MANNUM WATERS
RIVERSIDE LIVING

Weekends that last forever…

Land Owner's Charter

9 September 2016

1. Welcome to Mannum Waters

Mannum Waters offers waterfront living at its best.

An environmentally sustainable philosophy has been applied to the whole of the Mannum Waters development both in the provision of the land division elements and the guidelines for future housing. In particular, water and energy efficiency measures are encouraged to minimise the development's ecological footprint. In planning your dwelling, we recommend that you apply principles of sustainability that are responsive to the local climate conditions.

Allotments vary in size from 300m^2 to 1400m^2. Many have direct access to the waterways while others have striking views to the River Murray, the wetlands and the marina.

We are committed to principles, which will assist in maintaining a high standard of community living, visual amenity and urban design. The Land Owner's Charter identifies these principles. It provides protection for your investment and gives you an assurance for the future.

2. Introduction to the Land Owner's Charter

When you purchase an allotment at Mannum Waters, an Encumbrance is endorsed on the title to the allotment. The Encumbrance requires that any development of an allotment must first be approved by the Encumbrance Manager who will administer the Land Owner's Charter.

The Land Owner's Charter has been prepared to clearly explain the planning controls that govern the character of housing at Mannum Waters. The Charter's purpose is to assist purchasers and builders to understand the siting, design and construction requirements necessary to achieve approval by the Encumbrance Manager and also the process by which approval may be obtained.

The Land Owner's Charter forms part of your contract of sale and supplements the provisions of the Mid Murray Council Development Plan.

Within the Charter there are a number of mandatory requirements while other design guidelines have been included as recommendations only to allow a flexible approach. In assessing applications relative to the Charter, the Encumbrance Manager may agree to approve proposals that do not conform to the required provisions provided that the changes are minor or the quality and character of the development are not detrimentally affected.

To assist the approval process and avoid costly redesign, the Encumbrance Manager will gladly review sketch plans of residential development proposals at an early stage to assist the approval process and avoid costly redesign.

3. Approval Process

3.1 Intent

The Mannum Waters Land Owner's Charter applies to:

- New House Construction
- Renovations and Extensions
- Construction of Outbuildings and Fixtures

All developments on residential allotments must be assessed for compliance with this Land Owner's Charter and approved by the Encumbrance Manager prior to lodgement with the Mid Murray Council.

The Encumbrance Manager will:

- Provide advice as to the interpretation of the Mannum Waters Land Owner's Charter and whether your proposed development meets the provisions of the Charter;
- If requested, assess preliminary plans for comment prior to submission.
- Assess all building plans within 14 days; and
- Provide you with an approved stamped document together with a letter of compliance.

3.2 Mandatory Requirements

Two sets of the following documents must be lodged with the Mannum Waters Encumbrance Manager for Encumbrance approval:

- Site plan (at 1:200 scale) showing the location of the development with the site dimensions, front and side set-backs, extent of fencing, driveway position and contours;
- Floor plan (at 1:100 scale) showing the proposed dwelling, any garages or carports, contours and the layout of and access to any car spaces;
- Elevations (at 1:100 scale) of the proposed dwelling;
- Schedule of external finishes detailing construction materials, finishes and colours;
- The stormwater drainage system;
- The proposed landscaping details;
- An Erosion, Sedimentation and Dust Control Plan .

Applications for encumbrance approval should be submitted to:

Mannum Waters Encumbrance Manager, PO Box 897, Morphett Vale SA 5162
design@mannumwaters.com.au
Phone 0468 322 050 Fax 08 8219 0173

All care has been taken to ensure that these encumbrances comply with relevant planning and building legislation. However, it is your responsibility to ensure compliance with all applicable state and local requirements. Other documentation may be required by Mid Murray Council to enable Council's assessment of the application.

3.3 Flow Chart - Signing of Contracts

Step 1

Preliminary Design Review
You are invited to discuss the initial design concepts for your development with the Encumbrance Manager and encouraged to discuss development options with the Mid Murray Council;

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Respond to the preliminary design review feedback.

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Step 2

Submission of Design Drawings

After taking the preliminary comments into account, submit the design drawings to the Encumbrance Manager with the designated fees;

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Respond to minor changes (If plans do not meet the Mannum Waters Land Owner's Charter they will be refused).

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Step 3

Plans Approved

The design drawings are stamped for approval and returned to the applicant with a 'Letter of Compliance'.

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Step 4

Application for Development Approval

- Lodge Development Application with the Mid Murray Council.
- The applicant must submit the 'Letter of Compliance' including the Encumbrance Manager's Stamped Plans for Development Assessment to the Mid Murray Council.
- This application must include all documentation and fees required by Council.

Mid Murray Council Development Approval (i.e. development plan and building rules consent) must be received prior to construction.

4. Design Guidelines

4.1 Riverside character

4.1.1 Intent

The River Murray is noted for its peaceful scenic beauty, tranquil backwaters, beautiful cliffs and prolific birdlife.

Mannum is a gateway to the river. It is an historic town with an on-going boating tradition and widely recognised as the birthplace of the Murray Paddlesteamer. The Mannum Waters development aims to enhance this tradition by improving opportunities, facilities and services to the boating community.

Tourism and recreation are among the popular uses of the River Murray. Whether it is boating, fishing, strolling or simply relaxing beside its quiet waters the River Murray weaves it spell on all who come to enjoy its wonderful qualities. Our catchphrase "Weekends that last forever" reflects the ambience, which we wish to engender throughout the development.

Designed with the philosophy of protecting the environmental values of the River Murray, Mannum Waters will provide the opportunity for easy sustainable access and enjoyment of the River. These characteristics are reflected throughout the Land Owner's Charter.

4.2 Site Planning

4.2.1 Intent

Each home is to be specifically designed for your block to take into account the following elements:

- Setbacks of your home from front, side and rear boundaries.

- Solar orientation to maximise comfort and amenity for you and your neighbours by ensuring sun enters private external open space and internal living areas.
- Opportunity to capture breezes, allowing homes to naturally cool during summer.
- Provision of external open space which allows direct interaction with internal living spaces of the dwelling.
- Provision of car parking spaces, such that they do not dominate the street and allow sufficient room for parking cars in front of the garage.
- The location of services, easements and access.
- The planting of trees for shade and amenity.
- Surveillance of parks and streets through the location of windows, balconies and street front entries.
- Preservation of privacy.
- Minimisation of over-shadowing of adjacent properties.

4.2.2 Recommendations

In your design consider the siting of your home and garden to ensure appropriate solar orientation, natural shading and temperature control, natural ventilation and integration of indoor and outdoor living spaces.

- Outdoor living areas should be immediately accessible from north-facing living areas, and your home should be sited to maximise the size of north-facing gardens.
- Where possible place living rooms (i.e. kitchen, dining and family rooms) on the northern side of the allotment, and bedrooms and service areas on the south.
- Minimise sun exposure to activity areas by the use of sun shades, awnings, or vegetation.
- Use tree planting to shade driveways and car parking to reduce sun exposure on pavements.
- Use light coloured pavements to reduce radiant heat.
- Consider cross-ventilation ability and the use of breezeways where possible.

Site Coverage

Your home, including garages, carports and outbuildings (but excluding unenclosed verandahs, pergolas, balconies and driveways), should have a minimum site coverage of 20% and should not exceed 50% site coverage. If your allotment is less than 400m², greater than 900m² or highly irregular in shape then these ratios may not be appropriate and may be varied by agreement of the Encumbrance Manager.

Vehicle access and Parking

On-site vehicular parking should be provided as follows:

- 1 to 3 bedrooms in dwelling – 2 spaces (at least 1 covered)
- 4 to 5 bedrooms in dwelling – 3 spaces (at least 2 covered)
- 6 or more bedrooms in dwelling – 4 spaces (at least 2 covered)

Uncovered spaces should be located in the driveway immediately in front of the garage.
The minimum dimensions of a parking space should be 2.5 metres x 5.5 metres

4.2.3 Mandatory Requirements

Setback Distances

For Waterfront Allotments

- A minimum setback of 5 metres and a maximum setback of 8 metres will be required between the primary street front boundary and the front wall of the dwelling;

- A setback of 5.5 metres will be required between the primary street front boundary and any garage or second story;
- A verandah, deck, portico etc (i.e. open sides structure) can be constructed, but must maintain a setback to the road boundary of at least 3.5 metres, and must be attached to the dwelling.

For Non-waterfront Allotments

- A minimum setback of 5 metres is required to closest point of the dwelling (inclusive of verandahs, porticos etc but not including bay windows or awnings) will be required between the primary street front boundary and the front wall of the dwelling.
- A minimum setback of 10 metres will be required between the rear boundary and the closest point of the rear of the dwelling where the allotment is less than 45 metres in length on the shortest boundary; or if the allotment is greater than 45 metres in length on the shortest boundary a minimum setback of 15 metres from the rear boundary applies to the closest point of the rear of the dwelling, (except for Allotments 294 to 302 inclusive, where a minimum 10 metre setback applies).
- A setback of 5.5 metres is required to any garage from the primary street front boundary.

All allotments

- Single storey dwellings should generally be set back a minimum of 1.0 metre from the side boundaries. Allotments with a frontage of 15.0 metres or less will be permitted to build the garage wall to one side boundary.
- A garage should not be further forward towards the primary road frontage than the front wall of the dwelling.
- In the case of two storey dwellings, the second storey should be set back a minimum of 2.0 metres from the side boundary.
- For dwellings on corner allotments, the setback from the side or secondary boundary road frontage should not be less than 2.5 metres.
- Garages sited to front the secondary street boundary must be set back a minimum of 5.5 metres.
- A minimum of 1.0 metre setback applies to any part of all garages from the rear boundary

Waterfront Boundary

A Building Line has been identified on each waterfront allotment designating an area between the Building Line and the front boundary of the allotment where building development may occur. The Building Line ensures that an area between the dwellings and water's edge is available to dissipate stormwater run-off from the allotment prior to its entry into the waterway. Dwellings and garages on waterfront allotments must not extend closer to the waterway than the Building Line.

4.3 Privacy

4.3.1 Intent

Privacy provisions outlined in the Land Owner's Charter is aimed at providing acceptable solutions for both the owners of two-storey homes who wish to take advantage of views from upper storey windows and the owners of adjacent properties who are entitled to certain levels of privacy.

The maintenance of reasonable levels of privacy may require the adoption of a range of design techniques including:

- The location, size and orientation of windows;

- The type of glazing used (i.e. clear or opaque);
- Raised sill heights;
- External screens (horizontal and vertical louvres);
- Evergreen screen plantings.

4.3.2 Mandatory Requirements

Any upper storey windows or balconies should be treated using one or more of the following methods where the 15.0 metre view field for that window/balcony extends to any point inside an adjacent allotment:

- Fixed translucent glass to a height of 1.7 metres above the upper floor's finished floor level, with the glass above 1.7 metres allowed to be clear and be able to be opened; or
- A minimum sill height of 1.7 metres above the upper floor's finished floor level; or
- A horizontal or vertical louvre to a height of 1.7 metres above the upper floor's finished floor level.

Upper storey windows on primary street facades will be exempt from the above requirements if it can be shown that direct views into the private open space of adjoining allotments is not possible.

Notwithstanding the recommendations outlined above, the privacy provisions must not be in conflict with the intentions of the Building Code of Australia and relevant Planning Acts and Regulations at the time of development approval.

4.4 Building and Roof Form

4.4.1 Intent

Good neighbourhood character is partly determined by the architectural qualities of buildings and their aspect to the street. Building elevations of your home should be designed to provide visual diversity and interest. In particular, the character of the building should be appropriate to the riverside environment.

4.4.2 Recommendations

- Elements such as awnings, porticos, verandahs, balconies and windows are strongly encouraged to enliven the visual interest to the streetscape.
- Verandahs, awnings, pergolas and decks are strongly encouraged to shade windows and walls, provide outdoor living areas and add visual interest to building surfaces. Simple pitched verandahs and awnings are preferred.

Streetscape

Homes on corner allotments should address both the primary street frontage and the unfenced portion of the secondary street.

Roof

Roof designs that provide energy efficiency are encouraged.

4.4.3 Mandatory Requirements

Streetscape

Dwellings must face the primary street frontage of the property.

Roof

The principal hipped and gabled roofs to the primary street facade must be pitched to a minimum of 22.5 degrees (maximum of 45 degrees).

Skillion roofs shall be designed to provide character to the primary street façade.

All roof eaves should have a minimum width of 450mm to all northern, eastern and western sides (wider eaves to 800mm will be required for above floor-to-ceiling glazed areas).

Height

- Your home must not exceed two storeys in height. Waterfront homes may have an understorey for storage purposes only and must not be used for habitation.
- A total height of 7 metres for single storey dwellings is permitted.
- A total height of 9 metres for two storey dwellings is permitted (measured from natural ground level, or in the case of waterfront allotments, 5.3 AHD).
- Minor projections beyond the building envelope such as chimneys or dormer windows, turrets or towers may be permitted if they can be demonstrated to significantly contribute to the variety and interest of the streetscape.

Floor Levels

The minimum floor level for living areas is 5.3 metres Australian Height Datum.

4.5 Building Materials

4.5.1 Intent

Careful selection of external building materials, colours and other related finishes is critical to the overall quality of your home.

Wall construction and finish should reinforce the riverside character theme.

All materials used must be new.

4.5.2 Recommendations

Dwellings

- You should use two or more materials and colours for the external cladding of your home. Generally light colours are preferred.
- No more than 60% of the external cladding of your home, including the roof, should be of any one colour.

External walls of homes should be constructed from the following range of materials:

- face, bagged or rendered brick
- stone
- cement rendered concrete
- timber panelling
- factory pre-coloured non reflective corrugated steel sheeting where no more than 60% of the external cladding utilises such materials.
- rendered fibre cement sheet
- or other approved products with cement rendered appearance

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco should be included only subject to design merit.

Garages, Carports and Sheds

Construction of the carport or garage should occur at the same time as the construction of the dwelling and should be constructed of the same materials, and be of the same standard, design and finish as your home.

Commercial vehicles, including caravans, boats and trailers, should not be parked or stored on a property unless contained within a garage or screened from public view.

Open carports should have appropriate screening to those sides visible from the street, and when built on the boundary should have a solid wall (built on the boundary) matching the external materials of the associated dwelling.

Storage sheds should be of steel frame construction with pre-coloured external claddings to match with the external cladding of the associated dwelling.

Driveway Construction

The driveway should be constructed prior to occupation of the dwelling.

A landscaped strip along the length of the driveway should be incorporated to improve the visual appearance of the driveway.

4.5.3 Mandatory Requirements

Dwellings

Roof materials should be selected from pre-coloured low reflective sheeting, tiles, and slate or cement shingles.

Galvanised or zincalume iron sheeting may be permitted if no more than 20% of the external cladding utilises such materials.

Waterfront Dwellings Understoreys

Understorey areas must be designed to minimise the passage of floodwaters during extreme floods.

Driveway Construction

All driveways must be concrete or paved construction and not gravel or loose stone construction. Surface runoff shall be directed to the associated landscaping strip.

4.6 Fencing

4.6.1 Intent

Fences strongly influence the overall appearance of neighbourhoods. They can help unify the streetscape and give identity to streets as well as provide privacy and a sense of security. As such, the height, materials and position of all fencing should be chosen with care.

4.6.2 Recommendations

It is strongly recommended that owners of waterfront allotments ensure that certain areas of private open space accessible from the dwelling are protected with child safety pool fencing, meeting Australian Standard 1926 (AS:1926), between the dwelling and the water's edge.

General Type

- Side and rear boundary fencing should be completed prior to occupation of the dwelling.
- All fencing should be constructed from timber, masonry or Colorbond 'Good Neighbour' fencing (or similar).

4.6.3 Mandatory Requirements

General Type

- No fence shall be erected on the boundary of the land abutting a road reserve or within a distance of 5 metres of such boundary except for where the land is a corner allotment then a fence may be erected on the boundary of the secondary street frontage.
- No fence shall be erected on a side boundary beyond the front building line of a house which is located on either of the allotments separated by the boundary fence and is nearest to the road reserve.
- Side and rear boundary fencing must be 1.8 metres high.
- Galvanised or zincalume iron sheeting is not permitted to be used in any fence or screen.

Waterfront fences

No fixed fence other than a pool safety fence meeting Australian Standard 1926 (AS:1926), may be constructed closer than 5 metres to the Waterfront Easement. Child safety fencing must be constructed using open tubular steel or see through material to enhance the visual appearance from the water.

4.7 Miscellaneous Guidelines

This section refers to letterboxes, roof mounted services, antennas, air conditioners, free standing masts, clothes drying areas, garbage and recycling storage, rain water tanks, and other items that are and maybe considered to have a visual impact from the street frontage.

4.7.1 Intent

Letterboxes, clothes drying areas, TV antennas, satellite dishes, solar hot water systems and roof vents can impact on the appeal of houses and streetscapes. The use of solar hot water systems and solar power generation collectors is encouraged, though the location of such roof mounted services requires careful design to minimise visual impact when viewed from the street.

While natural cooling and ventilation is encouraged, the provision of cooling by mechanical means needs to be adopted seamlessly into house design to minimise the potential visual, acoustic and energy efficiency implications.

4.7.2 Recommendations

Letterboxes should reflect the contemporary style and materials of your home and should not be highly decorative.

The following should be screened from public view from adjoining streets and public open space:

- Clothes drying areas.
- Garbage and recycle container storage areas.
- Rainwater tanks.

- Air conditioning systems including rooftop evaporative coolers should be the same colour as the selected roof colour and should not be visible from the primary street frontage and on corner lots from the side street frontage. They should be visually and acoustically screened from public view.
- Wall and window mounted air conditioning compressor units should not be visible from the street.
- Solar hot water systems and solar power collector units are encouraged and should be designed and positioned on the roof in locations that maximise use and minimise the visual impact on adjoining properties and public areas such as the street, footpath or reserves.

4.7.3 Mandatory Requirements

- Radio masts are not permitted.
- No aerial, satellite dish, windmill or other structure may be erected so that any part of it is above the roof ridge line of a dwelling on the land.
- If you install a Solar hot water system, a split system must be used, whereby the water storage tank is located at ground level and is not located on the roof adjacent to the solar panels.

5. Sustainable Living

5.1 Intent

Mannum Waters is committed to sustainability initiatives by ensuring that all development within the Mannum Waters satisfies and/or exceeds the relevant energy star ratings contained within the Building Code of Australia and the South Australian Housing Code as amended.

This commitment extends to ensuring that design elements of the Land Owner's Charter improve housing sustainability. Requirements relating to shading, solar hot water heaters, solar power collectors, rainwater tanks, cross-ventilation, shading, use of colour, roof design, mechanical cooling and stormwater management are all part of making Mannum Waters more sustainable.

Minimising energy use as a household is a very important personal contribution that you can make to reduce green house emissions.

5.2 Recommendations

5.2.1 Energy Rating

Owners are strongly encouraged to utilise AccuRate or other similar energy-rating software to maximise the environmental qualities of the dwelling. Many Government and other building industry organisations can provide information on environmental issues that make good financial sense.

5.2.2 Energy Measures

All houses should exceed the 'Deemed to Comply' provisions of the Building Code of Australia through adopting simple energy saving principles such as:

- Dwelling orientation;
- Additional shading of north and east-facing windows and walls;
- Insulation of ceilings and walls above current building standards, such as R2 rated insulation material in walls and R3 rated insulation material in ceilings;
- Placement and size of windows;

- Energy efficient fixtures and appliances.
- Install energy efficient lighting to every room and outdoor areas.
- Install an external clothes line

5.2.3 Ventilation

Ventilation and access to the 'country air' is encouraged through suitable window size and position, and the extensive use of outdoor living areas. Ventilation of roof spaces through gable vents or rotary vents is a simple technique to reduce heat build-up. With good orientation and ventilation the significant up-front and ongoing costs of air conditioning can be avoided.

Vents should be the same colour as the roof or wall of the dwelling.

- Install ceiling fans in all living areas.
- Plan for a minimum of one window to be provided in all living areas that is sufficient size to provide natural light and ventilation.
- Maximise cross ventilation and use of energy efficient cooling systems.

5.2.4 Solar Passive Design

Your home should be designed to harvest the sun's warmth in winter and to provide shade throughout the home in summer. This design will result in a reduction in the need for cooling and heating systems and ensure air movement throughout your home. At least one of your day time living areas should be located on the northern side of your home. This area could be your living room, dining or family room.

Dwellings should provide for natural cross ventilation for cooling purposes.

Ideally glazing should be protected on northern, eastern and western elevation; this glazing can be protected by the eaves, sunscreens, louvers or external blinds.

Large windows starting at floor level on your northern faces will enable the sun to provide winter heating.

The home's internal design and the installation of air conditioning systems should provide the ability for certain rooms within a home should to be closed off to maximise the efficiency of the air conditioning system.

5.2.5 Shading

Shade devices (including awnings, pergolas, verandahs and/or solar tinted glass) should be incorporated over windows that have less than 450mm wide roof eaves to all northern, eastern and western facing sides.

5.2.6 Water Conservation

All new residential dwellings should be fitted with the following:

- AAA rated water efficient taps;
- AAA rated shower roses;
- AAA dual flush cisterns;

5.3 Mandatory Requirements

5.3.1 Energy Measures

All houses are required to comply with the minimum standard star energy rating provisions of the Building Code of Australia and the South Australian Building Code.

A 10000 litre rainwater tank must be provided to capture the dwelling's roof water. Waterfront homes must have the rainwater tank located so that entry levels are above 5.3 metres AHD.

The tank must be plumbed into toilet cistern(s) for toilet flushing and located in an area that is hidden from public view from the street.

6. Landscaping

6.1 Intent

The front of the building and associated landscape strongly influences the overall appearance of the street.

Outdoor spaces contribute to the overall visual amenity of the area. Well planned and implemented landscaping increases the appeal and value of properties. It also contributes to the overall landscaped character of the suburb and provides an environmental resource.

Our intent is to create an attractive riverside environment.

6.2 Recommendations

The following general design guidelines should be used for the landscaping of gardens:

- Your front landscaping should be completed within 6 months of occupation of your dwelling.
- You should not plant trees, shrubs or groundcover that are invasive or noxious.
- Preference is made towards the use of drought tolerant species.

6.2.1 Materials

- A mix of hard and soft landscape surfaces, with an emphasis on minimising the areas of irrigated lawn.
- No more than 50% of the outdoor space should be irrigated lawn.
- 'Hard' landscape materials such as mulch, paving, gravels and timber decking should be used with planting to provide attractive and useable outdoor areas.

6.2.2 Planting

- Plant species should be selected from the list "Mannum Waters – Recommended plants tolerant to local conditions" located in the Land Owner's Charter.
- Care should be taken in the selection of plants to ensure that the ultimate height of trees is appropriate to their location and position on the allotment.
- You should ensure that the plants selected are appropriate and roots will not interfere with house footings, including those of neighbours.
- Drought tolerant ground covers are encouraged as a substitute to large lawn areas.
- Plants should require no pesticides or chemicals.

6.2.3 Water

- Water-wise design to reduce water wastage and overflow.
- Dripper irrigation should be used where irrigation is necessary.

- Water efficient garden design is encouraged by reducing the areas of irrigated grass, on-site retention of stormwater where possible, use of drip irrigation and mulch, and through the supply of a rainwater tank to capture rainfall.

6.2.4 Retaining Walls

Where retaining walls may be necessary they should be constructed prior to the occupation of the house and should be constructed using materials that complement the natural environment.

6.3 Mandatory Requirements

6.3.1 Retaining Walls

Any retaining wall over 1m in height and all retaining walls on the floodplain are required to be approved by Mid Murray Council. Details to form part of the development application shall include full construction details, nature of materials and location on the allotment.

6.3.2 Other

Landscaping development on any allotment may require to be approved by Mid Murray Council.

6.3.3 Significant Trees

Certain trees on allotments may not be removed. If applicable, the tree is shown on the allotment plan annexure to the encumbrance.

7. On-Site Erosion, Sedimentation and Dust Control

Stormwater acts as a carrier for a significant amount of pollution that is picked up from our private properties and public places, and transported through the street drains pipe network to our waterways. Soil, sediments and litter from building sites have the potential to pollute stormwater, resulting in loss of topsoil, blocked drains and waterways being infested by weeds and rubbish.

Under the Environmental Protection Act 1993 ‘a person must not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm’ (section 25 – General Environmental Duty).

Each homeowner is required to have an Erosion, Sedimentation and Dust Control Plan (ESDCP) to minimise on-site erosion and prevent sediment leaving the site during building construction.

8. Ongoing Management Intent

Investment protection is an important aspect of the Mannum Waters Land Owner’s Charter.

Our intent is to ensure the highest quality of housing within the Mannum Waters Development by closely controlling the use of the allotment, the siting of temporary structures, general behaviour and resale. A formal encumbrance will be registered over to the title of the property to govern these procedures.

Waterfront Easement

A 15 metre wide easement known as the Waterfront Easement has been established on waterfront allotments abutting the Waterway Reserve to allow Council, when necessary, to maintain the riparian edge.

Mannum Waters – Recommended plants tolerant to local conditions

Trees

Botanical Name	Common Name	Height
Acacia stenophylla	River coobah	5-15m
Allocasuarina verticillata	Sheoak	5-8m
Angophora costata	Smooth-barked apple-myrtle	10-20m
Callistemon viminalis	Weeping bottlebrush	3-6m
Corymbia maculata	Spotted gum	10-30m
Eucalyptus calycogona	Square fruited mallee	3-5m
Eucalyptus dumosa	White mallee	3-6m
Eucalyptus gracilis	White mallee	5-10m
Eucalyptus leptophylla	Slender leaved mallee	2-6m
Eucalyptus oleosa	Giant mallee	3-10m
Eucalyptus porosa	Mallee Box	2-10m
Eucalyptus socialis	Red mallee	2-8m
Myoporum platycarpum	Sugarwood	1-10m

Shrubs and Groundcovers

Botanical Name	Common Name
Acacia ligulata	Umbrella wattle
Acacia microcarpa	Manna wattle
Acacia pycnantha	Golden wattle
Atriplex semibaccata	Berry saltbush
Banksia ornatata	Desert banksia
Bursaria spinosa	Christmas bush
Chrysocephalum apiculatum	Everlasting daisy
Correa alba var pannosa	
Correa glabra	
Correa reflexa	Common correa
Dianella "Little Rev"	Dwarf flax lily
Dianella longifolia var.grandis	
Dianella revolute	Native flax
Einedia nutens	Climbing saltbush
Enchyleanea tomentose	
Eremophila glabra	Common emu bush
Eremophila "Kalbarri Carpet"	Prostrate emu bush
Eremophila scoparia	Silver emu bush
Eutaxia mirocphylla var diffusa	
Gahnia filum	Smooth cutting grass
Goodenia varia	Sticky goodenia
Hardenbergia violaceae	Native lilac
Isolepis nodosa	Knobby clubrush
Hibbertia sericea	Silky guinea flower
Lasiopetalum baureri	Slender velvet bush
Lasiopetalum behrii	Pink velvet bush
Lomandra "tanika"	Dwarf mat-rush
Maireana sedifolia	Bluebush
Melaleuca acuminata	Mallee honey myrtle
Myoporum parvifolium	Creeping boobialla
Olearia pannosa	Silver-leaved daisy
Olearia picridifolia	Showy daisy bush
Prostanthera aspalathoides	Scarlet mint bush
Rosemary "Blue Lagoon"	
Westringia "Jervis Gem"	
Westringia rigida	