



Regional Housing Guideline

Office for Regional Housing
Renewal SA

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1 Housing Schedules

This section outlines the minimum requirements for GEH housing in regional South Australia.

To demonstrate compliance with the minimum requirements, ensure:

- floor plans show indicative furniture and equipment; and
- electrical layout plans show indicative connections, including GPOs, TV and internet outlets, downlights, ceiling fans and exhaust fans.

NOTE: The use of local (South Australian) made products should be first preference where available.

NOTE: Where reference imagery included within this document does not reflect specifications, specifications take precedence.

1.1 2 Bedroom, 2 Bathroom Dwelling

Rooms Required	Measurements (minimum)	Notes
All Rooms	2.7m high ceilings	
Entry Porch		• Preference for stepless entry • Provide cover in the form of a veranda, bulkhead, eave, or equivalent
Passage / Hallway	1m width	• Door latch off set distances to be maintained throughout dwelling only where the door opens towards the user • If including built-in storage for linen or utilities, increase width of passage to ensure a 1m clearance adjacent to storage cupboard.
Kitchen		• Refer to '2.1 Kitchen'
Living / Family	4.0m width 5.0m length 20.0m ² area	• Allow space (and provide indicative layout) for: – TV unit – Coffee table – Lounge suite(s) for up 4 people (minimum 2 people) • Ensure connections for and installation of: – 1 x ceiling fan – 1 x antenna connection near tv (Free-to-Air) – 1 x internet connection near tv (Smart features and streaming services)
Dining	3.0m width 3.0m length 9.0m ² area	• Allow space (and provide indicative layout) for: – Dining table with four (4) chairs
Bedrooms	3.5m width 3.5m length 12.25m ² area	• Refer to '2.2 Bedrooms' • The 3.5m x 3.5m measurement <i>includes</i> built-in robes
Bathrooms / WC		• Refer to '2.3 Bathrooms / WC' • Two bathrooms, comprising – 1 x ensuite with toilet, shower & vanity.

Rooms Required	Measurements (minimum)	Notes
		– 1 x family bathroom with toilet, shower & vanity. • Note: provision of bath and/or separate toilet/powder room optional for 2 bed houses.
Laundry		• Refer to '2.4 Laundry' • Laundry must be in a separate room and not within a closet/cupboard space. Can be incorporated within a garage.
Storage (Linen, Utilities)		• Minimum 500mm (d) x 1000 (l) • Allow space for: – adjustable shelves for linen storage – Adjustable shelves, and vertical cavity with double GPO for utility storage and charging (i.e. vacuum cleaner)
Alfresco	3.0m width 3.0m length	• Alfresco to be covered, refer to '3.3.2' • Allow space for: – Outdoor table with four (4) chairs – Freestanding barbeque, if provided by Tenant
Clothesline		• Refer to '3.11.5 Clothesline'
Garden Shed	2.0m width 3.0m length	• Refer to '3.11.6 Garden Shed'
Landscaping		• Refer to: – '3.11.8 Softscape,' – '3.11.9 Irrigation System' and – 'Appendix B - Plant Species Guide' • Minimum requirements for front garden: – 2 trees (small – medium) – Soft landscaping (turf and/or garden bed) – Automated irrigation system • Minimum requirements for backyard – 3-5 trees (small – medium) – 40m² of natural turf – Area of garden bed – Automated irrigation system
Undercover Parking (i.e., garage)	6.0m width 6.0m length	• Allow space for two standard vehicles, circulation and storage. • Panel lift door, minimum 2.4m (h) x 5m (w), with two remotes. • Garage must be fully enclosed. Open carports will not be considered. • If carport is attached to dwelling, allow for direct entry from garage into house • Allow for direct access to backyard via door or single roller door (if possible)

1.2 3 Bedroom, 2 Bathroom Dwelling

Rooms Required	Measurements (minimum)	Notes
All Rooms	2.7m high ceilings	
Entry Porch		• Preference for stepless entry • Provide cover in the form of a veranda, bulkhead, eave, or equivalent
Passage / Hallway	1m width	• Door latch off set distances to be maintained throughout dwelling only where the door opens towards the user • If including built-in storage for linen or utilities, increase width of passage to ensure a 1m clearance adjacent to storage cupboard.
Kitchen		• Refer to '2.1 Kitchen'
Living / Family	4.0m width 5.0m length 20.0m ² area	• Allow space (and provide indicative layout) for: – TV unit – Coffee table – Lounge suite(s) for minimum 4 people – Side table • Ensure connections for and installation of: – 1 x ceiling fan – 1 x antenna connection near tv (Free-to-Air) – 1 x internet connection near tv (Smart features and streaming services)
Dining	3.0m width 3.0m length 9.0m ² area	• Allow space (and provide indicative layout) for: – Dining table with six (6) chairs
Bedrooms	3.5m width 3.5m length 12.25m ² area	• Refer to '2.2 Bedrooms' • For Secondary Bedrooms, the 3.5m x 3.5m measurement <i>includes</i> built-in robes
Bathrooms / WC		• Refer to '2.3 Bathrooms / WC' • Provide two bathrooms, comprising – 1 x ensuite with toilet, shower & vanity. – 1 x family bathroom with shower, bath & vanity. – 1 x Separate toilet/powder room
Laundry		• Refer to '2.4 Laundry' • Laundry must be in a separate room and not within a closet/cupboard space. Can be incorporated within a garage.
Storage (Linen, Utilities)		• Minimum 500mm (d) x 1500 (l) • Allow space for: – adjustable shelves for linen storage

Rooms Required	Measurements (minimum)	Notes
		Adjustable shelves, and vertical cavity with double GPO for utility storage and charging (i.e. vacuum cleaner)
Alfresco	3.0m width 3.0m length	- Alfresco to be covered, refer to '3.3.2' - Allow space for: - Outdoor table with six (6) chairs - Freestanding barbeque, if provided by Tenant
Clothesline		Refer to '3.11.5 Clothesline'
Garden Shed	2.0m width 3.0m length	Refer to '3.11.6 Garden Shed'
Landscaping		- Refer to: '3.11.8 Softscape,' '3.11.9 Irrigation System' and 'Appendix B - Plant Species Guide' - Minimum requirements for front garden: 2 trees (small – medium) - Soft landscaping (turf and/or garden bed) - Automated irrigation system - Minimum requirements for backyard 3-5 trees (small – medium) 40m² of natural turf - Area of garden bed - Automated irrigation system
Undercover Parking (i.e., garage)	6.0m width 6.0m length	- Allow space for two standard vehicles, circulation and storage. - Panel lift door, minimum 2.4m (h) x 5m (w), with two remotes. - Garage must be fully enclosed. Open carports will not be considered. - If carport is attached to dwelling, allow for direct entry from garage into house - Allow for direct access to backyard via door or single roller door (if possible)

1.3 4 Bedroom, 2 Bathroom Dwelling

Rooms Required	Measurements (minimum)	Notes
All Rooms	2.7m high ceilings	
Entry Porch		• Preference for stepless entry • Provide cover in the form of a veranda, bulkhead, eave, or equivalent
Passage / Hallway	1m width	• Door latch off set distances to be maintained throughout dwelling only where the door opens towards the user • If including built-in storage for linen or utilities, increase width of passage to ensure a 1m clearance adjacent to storage cupboard.
Kitchen		• Refer to '2.1 Kitchen'
Living / Family	4.0m width 5.0m length 20m ² area	• Allow space (and provide indicative layout) for: – TV unit – Coffee table – Lounge suite(s) for four people – Side table • Ensure connections for and installation of: – 1 x ceiling fan – 1 x antenna connection near tv (Free-to-Air) – 1 x internet connection near tv (Smart features and streaming services)
Living Area # 2	4.0m width 5.0m length 20m ² area	• 4-bedroom houses are required to have two separate living areas. • Allow space (and provide indicative layout) for: – TV unit – Coffee table – Lounge suite(s) for four people – Side table • Ensure connections for and installation of: – 1 x ceiling fan – 1 x antenna connection near tv (Free-to-Air) – 1 x internet connection near tv (Smart features and streaming services)
Dining	3.0m width 4.0m length 12.0m ² area	• Allow space (and provide indicative layout) for: – Dining table with eight (8) chairs
Bedrooms	3.5m width 3.5m length 12.25m ² area	• Refer to '2.2 Bedrooms' • For Secondary Bedrooms, the 3.5m x 3.5m measurement <i>includes</i> built-in robes
Bathrooms / WC		• Refer to '2.3 Bathroom / WC' • Provide two bathrooms, comprising – 1 x ensuite with toilet, shower & vanity. – 1 x family bathroom with shower, bath & vanity.

Rooms Required	Measurements (minimum)	Notes
		– 1 x Separate toilet/powder room
Laundry		• Refer to '2.4 Laundry' • Laundry must be in a separate room and not within a closet/cupboard space.
Storage (Linen, Utilities)		• Minimum 500mm (d) x 2000 (l) • Allow space for: – adjustable shelves for linen storage – Adjustable shelves, and vertical cavity with double GPO for utility storage and charging (i.e. vacuum cleaner)
Alfresco	3.0m width 3.0m length	• Alfresco to be covered, refer to '3.3.2' • Allow space for: – Outdoor table with eight (8) chairs – Freestanding barbeque, if provided by Tenant
Clothesline		• Refer to '3.11.5 Clothesline'
Garden Shed	2.0m width 3.0m length	• Refer to '3.11.6 Garden Shed'
Landscaping		• Refer to: – '3.11.8 Softscape,' – '3.11.9 Irrigation System' and – 'Appendix B - Plant Species Guide' • Minimum requirements for front garden: – 2 trees (small – medium) – Soft landscaping (turf and/or garden bed) – Automated irrigation system • Minimum requirements for backyard – 3-5 trees (small – medium) – 40m² of natural turf – Area of garden bed – Automated irrigation system
Undercover Parking (i.e., garage)	6.0m width 6.0m length	• Allow space for two standard vehicles, circulation and storage. • Panel lift door, minimum 2.4m (h) x 5m (w), with two remotes. • Garage must be fully enclosed. Open carports will not be considered. • If carport is attached to dwelling, allow for direct entry from garage into house • Allow for direct access to backyard via door or single roller door (if possible)

2 Key Room Schedules

2.1 Kitchen

Item	Standards, Services and Selections
2.1.1 Layout and Circulation	• Ensure efficient movement between preparation, cooking, washing and storage zones. • Preference for galley design, which provides two separate work areas and increased bench space • Provide minimum 1000mm wide circulation space between benchtops, and in front of refrigerator, sink and stove, in accordance with accessibility and universal design standards • Design and installation in accordance with: – AS 4386 – Domestic kitchen assemblies – AS 4299 – Adaptable housing – Liveable Housing Design Guidelines (LHA)
2.1.2 Benchtops	• Material: 20mm thick engineered stone or 25mm thick laminate • Finish / Colour: White or grey tones, matte finish • Dimensions: – Sized to suit occupancy – Minimum 600mm depth – Minimum 300mm length either side of oven and stove – Adequate space adjoining sink, to accommodate food preparation and small appliances • Notes: Optional upgrade to waterfall ends on island
2.1.3 Splashback	• Material: Porcelain tile • Finish / Colour: White or grey tones, gloss • Size: Builder's choice • Height: Full height to underside of overhead cabinet • Notes: Avoid unsightly cuts for GPOs
2.1.4 Base Cabinets	• Material: Melamine, simple profile, moisture resistant • Finish / Colour: White or neutral tones, matte finish • Notes: Soft-close drawers, lip handles in brushed stainless steel, optional upgrades for handles and hardware (as required)
2.1.5 Overhead Cabinets	• Material: Melamine, simple profile, moisture resistant • Finish / Colour: White, grey or neutral tones, matte finish • Notes: Soft-close doors, pull handles in brushed stainless steel, optional upgrades for handles and hardware (as required)
2.1.6 Pantry Cabinet (*N/A if Pantry Room provided)	• Sized to suit occupancy • Material: Melamine, simple profile, moisture resistant • Finish / Colour: White, grey or neutral tones, matte finish • Notes: Adjustable shelves, Soft-close doors, lip handles in brushed stainless steel, optional upgrades for handles and hardware (as required)
2.1.7 Appliance Cabinet	• Style: Base cabinet with cavity for microwave, and single drawer • Material: Melamine, simple profile, moisture resistant • Dimensions: 600 mm width – allow for microwave dimensions 600mm(w) x 580mm(d) x 450mm(h) • Finish / Colour: White, grey or neutral tones, matte finish

Item	Standards, Services and Selections
	Notes: Soft-close drawer with lip handle in brushed stainless steel
2.1.8 Bin Drawer	- Material: Melamine, simple profile, moisture resistant - Dimensions: 450mm wide with multiple bins - Finish / Colour: White grey or neutral tones, matte finish - Notes: Soft-close drawer, lip handle in brushed stainless steel, optional upgrades for handles and hardware (as required)
2.1.9 Sink	- Style: Inset or undermount - Material: Stainless steel - Bowl(s): 1½ bowl or 2 bowl, with drainer and basket waste - Notes: Locate in triangle configuration with refrigerator and stove, ensure dishwasher and bin drawer are located directly adjacent
2.1.10 Sink Tapware	- Style: Mixer tap - Finish / Colour: Chrome, gloss finish - Notes: WELS 5 Star, swivel spout
2.1.11 Cooktop	- Style: Electric, induction, high energy efficiency rating - Dimensions: 600mm wide - Finish / Colour: Stainless steel or black glass - Notes: Ensure minimum 300mm of benchtop space either side, locate in triangle configuration with sink and refrigerator
2.1.12 Oven	- Style: Electric, under-bench or in-built, high energy efficiency rating - Dimensions: 600mm wide - Finish / Colour: Stainless steel or black glass - Notes: Ensure minimum 300mm of benchtop space either side, locate in triangle configuration with sink and refrigerator
2.1.13 Rangehood	- Style: Electric, concealed, high energy efficiency rating - Dimensions: 600mm wide - Finish / Colour: Stainless steel - Notes: Ducted externally
2.1.14 Dishwasher	- Style: Built-in dishwasher, builder standard range - High water efficiency and energy efficiency ratings - Dimensions: 600mm wide - Finish / Colour: Stainless steel - Notes: Locate adjacent to sink, optional upgrade to semi-integrated or fully-integrated
2.1.15 Refrigerator	- Allow space for a refrigerator, minimum 1100 (w) x 1850mm (h), as well as ventilation space, as required - Notes: Locate in triangle configuration with sink and stove
2.1.16 Electrical	For electrical connections (i.e. GPOs, lighting) refer to '3.10.1'

2.1.17 Kitchen Reference Imagery





2.2 Bedrooms

Item	Standards, Services and Selections
2.2.1 Measurements, Layout and Furniture	- Minimum measurements for <u>all</u> bedrooms: 3.5m wide 3.5m long 12.25m² area - For Secondary Bedrooms, the 3.5m x 3.5m measurement <i>includes</i> built-in robes - To support privacy and acoustic separation, bedrooms shall be accessed via a dedicated hallway or passage, rather than opening directly off a main living or dining area. - Allow space and provide an indicative layout for: - Queen sized double bed - Bedside table/s - Built in robe (*not required if walk in robe is provided) - Ensure installation of one ceiling fan, including associated trimmers and electrical connections.
2.2.2 Built-in Robes	- Style: Built-in robe - Material: Melamine, simple profile - Dimensions: Minimum 600mm deep x 1500mm wide - Sliding doors: Choice of profiled doors or frameless mirrors - Finish / Colour: White or grey tones, matte finish - Note: Include rails for both half and full length hanging options - Note: Master bedroom to include 2 x full drawer tower. Other bedrooms to include 1 x full drawer tower.
2.2.3 Walk-in Robe (if applicable)	- Style: Walk-in robe - Dimensions (minimum): 1800mm combined width of storage space 600mm deep shelf/hanging space 900mm walkway width - Material: Melamine, simple profile - Sliding doors: Choice of profiled doors or frameless mirrors (optional) - Finish / Colour: White, grey or neutral tones, matte finish - Notes: Include rails for both half and full length hanging options, as well as 2 x full drawer tower.
2.2.4 Fixtures	- For electrical connections (i.e. GPOs, lighting) refer to '3.10.4' - GPOs to be white - Ceiling fan to be white
2.2.5 Floor Finish	Carpet finish, refer to '3.7.3.'

2.2.6 Bedroom Reference Imagery





2.3 Bathrooms / WC

Item	Standards, Services and Selections
2.3.1 Layout and Circulation	• Provide minimum 700mm wide circulation in front of toilet, shower and vanity • Stepless shower area, 900mm x 900mm with central chrome waste
2.3.2 Vanity	• Style: Wall hung • Width: minimum 1200mm wide • Finish / Colour: white melamine, 20mm thick engineered stone or 25mm thick laminate benchtop • Notes: soft close drawers, integrated basin
2.3.3 Vanity Tapware	• Style: Mixer tap, adjustable swivel spout • Finish / Colour: Chrome or matte black • Notes: WELS 5 Star, single lever
2.3.4 Vanity Basin	• Style: Countertop or inset • Finish / Colour: White ceramic, gloss • Notes: to suit vanity top, install bottle trap waste
2.3.5 Mirror Cabinet	• Style: Recessed or wall-mounted • Width: to suit vanity • Finish / Colour: Frameless, mirrored
2.3.6 Shower Screen	• Style: Frameless • Finish / Colour: Clear safety glass • Notes: 10mm toughened, polished edges
2.3.7 Shower	• Style: Rail shower • Finish / Colour: Chrome • Notes: WELS 5 Star, adjustable rail, soap dish and/or shelf
2.3.8 Shower Tapware	• Style: Mixer tap • Finish / Colour: Chrome • Notes: WELS compliant
2.3.9 Shower Screen	• Style: Frameless or semi-frameless • Glass: Safety glass per AS 1288 Glass in Buildings.
2.3.10 Bath	• Style: Inset or back-to-wall • Length: 1500mm • Finish / Colour: White, acrylic • Notes: Chrome waste
2.3.11 Bath Tapware and Spout	• Style: Mixer tap, adjustable swivel spout, wall mounted • Finish / Colour: Chrome or matte black • Notes: WELS compliant
2.3.12 Towel Rail	• Style: Double, 750mm (or 2x single, 750mm) • Finish / Colour: Chrome • Notes: Wall mounted. Ensure no clashes between towel rails and doors and ease of access to towel rail from shower.
2.3.13 Towel Ring	• Style: Modern • Finish / Colour: Chrome

Item	Standards, Services and Selections
	Notes: Fixed to all vanity units, including in powder room.
2.3.14 Toilet	- Style: Back to wall, rimless, soft-close seat - Finish / Colour: White ceramic - Notes: Minimum WELS 4 Star, 3.5L average per flush
2.3.15 Toilet Roll Holder	- Style: Modern - Finish / Colour: Chrome - Notes: Wall mounted
2.3.16 Exhaust Fan	- Style: IXL Tastic Eco (or similar) - Finish / Colour: White grille - Notes: with heat lamps and exhaust
2.3.17 Accessories	Builder's choice of Soap dish in shower
2.3.18 Drainage Wastes (x3)	- Centre, chrome finish drainage waste in bathroom - Centre, chrome finish drainage waste in shower - Centre, chrome finish drainage waste in bath
2.3.19 Tiles	Refer to '3.7.3'
2.3.20 Electrical	- For electrical connections (i.e. GPOs, lighting) refer to '3.10.5' - GPOs to be white

2.3.21 Bathroom Reference Imagery







2.4 Laundry

Item	Standards, Services and Selections
2.4.1 Layout and Circulation	• Provide minimum 700mm wide circulation in front of sink and washing machine. • Laundries must be in a separate room and not within a closet/cupboard space. Can be incorporated within a garage space.
2.4.2 Utility / Linen Cabinet	• Material: Melamine, simple profile, moisture resistant to withstand humidity • Dimensions: as required to accommodate vacuum, mop, broom, and ironing board, as well as shelved storage • Finish / Colour: White, grey or neutral tones, matte finish • Notes: Adjustable shelves, Soft-close doors, pull handles in chrome, optional upgrades for handles and hardware (as required)
2.4.3 Trough Cabinet	• Material: Melamine, simple profile, moisture resistant to withstand humidity • Finish / Colour: White, grey or neutral tones, matte finish • Notes: Soft-close doors, pull handles in chrome, optional upgrades for handles and hardware (as required)
2.4.4 Trough	• Size: Minimum 45 litre trough with cabinet • Finish / Colour: Stainless Steel
2.4.5 Trough Tapware	• Style: Mixer tap, adjustable swivel spout • Finish / Colour: Chrome or matte black • Notes: WELS 5 Star, single lever
2.4.6 Splashback	• Material: Porcelain tile • Finish / Colour: White or grey tones, gloss • Size: Builder's choice • Height: Choice of 300mm or 600mm above benchtop • Notes: Avoid unsightly cuts for GPOs
2.4.7 Benchtops	• Material: 20mm thick engineered stone or 25mm thick laminate • Finish / Colour: White, grey or neutral tones, matte finish • Dimensions: – Minimum 600mm depth – Minimum 400mm length adjacent trough
2.4.8 Appliances	• Allow space and connections for: – 9kg front loader washing machine, minimum dimensions: 600mm (w) x 850mm (h) x 700mm (d) – 6kg dryer (heat pump or vented), minimum dimensions: 600mm (W) x 795mm (h) x 560mm (d) • Appliances to support high energy efficiency and WELS star ratings
2.4.9 Drainage Waste	• Centre, chrome finish drainage waste, in accordance with the NCC standards for new builds.
2.4.10 Electrical	• Exhaust fan, ducted externally • For electrical connections (i.e. GPOs, lighting) refer to '3.10.6.' • GPOs to be white

2.4.11 Laundry Reference Imagery



3 Building Schedules

3.1 Specification Clause (South Australia)

This section outlines the general building requirements for GEH housing in regional South Australia:

3.1.1 Regulatory Compliance

- Comply with the National Construction Code (NCC) and, where practicable, incorporate the Modern Homes provisions to enhance comfort, accessibility, adaptability, and resilience to changing climates and future needs.
- Comply with the Planning, Development and Infrastructure Act 2016, Planning, Development and Infrastructure (General) Regulations 2017, and the South Australian Housing Code where applicable.
- Comply with relevant Ministerial Building Standards (MBS), including but not limited to the MBS 007 – Concessions for certain residential building work, and MBS 013 – Application of Modern Homes provisions to alterations and additions of existing Class 1 buildings.

3.1.2 Performance Requirements

- Achieve a minimum 7-star NatHERS energy efficiency rating. Refer to **Appendix A** for practical guidance on achieving 7-Star ratings, including orientation, glazing, insulation, and Whole-of-Home considerations.
- Implement condensation management measures in accordance with NCC provisions.
- Ensure compliance with relevant Commonwealth legislation, including the Disability Discrimination Act 1992 (Cth) and associated accessibility standards.

3.1.3 Australian Standards (including, but not limited to):

- AS 3959 – Construction of buildings in bushfire-prone areas (where applicable).
- AS/NZS 1170 series – Structural design actions.
- AS 1684 – Residential timber-framed construction.
- AS 2870 – Residential slabs and footings.
- AS 1428 series – Design for access and mobility.
- AS/NZS 3500 series – Plumbing and drainage.
- AS 3600 – Concrete structures (where applicable).

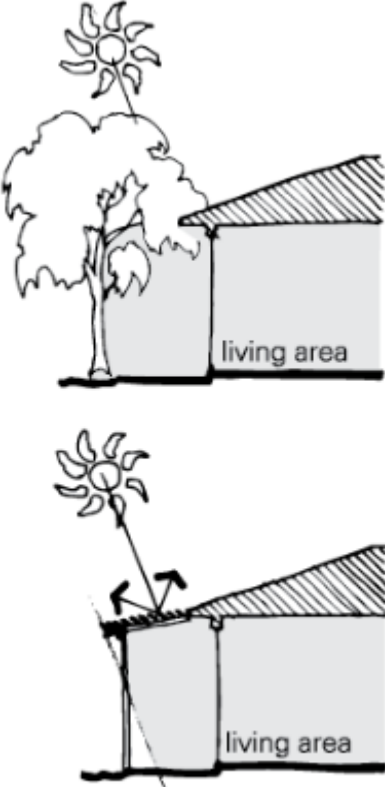
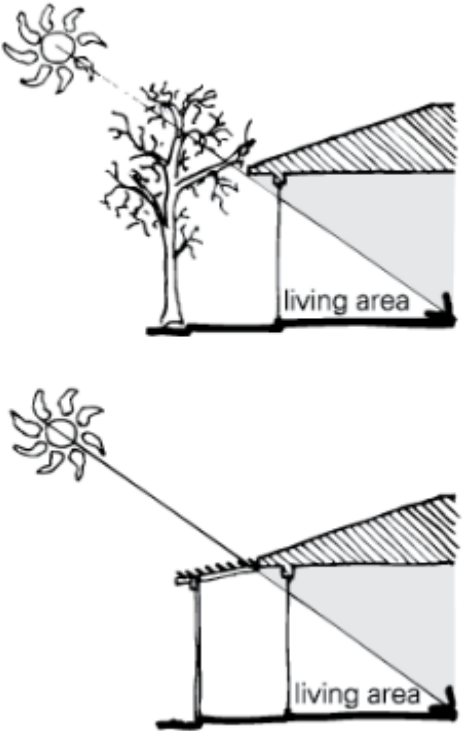
3.1.4 Industry Good Practice

- Adopt recognised industry guidelines and good practice standards, including guidance from the Housing Industry Association (HIA), Master Builders Association (MBA SA), and the Green Building Council of Australia (GBCA).
- Apply best practice sustainability principles, including passive design, efficient services, water-sensitive urban design (WSUD), and waste minimisation.

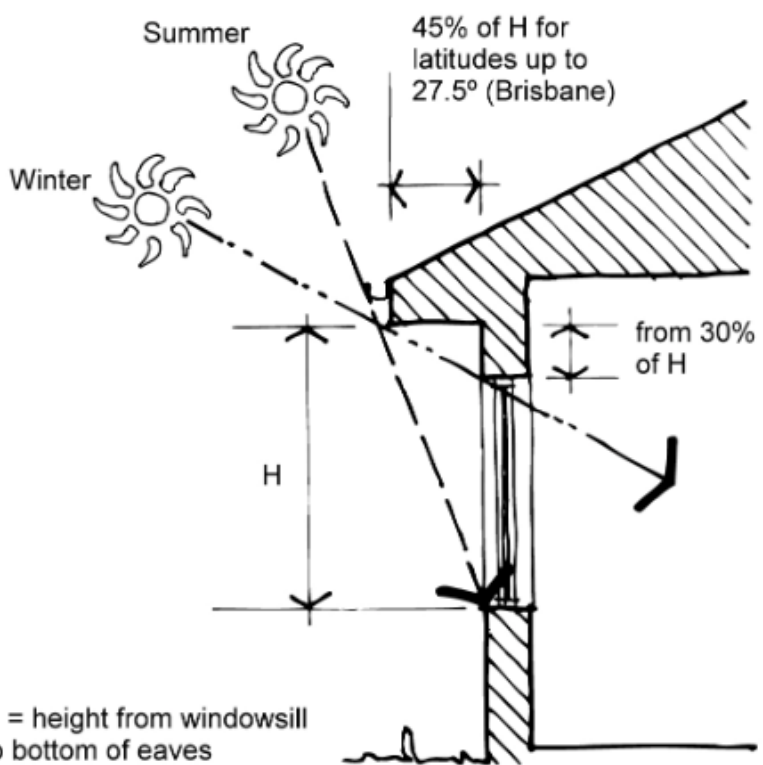
3.1.5 Modular and Prefabricated Construction (if applicable)

- NCC and applicable Australian Standards as above.
- Modular Construction Code of Practice (PrefabAUS/industry guidance) and relevant certification requirements.
- South Australian regulatory approvals for off-site fabrication and on-site assembly.

3.2 Building Structure

Item	Standards, Services and Selections
3.2.1 Orientation, Shading and Ventilation	Refer to Appendix A for design principles relating to orientation, cross-ventilation, and shading. Building's should (where possible): • Face living areas and major glazing north and east, where possible, to reduce summer heat and increase winter sun • Minimise western facing windows • Position garages, laundries, and bathrooms on west/east sides to buffer living areas from heat. Orientation and suggested shading types: • <u>North</u>: Fixed or adjustable horizontal shading above window and extending past it each side • <u>East and west</u>: Fixed or adjustable vertical louvres or blades; deep verandas or pergolas with deciduous vines • <u>North-east and north-west</u>: Adjustable shading or pergolas with deciduous vines to allow winter solar heating, or verandas to exclude it • <u>South-east and south-west</u>: Planting: deciduous in cool climates (i.e., Mount Gambier), evergreen in hot climates (i.e. Riverland, Copper Coast, Port Augusta) Summer  Winter  External shading devices for north-facing openings

Item	Standards, Services and Selections
	Ventilation • Orientate building to capture prevailing breezes • Place windows opposite each other for cross ventilation • Consider higher windows to let hot air escape <i>Note: If a block is poorly oriented, these elements are encouraged but not mandatory, and non-compliance will not preclude development.</i>
3.2.2 Footings and Slab	Builder's choice of either: • Reinforced concrete slab (minimum P3 Slip Rating), or • Steel chassis (for prefabricated housing solutions) Design and construction in accordance with: • AS 2870, or • AS 3600, as required.
3.2.3 Framing	Builder's choice of either steel or timber framing. Design and construction in accordance with: 1 Steel framing: 1.1 Residential and low-rise steel framing: 1.1.1 Design: NASH Standard 'Residential and Low-Rise Steel Framing' Part 1. 1.1.2 Design solutions: NASH Standard 'Residential and Low-Rise Steel Framing' Part 2. 1.2 Steel structures: AS 4100 1.3 Cold-formed steel structures: AS/NZS 4600 2 Timber framing: 2.1 Design of timber structures: AS 1720.1 2.2 Design of nail plated timber roof trusses: AS 1720.5 2.3 Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4 2.4 Residential timber-framed construction – cyclonic areas: AS 1684.3 2.5 Installation of particleboard flooring: AS 1860.2 3 Alternate framing solutions including structural insulated panels and other MMC products may be considered. Framing for doors should ensure minimum clear openings of 820mm
3.2.4 Eaves	Eaves are required to achieve suitable permanent shading, as follows: • Mandatory for northern and western elevations, encouraged for all • Minimum width of 45% of the height from the bottom windowsill to the bottom of the eave. This ensures suitable shading a month either side of the summer solstice and suitable solar access a month either side of the winter solstice. • Sill heights must be consistent, where possible

Item	Standards, Services and Selections
	- Extend the eaves overhang over full height doors or windows. This allows the 45% rule to be simply met with the following standard eaves overhangs of: 450mm when the height from sill to eaves is 900–1200mm 600mm when the height from sill to eaves is >1200–1350mm 900mm when the height from sill to eaves is >1350–2100mm 1200mm when the height from sill to eaves is 2100–2700mm.  45% rule of thumb for latitudes south of, and including, 27.5°S - To avoid having permanently shaded glass at the top of the window, ensure that distances between the top of glazing and the eaves underside are at least 30% of the height. This is critical for cool and cold climates, such as Mount Gambier, where it is a significant source of heat loss at night with no compensating daytime solar gains.
3.2.5 Ceilings	2700 mm high
3.2.6 Bathrooms	Stepless shower area, minimum 900mm x 900mm
3.2.7 Waterproofing	Roof and external walls (including openings around windows and doors) must prevent the penetration of water that could cause: - unhealthy or dangerous conditions, or loss of amenity for occupants; and - undue dampness or deterioration of building elements. Performance requirement is satisfied for the design and construction of external waterproofing for roofing systems on flat roofs, roof terraces,

Item	Standards, Services and Selections
	balconies and terraces and other similar horizontal surfaces located above internal spaces of a building, provided: • membranes used in the external waterproofing system comply with AS 4654.1; and • the design and installation of the external waterproofing system is in accordance with AS 4654.2 For internal wet areas: • All works to comply with the National Construction Code (NCC), AS 3740 – Waterproofing of domestic wet areas, and relevant Australian Standards • Plumbing and electrical work by licensed trades, compliant with SA Water and AS/NZS 3500 Plumbing and Drainage and AS/NZS 3000 Wiring Rules. • Waterproofing membranes to be installed by accredited applicators.

3.3 Roof Cladding

Item	Standards, Services and Selections
3.3.1 House	Builder's choice of either: • Colorbond Custom orb (or equivalent metal sheet material), or • Roof tiles Material colour should respond to the region's climate: • In hotter areas, roofs should be light, neutral tones to improve energy efficiency—for example, Colorbond® <i>Surf Mist</i>. • In cooler areas, such as Mount Gambier, darker colours may be more suitable—for example, <i>Monument</i>. Solar provision to be negotiated with builder. Roof access and mounting points must be installed to accommodate possible future solar system.
3.3.2 Alfresco	House roof to extend to fully cover the alfresco area, as follows: • Roof overhang should be a minimum of 600–900 mm beyond the alfresco perimeter to ensure adequate weather protection. • Consider a consistent roof slope matching the main house to maintain drainage and visual continuity. • Materials and finishes should match the main roof to create a unified aesthetic.

3.4 External Wall Cladding

Item	Standards, Services and Selections
3.4.1 Fibre Cement Sheet (FSC)	Builder's choice of either: • James Hardie Scyon Matrix (or equivalent) • James Hardie Scyon Axon (or equivalent) • James Hardie Harditex (or equivalent) Finish to be paint or render, in a light neutral colour. Design and construction in accordance with: • for wall cladding, Part 7.5 of the ABCB Housing Provisions.
3.4.2 Autoclaved Aerated Concrete (AAC)	Hebel Finish to be paint or render, in a light neutral colour. Design and construction in accordance with: • for autoclaved aerated concrete wall cladding, AS 5146.1;
3.4.3 Brickwork	Builder's choice of either clay or concrete bricks, made in South Australia. Colour to be either: • Light neutrals (sand / cream), or • Traditional reds (red / terracotta / brown) Design and construction in accordance with: • AS 3700 – Masonry Structures, or • AS 4773 – Masonry in Small Buildings
3.4.4 Insulation	Refer to ' 3.5 Insulation and Acoustics '

3.5 Insulation and Acoustics

Item	Standards, Services and Selections
3.5.1 Insulation	Builder's choice of materials, to achieve a minimum 7-Star NatHERS rating, to help maintain a comfortable indoor temperature with minimal energy use.
3.5.2 Acoustics	Builder's choice of acoustic insulation materials in accordance with: • National Construction Code (NCC) Volume 1, Section F5 • AS/NZS 2107:2016 • AS 1191:2002 – Acoustics • AS 1276

3.6 Windows and Doors

Item	Standards, Services and Selections
3.6.1 NCC Standards	Glazing and windows to be designed and constructed in accordance with AS 2047 for glazed assemblies in an external wall. Glazing and windows shall be installed in compliance with: • AS 2047; and • Part 8.2 of the ABCB Housing Provisions, if they are: – in buildings that are within the geometric limits set out in clause 1.2 of AS 4055; and – located in an area with a wind class of not more than N3. Refer to Appendix A for practical glazing and shading strategies to achieve energy efficiency targets. Security screens shall be designed and installed in accordance with: • AS 5039: Security Screen Doors and Security Window Grilles (Sets minimum requirements for strength and design) • AS 5040: Installation of Security Screen Doors and Security Window Grilles (Covers correct fixing and installation so they can withstand impact and jemmying) • AS 5041: Methods of Test for Security Screen Doors and Window Grilles (Defines impact, jemmy, knife shear, and pull tests)
3.6.2 Windows	All windows shall be double glazed, with the exception of bathrooms, with aluminium powder coated or uPVC frames. Wet areas to have safety glass per AS 1288 Glass in Buildings. Refer to Appendix A for practical glazing and shading strategies to achieve energy efficiency targets. Builder's choice of the following window styles: • Casement, • Tilt and turn, or • Sliding Awning windows may be considered, however, due to the limited opening size, they are not very effective at encouraging incoming breezes for cross ventilation. Minimum hardware: • Keyed lock • Flyscreen or security screen (refer to 4.4.7) Refer to '3.2.4 Eaves' for sill heights.
3.6.3 External Shading Devices	Refer to '3.2.4 Eaves' for sill heights Awnings and/or roller shutters may be required on north and/or west facing windows to reduce heat gain.
3.6.4 External Swing Doors	Framing for doors should ensure minimum clean openings of 820mm. Minimum door dimensions: 2040mm (H) x 820mm (w) x 40mm (D)

Item	Standards, Services and Selections
	Builder's choice of either: • timber frame, or Weatherguard frame • solid timber door. If door glazing is used, the glass used shall be safety glass in accordance with AS 2208 Safety glazing materials in buildings. Minimum hardware: • Deadlock, optional deadbolt as required • Chrome lever handle • Zinc hinges • Flyscreen or security screen (refer to 4.4.7)
3.6.5 External Sliding Doors	All sliding doors shall be double glazed, with aluminium powder coated or uPVC frames. Minimum hardware: • Keyed locks • Flyscreen or security screen (refer to 4.4.7)
3.6.6 Internal Swing Doors	Minimum door dimensions: 2040mm (H) x 820mm (w) x 40mm (D) Internal swing doors shall be solid timber. Minimum hardware: • Keyed lock or a privacy snib (for bathrooms only) • Chrome lever handle • Zinc hinges
3.6.7 Flyscreen and Security Screens	All external opening windows and doors must have a: • flyscreen (for insect control during ventilation), or • a security screen (if both physical protection and insect control is required)

3.7 Internal Finishes

Item	Standards, Services and Selections
3.7.1 Partiwall (Class 1 dwelling)	Builder's choice, in accordance with the National Construction Code.
3.7.2 Internal wall linings (non-wet areas)	Non-wet area walls to be lined with plasterboard, in accordance with Australian Standards AS/NZS 2588 – Gypsum Plasterboard, and AS/NZS 2589 – Gypsum Linings – Application and Finishing Plasterboard to receive a paint finish, in accordance with Australian Standard AS/NZS 2311. Paint finish to be: • Colour: White • Finish: Low sheen • Application: Minimum 3-coat system (1 primer / 2 paint) Cornices to be 55mm Skirting to be painted MDF. Paint finish to be: • Colour: White • Finish: Low sheen • Application: Minimum 3-coat system (1 primer / 2 paint)
3.7.3 Internal floor finishes (non-wet areas)	Floors in passage, living area, dining area and kitchen to be finished in tile or laminate. Prefabrication housing solutions may use vinyl planks. Laminate requirements: • Type: High-pressure laminate floating floors • Colour: Timber look (e.g., oak, ash, walnut) • Finish: UV-resistant coating to minimise fading • Notes: Slip resistance of R9–R10 to AS 4586, expansion allowance of 10–12 mm along perimeter walls and fixed elements, install 2–3 mm acoustic underlay with moisture barrier (PE foam or rubber), ensure no beading and finish under skirting board. Tile requirements: • Type: Porcelain or ceramic • Colour: Neutral tone (e.g. light grey, beige, stone-look) • Sizes: 300mm x 300mm, 300mm x 600mm or 600mm x 600mm • Finish: Minimum P3 Slip Rating, matte or gloss • Notes: Tile layout to minimise cuts at edges and openings Floors in bedrooms to be finished in carpet: • Type: Broadloom • Colour: Neutral, mid-tone colour (e.g., grey, charcoal, taupe) • Finish: Patterned or textured • Notes: Minimum 5-star ACCS, seams to be laid away from major traffic paths, high-density rubber or acoustic underlay where required. sample required for approval.

Item	Standards, Services and Selections
3.7.4 Internal wall linings (wet areas)	Wet area walls to be lined with tile or fibre cement sheet. Tile requirements: • Colour: Neutral • Size: – 75 x 150 mm – 200 x 200 mm – 300 x 300 mm, or – 300 x 600 mm • Heights: – 2100 mm high in shower – 1200 mm high or as required for behind vanity and bath • Grout: Epoxy or polymer-modified cement, mould resistant, sealed • Junctions: Silicone sealant (mould-resistant) at tile-to-tile and tile-to-floor joints Fibre cement sheet requirements: • General: Fibre cement sheet lining to be moisture resistant and designed for wet areas, e.g.: – James Hardie Villaboard – James Hardie HardiGroove – James Hardie Axon • Heights: – 2100 mm high in shower – 1200 mm high or as required for behind vanity and bath
3.7.5 Internal floor finishes (wet areas)	Wet area floors and skirting to be tiled: • Colour: Neutral • Size: 300 x 300 mm, or 300 x 600 mm • Finish: Minimum P3 Slip Rating • Falls: Fall to floor wastes, in accordance with NCC and AS • Grout: Epoxy or polymer-modified cement, mould resistant, sealed • Notes: Stepless shower area, 900mm x 900mm, tile layout to minimise cuts at edges and opening
3.7.6 Window and Sliding Door Furnishings	Internal windows and sliding doors to be furnished with roller blinds (excluding bathrooms), as follows: • Material: blackout and sheer • Colour: Light neutrals • Automation: Manual, not battery operated • Notes: As an optional upgrade, security roller shutters may be installed subject to Client Approval.

3.8 Metering

Item	Standards, Services and Selections
3.8.1 Electrical	Individual smart meters for each GEH dwelling, to accommodate possible future solar and/or battery system
3.8.2 Water	Individual water meter for each GEH dwellings Separate meter for common property (if applicable)

3.9 Services

Item	Standards, Services and Selections
3.9.1 General	All plumbing and electrical to comply with AS/NZS 3500 Plumbing & Drainage and AS/NZS 3000 Wiring Rules.
3.9.2 Hot Water	- Low-emission electric heat pump system, with a minimum 6-star energy efficiency rating - System size minimum 200 litre to accommodate two bathrooms - Where possible, choose a quiet running system (<40 dB) - The system must be installed by a licensed or registered plumber and a Certificate of Compliance (eCOC) must be provided on completion of the works, in accordance with the NCC Volume three – Plumbing Code of Australia. - Install dedicated and hard-wired electrical circuit for increased safety and reliability, and an anti-vibration mounts. - External unit / plant for the system to be installed away from the entrance and outdoor living area. - A solar heat pump system may be considered if a solar and battery system is installed. - Eligible solar or electric heat pump water heaters are entitled to small-scale technology certificates (STCs), which can assist with purchase costs.
3.9.3 Heating and Cooling	Reverse cycle ducted system with individual zones for each bedroom and the main living area. System must have a minimum 7-star energy efficiency rating and comply with: - AS/NZS 3823 – Performance of Electrical Appliances – Air conditioners and heat pumps - The Greenhouse and Energy Minimum Standards Act 2012 External unit / plant for the system must be installed away from the entrance and outdoor living area
3.9.4 Internet / NBN	Provision for NBN connected
3.9.5 Solar and Battery Systems	Solar provision (i.e. solar conduits, wiring and other necessary infrastructure) to be installed to accommodate possible future on-site energy generation and storage.

Item	Standards, Services and Selections
	Ensure the: • conduit is routed to the electrical meter and roof space in a way that avoids unnecessary bends and tight turns, which could make installation of the solar system more difficult. • conduit path is free from potential obstructions (like plumbing, HVAC ducts, or structural beams) that may complicate the installation of solar wiring later. • conduit and wiring placement to comply with local electrical codes and regulations, such as AS 5033 for solar power installations.

3.10 Electrical Connections

Item	Standards, Services and Selections
3.10.1 Kitchen	• Minimum 2 x double general purpose outlets (GPOs) in splashback for small electrical appliances • GPOs as required to service larger electrical appliances of: – Dishwasher – Refrigerator – Cooktop – Oven – Rangehood / Exhaust Fan • 1 x double GPO in pantry cupboard • All GPOs must be: – protected by a 30 mA RCD – installed on a wall or end of cabinetry, minimum 1.2 metres of a sink • LED downlights: Cool light, dimmable • Other lighting: Optional task lighting under overhead cabinets
3.10.2 Living / Family	• 2 x double GPOs • 1 x connection for and installation of ceiling fan • 1 x connection for TV • 1 x connection / data point for internet • LED downlights: Warm white, dimmable
3.10.3 Dining Area	• 1 x double GPO • LED downlights: Warm white, dimmable
3.10.4 Bedrooms	• 2 x double GPOs (either side of the bed head) • 1 x double GPO (opposite wall to bed head) • 1 x connection for TV (master bed only) • 1 x connection / data point for internet (master bed only) • 1 x connection for and installation of ceiling fan • LED downlights: Warm white, dimmable
3.10.5 Bathrooms	• 2 x double GPOs in splashback • All GPOs must be: – protected by a 30 mA RCD

Item	Standards, Services and Selections
	– installed on a wall, minimum 1.2 metres horizontally of a bath or shower • LED downlights: Warm white, dimmable, IP44 rated for wet areas • Exhaust fan to include heat lamps • Electrical items to comply with AS/NZS 3000 Wiring Rules
3.10.6 Laundry	• GPOs as required to service large electrical appliances of: – Washing machine – Dryer • 1 x double GPO in utility cupboard (i.e. for charging of vacuum) • All GPOs in must be: – protected by a 30 mA RCD – installed on a wall, minimum 1.2 metres of a sink • Exhaust fan • LED downlights
3.10.7 Alfresco	• 1 x double GPO, located under shelter • Must be weatherproof, with appropriate IP rating for level of exposure to the elements.
3.10.8 Undercover Parking (i.e. garage)	• 1 x double GPO • Connections for solar and battery system (refer to 3.6.4) • LED downlights
3.10.9 External	• Connections for electrical systems (i.e. hot water system) • Connection for security lighting at entrance • Minimum 1x external double GPO • GPOs must be weatherproof, with appropriate IP rating for level of exposure to the elements.

3.11 Landscaping

Item	Standards, Services and Selections
3.11.1 Retaining	• Retaining walls to be concrete sleepers • Designed in accordance with AS 3600 – Concrete Sleepers • Constructed in accordance with AS/NZS 3500.3 – Plumbing and drainage, to ensure adequate subsoil drainage and outlets. Standard practice usually requires: – 100 mm slotted agricultural drain behind wall, graded to an outlet. – Free-draining granular backfill wrapped in geotextile fabric. – Weep holes for masonry/concrete walls (refer to NCC and Australian standards) Refer to planning and building consent for approved height. Builder's choice of finish colour to suit landscaping, fencing and building façade.
3.11.2 Driveway	• Size: Double width (to match garage) • Material: Minimum 125mm thick concrete, reinforced with S182 mesh or light steel

Item	Standards, Services and Selections
	• Finish: Exposed aggregate to compliant slip resistance rating • Colour: Light / neutral tone which considers glare rating • Design and construction in accordance with: – AS 3600 – Concrete Structures – AS/NZS 4456 – Testing of Concrete For compliance – AS 1379 – Specification and supply of concrete • AS 2758 – Aggregates for concrete
3.11.3 Fencing and Gates	• Fencing to create secure external area, suitable to contain pets. • Boundary fences and gate to courtyard to be 1800mm high ‘Good Neighbour Colorbond Fence – Superdek’ (or approved equivalent) • Posts and fixings to be powder coated, galvanised steel • Design and materials in accordance with AS/NZS standards • Construction in accordance with NCC and local council height / location rules • Neighbour consultation may be required if building along a shared boundary, as per the Fences Act 1975 (SA). • Gate to swing inward • Hinges, latches, locks, and self-closing devices to comply with manufacturer specifications
3.11.4 Furniture	• Concrete pier design, lockable letterbox • Optional screen around bins
3.11.5 Clothesline	• Builder’s choice of a foldable or retractable unit, fixed to either masonry wall or freestanding posts, in accordance with AS/NZS 1170 • Choice of single or double folding frame, in powder coated galvanised steel • Minimum width of 2.4 metres (to accommodate queen bed sheets) • Minimum total line length of: – 22 metres for a 2-bedroom dwelling – 26 metres for a 3-bedroom dwelling – 35 metres for a 4-bedroom dwelling
3.11.6 Garden Shed	• Minimum measurements 3 m x 2 m • Ventilated (whirlybird or similar) • Galvanised metal sheet, lockable garden shed • Hinges, latches and locks to comply with manufacturer specifications
3.11.7 Hardscape	• All walkable surfaces to have a P5 slip resistance rating • Courtyard(s) and alfresco area to be sealed concrete, pavers or composite decking • Entry pathway and walkways to be exposed aggregate concrete, or if possible, pavers with gravel or mulch infill, in light, natural tones • Walkways and landings to have an unobstructed width of 1 metre • Hardscape materials to complement the housing design and consider glare in summer

Item	Standards, Services and Selections
	- Where possible, maximise areas of permeable ground materials to achieve larger soil volumes and increase water infiltration to reduce stormwater runoff off site - Design and construction in accordance with NATSPEC and Australian standards, including: - AS 1428 series – Design for access and mobility - AS 3600 – Concrete structures - AS/NZS 3500 – Stormwater drainage (surface water management).
3.11.8 Softscape	- Low maintenance landscaping including climate appropriate vegetation. - Understorey planting: Minimum requirement of 40m² of natural turf in the backyard and area of soft landscaping in both the front yard and backyard - Plant hardy, climate appropriate, low maintenance vegetation with mulch and edging - Consider water availability and irrigation when selecting plants, and group planting types based on water requirements, to assist irrigation efficiency (*no synthetic turf) - Landscaping and drainage should be constructed in accordance with the guidance and requirements of your engineer's soil report and site drainage plan particular to your site - Tree planting: Minimum requirement of two (2) small-medium trees in front yard Minimum requirement of three-five (3-5) small-medium trees in backyard - Utilise your local Council's and landscape board's plant species guides, to ensure plants are suitable to your area - Preference for indigenous species supplied by a local nursery - Ensure species are hardy and have non-invasive root systems to prevent damage to house footings, hardscape and/or services. - Plant trees to shade your driveway and pavements to reduce heat absorption and cool your property. Also consider tree planting to prevent overlooking from neighbouring properties and the public streetscape into your house or garden. - Plant hedges and shrubs to screen fencing and blank walls, and prevent these surfaces from heating up during the day - Plant deciduous tree(s) on the northern, eastern and southern sides, to shade summer sun but allow winter sun. - General: - Design and construction in accordance with NATSPEC and Australian standards, including: - AS 1428 series – Design for access and mobility

Item	Standards, Services and Selections
	– AS 4419 – Soils for landscaping and garden beds. – AS/NZS 3500 – Stormwater drainage • Refer to Appendix B for plant species resources.
3.11.9 Irrigation System	• Automated irrigation system for soft landscaping and trees • Drip irrigation for garden bed and shrub area(s) • Low-precipitation rate rotary nozzle sprinklers for turf area(s) • Design and installation in accordance with: – AS/NZS 3500.1 – Plumbing and drainage (water services, backflow prevention). – AS/NZS 4020 – Testing of products for use in contact with drinking water. – SA Water requirements – Backflow prevention and connection approvals. – Local council guidelines – Especially for verge irrigation or systems connected to recycled water (purple pipe).
3.11.10 Balance of Allotment	• Allow the balance of the allotment to remain as either: – Regenerating native vegetation – Low-intervention managed open land – Future adaptable space (e.g. shed, garden, extension)

3.11.11 Landscaping Reference Imagery:



4 Appendix A – Achieving 7-Star Energy Efficient Homes

4.1 Overview

Good design helps lower energy bills and makes a home more affordable to run over its lifespan. This appendix provides guidance to developers and builders on achieving the **mandatory 7-Star NatHERS** rating required under the Regional Housing Guideline, as well as optional *Whole-of-Home* ratings. It is intended to support design, approval, and delivery processes in regional South Australia.

4.2 Energy Rating Requirements

- **NatHERS** (Nationwide House Energy Rating Scheme) measures the design performance of a home, out of 10 stars.
- All dwellings must achieve a **minimum 7-Star NatHERS rating** in line with the National Construction Code (NCC).
- The rating is based on design performance and considers orientation, layout, construction materials, insulation, glazing, and local climate.
- An accredited assessor must be engaged to provide:
 - **Preliminary rating** – house plans are assessed using special software to model and estimate a ‘star rating’ (out of 10) and a ‘Whole of Home’ rating (out of 100). Together, these ratings tell how energy efficient your home is and predict how much energy your home should use annually. This preliminary assessment informs design selections and cost adjustments at the planning consent stage.
 - **Final energy certificate** – a NatHERS Certificate is then issued, displaying both the ‘star rating’ and the ‘Whole of Home’ rating. This is used to confirm compliance with NCC energy efficiency regulations, as well as state building requirements at the building consent stage.
- The optional **Whole-of-Home rating** (score out of 100) can demonstrate performance including appliances, solar PV, and air-conditioning. A benchmark score of 60 reflects current modern building standards.

4.3 Compliance Pathway

Developers and builders are expected to:

1. **Engage early with an accredited assessor**, to establish design options and preliminary ratings, as well as advice on the best appliances to support an energy efficient home.
2. **Incorporate rating feedback into design**, particularly glazing, insulation, shading, ventilation, material selections, and appliances.

3. **Submit preliminary rating** with encumbrance approval
4. **Provide a final certificate** at building consent stage confirming 7-Star compliance.

This structured approach will reduce approval delays, ensure cost transparency, and deliver predictable energy outcomes.

4.4 Key Design Principles

To efficiently achieve 7-Star outcomes, proponents should consider:

- **Orientation & Layout** – Position living areas and major glazing north where possible; minimise west-facing windows.
- **Glazing & Shading** – Use appropriate window sizing, placement, and shading devices; select glazing with low U-values.
- **Insulation** – Exceed minimum R-values for ceilings, walls, and garages adjoining living areas.
- **Zoning** – Include internal doors to isolate seldom-used spaces and reduce heating/cooling demand.
- **Ventilation** – Incorporate ceiling fans and cross-ventilation to support passive cooling.
- **Roof & Colour Selection** – Lighter colours in hotter regions; darker tones in cooler climates.
- **Lighting & Services Penetrations** – **Limit ceiling penetrations to reduce air leakage.**

4.5 Benefits and Outcomes

- Good design helps lower energy bills and makes a home more affordable to run over its lifespan. Modelling indicates that **7 Stars plus solar PV** can deliver **energy savings of up to \$1,000 per dwelling per year***.
- Improved year-round comfort through passive design.
- Enhanced compliance certainty and streamlined assessment process.
- Increase resale value when the time comes to sell your property
- Contribution to South Australia's sustainability and resilience objectives.

*Note: Figures are indicative only and depend on house size, climate zone, and appliance efficiency.

4.6 Further Information

4.6.1 Accredited Energy Assessors

Accredited energy assessors are available through:

- [Design Matters](#)
- [House Energy Raters Association](#)
- [Building Designers Association of Australia](#)

4.6.2 Free Architectural Designs:

[Your Home - Free Guide for Designing and Building an Energy Efficient Home](#)

Your Home is Australia's trusted guide to designing and building an energy efficient, sustainable home. It has been developed by experts, verified by government and is trusted by industry.

[Free Architectural Plans](#)

This website offers free-to-download house plans. The following plans showcase sustainable design principles and construction techniques suitable for South Australia's climate zones, and can be adapted to suite the Regional Housing Guidelines (i.e., 3.5m wide bedrooms, double garage):

- **3 bed, 2 bath, 1 living** (148 - 153 m2 building footprint)
 - [Grevillea House Adelaide: Design Options \[PDF 618kB\]](#)
 - [Mallee House Adelaide: Design Options \[PDF 609kB\]](#)
- **3 bed, 2 bath, 1 study, 1 living**, 1 living (172 m2 building footprint)
 - [Banksia House Adelaide: Design Options \[PDF 574kB\]](#)

5 Appendix B – Plant Species Guide

5.1 General Requirements:

Plant species should:

- Be tolerant of site conditions (i.e., soils, pH, sun exposure, rain fall, etc)
- Strong heat and dry-soil tolerance
- Require minimal supplementary water and maintenance
- Provide contrasting colour, shapes and textures for year-round interest
- Support local biodiversity, offering food and habitat for native wildlife



Source: Australian House and Garden, photographed by Brigid Arnot

5.2 Groundcovers | 0-0.5m high



Acacia cultriformis (Knife-leaved Wattle)



Banksia integrifolia (Coast Banksia)



Carpobrotus rossii (Pig Face)



Chrysocephalum apiculatum (C. Everlasting)



Eremophila glabra (Common Emu Bush)



Hardenbergia comptoniana (Native Lilac)



Kalanchoe beharensis (Flapjacks / Paddle Plant)



Kalanchoe tetraphylla (Flapjacks / Paddle Plant)



Kennedia prostrata (Running Postman)



Myoporum 'several cultivars' (Creeping boobialla)



Patersonia occidentalis (Long Purple-flag)



Senecio serpen (Blue chalk sticks)

5.3 Shrubs | 0.6-1.5m high



Anigozanthos 'several cultivars' (Kangaroo Paw)



Callistemon viminalis (Bottlebrush)



Cenchrus purpurascens (Native Swamp Foxtail)



Cotinus coggygria Grace (Smoke Bush)



Correa 'several cultivars' (Native Fuchsia)



Dianella brevicaulis (Short-stem flax lily)



Enchylaena tomentosa (Ruby Saltbush)



Eremophila cuneifolia (Desert Fuchsia / Emu Bush)



Euphorbia craigieburn (Wood Spurge)



Euphorbia wulfenii (Mediterranean Spurge)



Ficinia nodosa (Knobby Club-rush)



Goodenia varia (Sticky Goodenia)



Grevillea 'several cultivars' (Silky Oak)



Leucophyta brownii (Cushion Bush)



Limonium perezii (Sea Lavender)



Liriope muscari (Lilyturf)



Lomandra 'several cultivars' (Matt Rush)



Pennisetum alopecuroides (Fountain Grass)



Philotheca angustifolia (Narrow-leaf Wax-flower)



Poa poiformis (Coast Tussock-grass)



Sedum spectabile (Showy Sedum)



Teucrium fruticans (Tree Germander)



Themeda triandra (Kangaroo Grass)



Westringia 'several cultivars' (Native Rosemary)

5.4 Boundary Screening Plants



Adenanthos 'Silver Silk' (Woolly Bush)



Callistemon viminalis (Bottlebrush)



Callitris gracilis (Southern Cypress-pine)

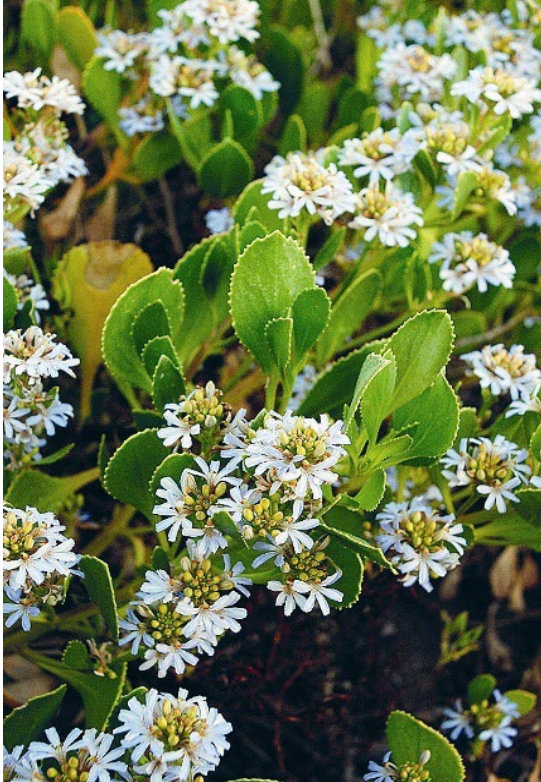


Dodonaea viscosa (Sticky Hop-bush)





Melaleuca armillaris 'Space Saver' (Bracelet Honey Myrtle)



Scaevola crassifolia (Cushion fanflower)



Rhaphiolepis (Several species)

5.5 Small Trees | 4-6m high



Banksia marginata (Silver banksia)



Citrus limon 'Eureka'





Corymbia ficifolia 'Baby Scarlet' (Red Flowering Gum)



Hakea laurina (Pin Cushion Hakea)





Lagerstroemia indica (Crepe Myrtle)



Melaleuca lanceolata (Dryland Tea Tree)



5.6 Medium Trees | 6-15m high



Acacia aneura (Mulga Wattle)



Acer buergerianum (Chinese Maple)





Agonis flexuosa (Willow Peppermint)



Cupaniopsis anacardioides (Tuckeroo)





Eucalyptus leucoxylon 'Euky Dwarf' (Dwarf SA Blue Gum)



Geijera parviflora (Wilga)





Hymenosporum flavum (Native Frangipani)



Libidibia ferrea (Leopard Tree)



Zelkova serrata (Japanese Elm)

5.7 Additional Resources

- [Adelaide gardens: A planting guide, Green Adelaide](#)
- [Botanic Gardens of South Australia Plant Selector](#)
- [Discover | Green Adelaide](#)
- [Hardy plants for the Adelaide Plains](#)
- [PlanSA – Adelaide Gardens Guide for New Homes](#)
- [Treenet Urban Tree Trials Database - Treenet](#)

5.8 Case Study Imagery:



Source: Green Adelaide
(tea tree, dwarf waxflower and Australian bugle)



Source: Australian House and Garden
(Carpobrotus glaucescens, Senecio serpens Blue chalk sticks, Sedum spectabile 'Autumn Joy', Delosperma cooperi 'Pink Carpet', Kalanchoe tetraphylla Flapjacks/paddle plant)



Source: Green Adelaide
(silver banksia, woolly bush, coastal rosemary and running postman)



Source: ABC Gardening Australia
(Cushion Bush - *Leucophyta brownii* Cottonheads - *Conostylis candidans* Common Boobialla - *Myoporum insulare* Spinifex - *Spinifex xalterniflorus* Knobby Club Rush - *Ficinia nodosa*)