicle charging (encouraged)

Botanic Name	Common Name	Mature Size (height x width in metres)	Plant Origin	Water Rating	Notes
LOW HEDGING (SUITABLE FOR FRONT FENCING)					
Abelia 'Francis Mason'	Francis Mason Abelia	1.1 x 1 (trimmed)	INT	Medium	Requires regular pruning. Tolerates sun & part shade.
Acmena smithii 'Hedgemaster'	Hedgemaster Lilly Pilly	1 x 0.6 (trimmed)	AU-C	Medium	Prefers protection from frost. Psyllid resistant. Tolerates sun & part shade.
Buxus microphylla var. japonica	Japanese Box	1 x 1 (trimmed)	INT	Medium	Requires regular pruning. Tolerates sun & part shade. Tolerates sun & part shade.
Callistemon 'Better John'	Better John Dwarf Bottlebrush	1 x 0.9 (trimmed)	AU-C	Low	Minimal pruning required. Tolerates sun & part shade.
Correa alba	White Correa	1 x 1 (trimmed)	AU	Low	Grey-green downy leaves. Requires pruning for good shape. Tolerates sun & part shade.
Euonymus "Silver Pillar"	Silver pillar	1 x 1	INT	Low	Hardy compact evergreen shrub with striking silver foliage. Low maintenance and fast growing. Tolerates sun & part shade.
Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lilly Pilly	1 x 1 (trimmed)	AU-C	Medium	Requires pruning. Psyllid resistant. Tolerates light frosts. Tolerates sun & part shade.
Westringia fruticosa 'Naringa'	Narings Coast Rosemary	1 x 1 (trimmed)	AU-C	Low	Fast establishing, requires some pruning. Tolerates sun & part shade.
CLIMBERS					
Clematis aristata	Old Man's Beard	To 8m	IDG	Low	Creamy flowers in spring. Mulch to keep root zone cool. Plant in shade.
Trachelospermum jasminoides	Star Jasmine	To 6m	INT	Medium	Masses of fragrant star-shaped flowers in early summer. Also suitable as clipped groundcover. Tolerates sun & part shade.
Pandorea pandorana	Wonga Wonga Vine	To 5m	AU	Low	Tubular flowers winter to summer. Tolerates light frost. Consider other Pandorea jasminoides varieties. Tolerates sun & part shade.
Parthenocissus tricuspidata	Boston Ivy	To 15m	INT	Medium	Deciduous climber clinging to walls with adhesive tendrils. Tolerates full sun.
Pyrostegia venusta	Orange Trumpet Creeper	To 5m	INT	Medium	Requires a warm position - only semi frost-tolerant. Tolerates full sun.
Vitis vinifera	Ornamental Grape	To 7m	INT	Low	Deciduous climber useful for covering pergolas. No fruit. Tolerates full sun.
<u>Plant origin:</u> AU Australian Native AU-C Australian native - modern cultivar IDG Locally indigenous plant INT Introduced plant					

PANORAMA

