




# Design *Guidelines*

Hillsvie Precinct





Globally inspired, Océane  
Victor Harbor will be something  
you've never imagined.

Victor Harbor is back... with a place, a home  
and a life, unlike anything you've imagined. An  
aspirational community, designed to enhance  
lives and change worlds.

A master planned village, brimming with globally  
inspired experiences, and that feeling of finding  
your best life. This is the place and the time... to  
live, unrestrained in a life, unlimited.

Welcome to Océane, Victor Harbor.



## Contents

<b>Master Plan and Philosophy</b>	<b>2</b>
<b>The Design Guidelines and Approvals Process</b>	<b>3</b>
<b>Océane Design Guidelines</b>	<b>6</b>
<b>Design Principles</b>	<b>9</b>
<b>Siting and Planning Your Home</b>	<b>10</b>
<b>Designing Your Home</b>	<b>14</b>
1. Home Style	14
2. Site Coverage and Setbacks	15
3. Roof Design and Ceiling Heights	16
4. Street Facades	19
5. Corner Allotments - Secondary Street facade	21
6. Garaging	22
7. Privacy	23
<b>Around Your Home</b>	<b>25</b>
8. Driveways	25
9. Fencing	26
10. Front Landscaping	28
11. Sheds, Outbuildings and External Structures/Fixtures	29
<b>Building on Your Allotment</b>	<b>32</b>
<b>Bushfire Awareness</b>	<b>33</b>
<b>NBN</b>	<b>34</b>
<b>Precinct and/or Allotment Specific Provisions</b>	<b>35</b>
<b>Landscaping Bond Refund Checklist</b>	<b>37</b>
<b>Application Form and Design Approval Checklist</b>	<b>38</b>

## Master Plan and Philosophy

The Vision for Océane has been inspired by several locations around the world, coming together to establish a community with its own unique character. Océane's location at the entry to Victor Harbor gives Océane a prominence, but also elevates its role as the gateway to Victor Harbor. On arrival, residents and visitors will be met with commanding views to the Southern Ocean and to the rolling hills of the Hindmarsh Valley.

The Master Plan seeks to make Océane's Village the primary focus and gathering point, with connections to the Hindmarsh River, McCracken Golf Resort, Encounter Lutheran School and the many conveniences on offer less than 800m from Océane's front door.

Océane's housing is inspired by three typologies: a contemporary Scandinavian barn, the Aussie long span skillion and the minimalist contemporary. Ideally drawing inspiration from coastal, rural and contemporary material and palettes.



*Creating a community, I take as a huge responsibility. You're creating a place where people are going to raise families or enjoy their best years in retirement.*

**Kingsley Andrew**  
Director/ Visionary  
Océane

## The Design Guidelines and Approvals Process

### *Compliance with Building Legislation*

All care has been taken to ensure that these Design Guidelines comply with current building legislation and the intent of the State's Planning Instruments.

It is important to note that meeting the requirements of the Océane Design Guidelines and receiving Encumbrance Approval from Kingsley Living (KL) does not constitute Development Approval. Development Approval comprises both Development Plan Consent (planning consent) and Building Rules Consent (building consent). Upon receiving Encumbrance Approval from KL, homeowners must then seek approval from the City of Victor Harbor.

Applicants are ultimately responsible to ensure construction complies with all relevant statutory requirements.

Any concerns or queries should be directed to the City of Victor Harbor, your architect/building designer and/or builder.

### *Building Time Limits*

All purchasers are required to commence construction of their homes within three (3) years of the original land settlement date. Completion of the home (including all street facing landscaping) must occur within 18 months of commencement of construction.

Upon receipt of a written request, where there are exceptional circumstances, Océane's Encumbrance Manager may approve an extension to the building time limits at its absolute discretion.

## Approval Process

All homes, outbuildings and other structures require Encumbrance Approval from Océane's Encumbrance manager (OEM), prior to any other approvals required from Council. Obtaining Encumbrance Approval will streamline the approval process with the City of Victor Harbor.

### REVIEW GUIDELINES

Carefully review the Design Guidelines to check if there are any specific provisions for your allotment.



### PRELIMINARY DESIGN (Optional)

You are encouraged to prepare a Site Analysis Plan to identify the opportunities and constraints for your allotment. Work with your architect/building designer and/or builder to prepare a preliminary site and house plan. This can be a simple sketch, rough layout or copy of a builder's house plan located on your allotment. Discuss your preliminary design with the OEM who can help you address any matters in the Design Guidelines prior to undertaking final designs.



### DESIGN DEVELOPMENT & DOCUMENTATION



### APPLICATION

Prepare & submit the Encumbrance Approval Application Form together with your house and landscape design plans to the OEM for approval. Generally, within 10 working days, the OEM will confirm the application is acceptable or advise any items that require further consideration.



### ENCUMBRANCE APPROVAL

Once approved by the OEM, the plans will be stamped accordingly and forwarded to the Applicant and/or Owner with a copy to Council.



### APPROVAL & ASSESSMENT PATHWAY

Most of the time, if your proposed dwelling is granted Encumbrance Approval by the OEM this means that it also satisfies the Building Envelope Plan approved by the City of Victor Harbor.

This, in turn, means that when you lodge your Development Application on the South Australian Planning Portal it will only require Building Consent and not Planning Consent.

In very limited circumstances, you may be granted Encumbrance Approval by the OEM but the City of Victor Harbor will need to undertake a separate assessment for Planning Consent.

The approvals process will be much quicker, simple and certain if you ensure that your dwelling satisfies all the requirements of the Encumbrance.



### CONSTRUCTION

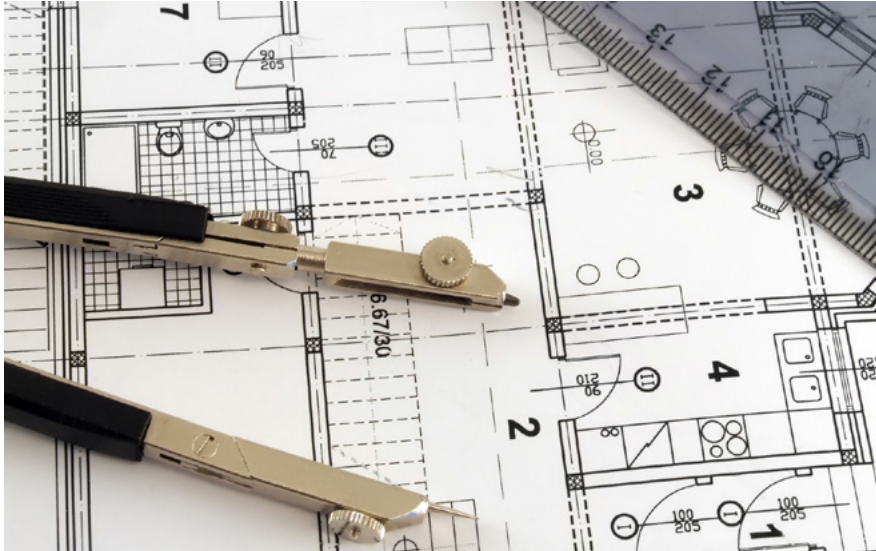


### INSPECTION

Once construction is completed the OEM will inspect the works to check compliance with the approved plans.



# OCÉANE



Two sets of plans including the Encumbrance Approval Application Form should be submitted to the OEM in A3 format.

[encumbrance@oceaneliving.com.au](mailto:encumbrance@oceaneliving.com.au)

## Océane Design Guidelines

### *Design Guidelines*

This document sets out the design philosophy for Océane, and in doing so seeks to preserve and enhance the unique character of Océane. The controls listed in this document are seen as important measures in protecting the amenity of Océane and the investment made by KL and the residents of Océane.

These Design Guidelines provide detailed guidance to homeowners, architects/ building designers and/or builders, giving greater certainty about the quality of homes being constructed and how they interact with neighbouring homes, streets and surrounding natural features. The Design Guidelines form part of the Memorandum of Encumbrance attached to the Certificate of Title on all allotments purchased at Océane. All Purchasers are contractually required to comply with these Design Guidelines.

While there are mandatory requirements to support the Vision for Océane, the Design Guidelines have sufficient flexibility to allow for individuality and personal choice.

### How to use these guidelines

#### ■ GUIDELINES INTENT

A general description of the principles intended to meet the vision for Océane.

#### ■ REQUIREMENTS

Mandatory requirements that must be complied with to receive approval.

#### ■ RECOMMENDATIONS

Design and construction suggestions to enhance your home and landscape.



## Architectural Merit

The OEM may approve a custom designed home or deviation from these guidelines based on Architectural Merit, provided that they maintain the spirit and intent of these guidelines and are otherwise innovative, well detailed and achieve a design outcome in keeping with the overall Vision for Océane. Any such approval is at the total discretion of the OEM.

The OEM may also request changes to a home design or may approve design elements that are not in strict accordance with, but are in the view of the OEM, within the spirit and intent of the design standards. Such approvals may be made to encourage diversity in built form and streetscape.

If a Homeowner is planning to seek approval for a custom designed home that does not specifically meet the requirements of the Design Guidelines, the Homeowner must first inform the OEM and request a meeting to outline the design proposal and it's Architectural Merit. Any non-complying elements must be clearly noted in the design documentation. In approving non-complying elements, the OEM will be assessing the overall design philosophy and how the design enhances the desired outcomes within the neighbourhood which it is located.

Given the above, any approval for a non-complying design, will not create a precedence for acceptance and approval of the home or the design elements on any other allotment within Océane.



At Océane, good urban design focuses on creating green space corridors and dedicated formal reserves that enhance both ecological health and our community's well being.





## Design Principles

1

### ***Seamless integration into the surrounds***

Océane commands prominence, sitting prominently on a ridgetop overlooking the stunning natural features of the Hindmarsh River/Yerltoworti and the rolling hills of Hindmarsh Valley, affording many homes magnificent views over Victor Harbor and vistas to The Bluff and Southern Ocean.

2

### ***Enduring Design***

Kingsley Living seeks to embrace appropriate design trends that harmoniously connect with Océane's natural environment. We believe the home should feel like it belongs exactly where it is, harmonious with its environment and responsive to its surroundings and site features.

3

### ***Developing a Considered Design Response***

Design Guidelines seek to balance the desire of homeowners to express individuality with the overarching objective of achieving a design outcome for the Community that all residents can be proud of.

4

### ***Respect the Natural Environment***

Océane's master plan has been developed in sympathy with the many natural features that are included within and surround the land. The Vision for Océane seeks to enhance these natural features and make them accessible for all to enjoy. Océane is fortunate to have an abundance of unique flora and fauna. The Challenge is to ensure we can develop Océane while protecting this amazing natural environment.

5

### ***Sympathetic Streetscape***

It is often said that the quality of any street is largely determined by the worst house in that street. We believe this to be the case and thus the focus on developing, implementing and monitoring these design guidelines.

## Siting and Planning Your Home

### Guidelines Intent

Kingsley Living (KL) has developed a series of standard allotments to inform the Océane master plan. To address the topography of Océane, some allotments have been individually retained to provide a flat building envelope. These retaining walls vary in height depending on location. Selecting the right design for your home therefore requires you to consider a range of issues:

- size and shape of the allotment
- location and height of retaining walls
- appearance and style of your home
- internal layout of rooms to take advantage of views and access to natural light
- location of car garaging
- selection of materials

Océane has designed each allotment to ensure sufficient division between homes.

Consideration of greater setbacks, particularly on larger allotments is encouraged to make space for sympathetic landscaping.

### Requirements

Approval from the City of Victor Harbor or a registered building certifier will be required in addition to any approval given by KL. House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by KL or a utility provider, this rectification cost shall be the responsibility of the property owner.

Further subdivision of individual allotments is prohibited by Océane purchasers, although minor changes to existing allotment boundaries between individual allotments, where there is no increase in allotment numbers or impact on services infrastructure, may be approved at the sole discretion of KL.



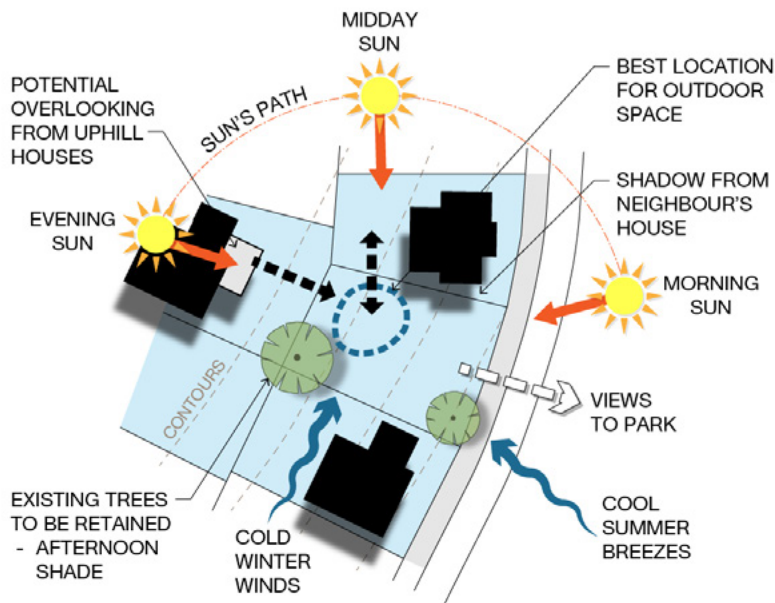
## ■ Recommendations

### Site Analysis

A good way to better understand and to take advantage of the features of your allotment is to prepare a site analysis plan that identifies:

- Site contours and levels
- Direction of views
- Northern orientation
- Position of existing or potential neighbouring buildings
- Location of any adjacent reserves
- Location of significant trees or other existing vegetation
- Any technical requirements or issues such as retaining walls, drainage, services, easements etc
- Approved Building Envelope for the allotment.

Having this information on one plan ensures the home design will take advantage of the site's unique attributes.



Example Site Analysis Plan



## Energy Efficiency

All homes must comply with the [National Construction Code's \(NCC\)](#) Energy Efficiency requirements, being 6 star energy rating under the Building Code of Australia.

Good house design embraces the sun in winter and minimises its impact in summer. The winter sun is lower in the sky which gives the opportunity for sunshine to enter through north facing windows, providing a natural source of warmth.

In summer, the sun can be particularly harsh in the morning and afternoon, adding unwanted heat to your home through east and west-facing windows. Natural cross ventilation can improve air quality within your home.

When speaking to your builder or architect/building designer talk about passive design elements that can help minimise heat load in the house in summer and capture warmth in winter. For more information visit the [sa.gov.au](http://sa.gov.au) website.



## ■ Recommendations

Take time to visit your allotment to better understand the unique vistas, breezes and its location within the Océane Master Plan.

Your design should consider the following:

Locate habitable living areas and Private Open Space on the northern side of the allotment. Dwellings should have at least one north-facing room (i.e. between 30° east and 15° west) capable of being used as a living area

'Zone' house layouts to enable main living areas to be separately heated and cooled

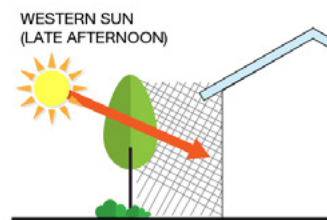
Locate, size and shade windows to reduce summer heat loads and permit entry of winter sun

Utilise shading devices and or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces. Landscaping can also be particularly effective in minimising the impact of the late afternoon western sun's low angle

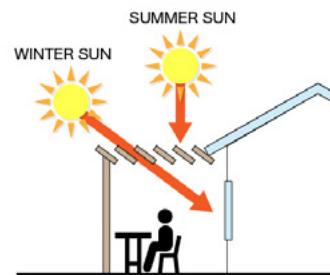
Allow for cross ventilation to enable cooling breezes to reduce internal temperatures in summer

Use low embodied energy materials that maximise efficient thermal performance

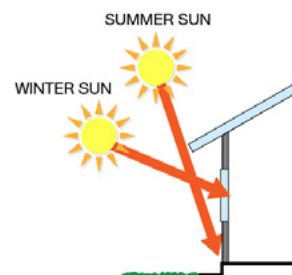
Design roof orientation and pitch to enable effective use of solar collectors



*Strategic tree planting around your home can help protect windows from late afternoon western summer sun.*



*Shading devices fitted to external verandahs & pergolas can allow winter sun to penetrate internal living areas while blocking the harsh summer sun.*



*Eaves & shading devices can protect windows from direct sunlight in summer and allow winter sun to penetrate internal living areas.*



*Strategically locating doors & windows during the design phase of your home can promote good conditions for cross-ventilation.*

## Designing Your Home

### 1. Home Style

#### Guidelines Intent

Designing a modern home in Océane involves a balance between sleek aesthetics, functional spaces, and environmental sustainability. Australian modern homes typically embrace open-plan designs that allow natural light to flow freely, creating a spacious, airy feel. Large windows and glass walls are common, inviting the beauty of the outdoors inside, while also catering to Australia's warm climate by providing passive cooling and reducing energy costs

#### Requirements

*Home design must align to one of the three identified design themes:*

- a contemporary Scandinavian barn
- the Aussie long span skillion
- the minimalist contemporary.

All designs should draw inspiration from coastal, rural and contemporary material and palettes.

#### Recommendations

Energy efficiency is central to modern Australian home design, with sustainable practices ranging from solar panels to energy-efficient appliances and water-saving fixtures. In response to the country's diverse climate, designers often incorporate features like double-glazing, cross-ventilation, and insulation to keep homes comfortable year-round while minimizing environmental impact.

Outdoor living spaces, such as shaded patios, decks, or alfresco dining areas, are common as they blend indoor and outdoor living—a hallmark of the Australian lifestyle. These outdoor areas are typically designed for relaxation and entertaining, making the most of Australia's temperate climate and breathtaking landscapes. In short, modern Australian home design focuses on creating comfortable, efficient, and beautiful living spaces that seamlessly merge with the surrounding environment.



## 2. Site Coverage and Setbacks

### Guidelines Intent

In addition to these Design Guidelines, a Building Envelope Plan (BEP) has been prepared for each allotment. House and landscaping designs must comply with the setback provisions within the BEP.

### Typical information provided on the BEP includes:

- Minimum setback from each boundary for a single and double storey home
- Location for the garage or carport, which determines the location for driveways and crossovers. The location of easements and/or SA Power Network transformers
- Frontage zones and any special fencing requirements
- Any other unique design consideration specific to individual allotments
- Tree Protection Zones for any significant/regulated trees
- Developer installed retaining walls and fencing

### Requirements

The siting of your home must comply with the BEP and to the nominated setbacks to the boundaries of your allotment.

### Site Coverage

Site coverage of up to 60% will be approved provided the following can be achieved:

- Sufficient Private Open Space.
- Adequate connection between Indoor / Outdoor space.
- Usable outdoor space.

### ■ Recommendations

Work closely with you builder, building designer or Architect to consider the interplay and flow between Indoor & Outdoor spaces and for the provision of sensible, usable outdoors spaces.

Dwelling Type	Max. Site Coverage
Single storey home	60%
Split-level home that is predominantly single storey	60%
Two storey home on less than 400m <sup>2</sup> (Terrace Homes excluded)	60%
Two storey home on an allotment greater than 400m <sup>2</sup>	50%

## 3. Roof Design and Ceiling Heights

### Guidelines Intent

To encourage a high level of architectural integrity of the roof form in concert with the overall style of the home and in consideration of proportionality and materiality of the roof form to the home, the site, neighbouring homes and the overall streetscape.

To encourage a sense of grandeur and longevity for the home and to maximise the opportunity for space internally.

### Requirements

#### Roof Pitch

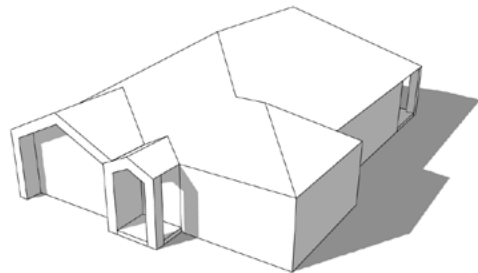
Roofing must be of a scale and form representative of contemporary architecture.

**Gable roofs** must have a minimum pitch of 26 degrees.

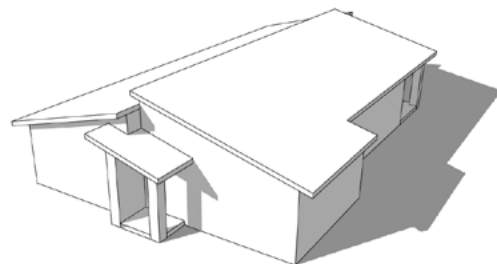
**Skillion roof** planes should not exceed a maximum of 15 degrees, unless it can be demonstrated where a higher roof pitch forms an integral part of the overall architectural design of the home.

**Flat and/or contemporary roof designs** will be considered individually on their merits where they complement the overall architectural character of the home.

GABLE ROOFS  
MINIMUM PITCH 26 DEGREES



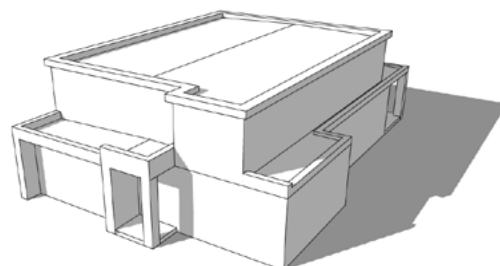
SKILLION ROOFS  
MAXIMUM PITCH 15 DEGREES



Single hip roofs and those behind a single gable end will not be accepted.



FLAT AND/OR  
CONTEMPORARY ROOFS



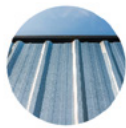


## Roof Materials

Roof materials must be either: galvanised steel, zincalume, or of pre-finished coloured metal sheets (e.g. Colorbond® or Nexstar) or Roof Tiles.

Suggested Colour Palette and materials.

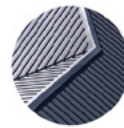
### Roof Materials



Galvanised Steel



Zincalume



Colorbond

### Metal Roof Colours



Colorbond  
Surfmist



Colorbond  
Evening Haze



Colorbond  
Shale Grey



Colorbond  
Windspray



Colorbond  
Wallaby



Colorbond  
Dune



Colorbond  
Dover White



Colorbond  
Southerly



Colorbond  
Woodland  
Grey



Colorbond  
Bluegum



Nexteel  
Vivonne



Nexteel  
Gairdner



Nexteel  
Jenolan



Nexteel  
Exmouth



Nexteel  
Cocky  
Moleskins



Nexteel  
Broome



Nexteel  
Hellfire



Nexteel  
Freycinet



Nexteel  
Coorong



Nexteel  
Hotham

### Roof Tile Colours and Profile



**Ravine**  
Monier Urban Shingle



**Baltic**  
Bristle Planum



**Wallaroo**  
Bristle Planum



**Turrone**  
Bristle Planum



**Mist Grey**  
Monier's Premium

'Natural' colours and material palettes are encouraged.

## Eaves

Eaves should only be used as an effective shading element. Eaves will be considered as façade articulation. Traditional (Boxed) Eaves, Raked & Lined Eaves and Open eaves will be accepted.

The use of awnings and/or sunshade materials is strongly encouraged where there is a window, to improve energy efficiency. Where the design requires the home to be built to a nominated boundary, eaves are not required for the extent of the boundary wall.

## Ceiling Heights

All homes must have minimum floor to ceiling heights of 2700mm on ground floor and 2550mm on upper floors.

### ■ Recommendations

Homes with a ceiling height of 2700mm or greater exhibit greater street appeal. Internal rooms also feel more open and spacious.



## 4. Street Facades

### Guidelines Intent

Delivering upon Océane's vision of a Community that 'fits together' requires careful consideration of each home's design to ensure a cohesive street scene is achieved.

### Requirements

#### *Front door facing the street*

Your home must have a front door facing the street, designed in a way that creates intuitive way finding.

#### *Porch, portico or verandah size*

The design of the home must incorporate either a porch, portico or verandah that complies as a minimum, with the following options:

#### **Option 1 – Standard Entry**

- a minimum under roof area of 6m<sup>2</sup>
- a minimum under roof depth of 1.5metres
- a minimum porch ceiling height of 3metres
- adequately covered, clearly defined and visible from the street.

#### **Option 2 – Wide Entry**

- a minimum under roof area of 6m<sup>2</sup>
- a minimum under roof depth of 1.5metres
- a minimum width of 2.4metres between posts
- adequately covered, clearly defined and visible from the street.

#### *Front façade articulation/composition*

Façades are encouraged to be asymmetrical to create visual interest. Façades should comprise of strong elements defined with a functional setback change – ie: walkway, porch/portico or verandah etc as per above.

Front façade designs must incorporate a combination of building finishes, textures and materials, as well as varying setbacks to the front facade (horizontal and vertical) which are considered to be well-balanced and proportioned and provide visual interest to primary and secondary street frontages.

No more than 20% of the primary or secondary façade will be permitted to be a single blank wall.

## Visibility

The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 15%) to allow for passive surveillance of the street.

## External materials

Homes are to be constructed to reflect contemporary architecture and have regard to the climatic conditions of the south coast and Océane's unique location. A minimum of two (2) and a maximum of three (3) contrasting materials or colours are permitted and encouraged to the front and secondary street façades.

### *Being either;*

- Combination of brick and stone (including stone veneer), or brick and render
- Feature walls / infill incorporating timber, painted weatherboard, cement sheet (e.g. James Hardie Scyon, and Colorbond® metal sheets). The use of alternative wall cladding materials will be considered on their architectural merits
- Feature window frames of timber, semi-commercial or commercial section aluminium
- Portico or verandah (or other architectural feature that enhances the entrance) Option 1 or Option 2
- Various balcony forms projecting from the façade for two storey buildings
- Variations in wall height and rooflines
- Any other architectural detailing that contributes to the visual interest of the façade

Unfinished 'common' utility bricks are not permitted.

A balanced composition of the material application should be applied to align with the Océane philosophy.

## ■ Recommendations

Engage with OEM early to work through your proposed façade treatments prior to the detailed design and documentation phase.





## 5. Corner Allotments - Secondary Street facade

### Guidelines Intent

To ensure that all street frontages maintain a high standard of visual amenity whilst allowing corner allotments to maximise their private open space and maintain privacy.

### Requirements

All corner allotments (including façades visible from road reserves, right of way easements and public walkways) must address both the primary and secondary frontage.

- On the secondary façade, no straight section of wall is to be longer than 8metres. (This applies to both levels of double-storey homes).
- A step of at least 450mm is to be incorporated within the design.
- Windows that address both streets (window to be provided within the first 1.5metres of the secondary street). – In front of the side gate/fence return. – On the ground floor on all homes.

No more than 20% of the primary or secondary facade will be permitted to be a single blank wall.

For Allotments that are identified on the BEP as a potential secondary driveway access, the following requirements are to addressed:

- Any driveway is to be the same colour and finish as the primary driveway.
- Structure to be designed to complement the main dwelling.
- Any Garage door is to compliment main dwelling.
- Any Garage's roof pitch is to be at a minimum of 26 degrees.

## 6. Garaging

### Guidelines Intent

Garages can dominate the streetscape. Océane's design philosophy is to establish a soft streetscape. Dominant garages are to be avoided, garaging is to be considered and balanced within the design of the home's façade.

### Requirements

Free standing or attached garages must include a roof design and design features consistent with the form and materials of the home. Where a single-storey home is proposed, a minimum garage recess of 900mm from the front building line of the home is required. Where a two-storey home is proposed, a minimum garage recess of 1m is to apply from the upper building line or balcony.

Unfinished/unpainted or unrendered fibre cement sheeting, galvanised iron or highly reflective finishes are not acceptable.

Garages must have a minimum setback of 5.5metres from a primary street frontage or as stipulated on the BEPs

### Triple Garages

A triple garage frontage is only permitted on allotments with a width greater than 18metres. The garage must present to the street as a double garage and a single garage.

Approval of any Triple Garage design is at the full discretion of OEM.

### Garage Doors

Garage doors must be of the following mechanisms:

- Panel lift, or
- Sectional overhead

### ■ Recommendations

Garage doors could be either a darker shade or a complementary colour to the main external wall colour.

If you have a caravan, boat, trailer or other recreational or commercial vehicle you should design your home to ensure that you can park the vehicle away from public view.



## 7. Privacy

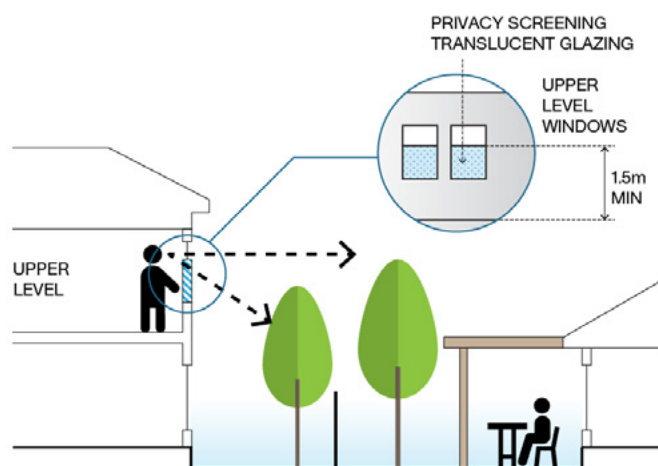
### Guidelines Intent

Private open space creates good living environments when the indoors and outdoors are linked, providing for outdoor entertaining and play areas directly accessible from the main living areas of the home. Good house siting and design can help to protect your privacy and the privacy of your neighbours, while also taking advantage of attractive outlooks. Due to the terrain at Océane, some "overlooking" from adjoining higher properties can occur. In such circumstances you may need to implement your own methods to protect your privacy as per the recommendations below.

### Requirements

Direct overlooking from upper level habitable room windows and external balconies, terraces and decks to habitable room windows and the useable Private Open Spaces of other dwellings shall be minimised by providing:

- Permanently fixed translucent glazing in that part of the window below 1.5metres above floor level
- Window sill heights of a minimum of 1.5metres above floor level
- Permanently fixed external screens, including wing walls, solid or translucent panels and planter boxes to restrict site lines
- Mature trees and shrubs can help screen private outdoor living areas.



### ■ Recommendations

Be mindful of your neighbour's privacy when designing and building your home, outdoor living spaces and gardens. The BEP will identify your neighbours maximum dwelling footprint.







## Around Your Home

### *8. Driveways*

#### **Guidelines Intent**

Océane promotes sustainable practices, including minimising hardscapes to reduce the amount of stormwater runoff and to promote a soft streetscape aesthetic.

#### **Requirements**

Only one driveway is permitted per allotment unless identified on the BEP. There must be at least 400mm of landscaping between the edge of the driveway and the side boundary.

The use of plain concrete or asphalt will not be permitted for driveway construction, however, concrete with exposed aggregate is acceptable. When "washing" or "blasting" the aggregate please ensure that water and silt produced does not enter the roadway and/or the stormwater system.

Any changes proposed to the driveway crossover and apron as installed by KL will need to be approved by OEM and the cost of such reinstatement/change will be at the cost of the homeowner. Approval may also be required from the City of Victor Harbor.

## 9. Fencing

### Guidelines Intent

The edges of allotments, whether to public frontages or to adjacent neighbours, are a continuation of the design of your home. Fencing and retaining walls are an integral part of your design as they provide privacy and enclosure, delineating between public and private spaces, and control level differences.

Kingsley Living provides retaining walls and fencing where it has been identified on Building Envelope Plans. All proposed Fencing by the homeowner is to be designed and submitted to OEM for approval prior to installation, ideally at the time of Encumbrance Approval.

### Requirements

#### Side & Rear Fencing

Standard Good Neighbour® Style Fencing	
Height	1.8 metres
Material	Powdercoated metal
Style	Stratco Fencing – Good Neighbour® CGI Corrugated or Revolution by Design – Shallow Corrugated (16mm) both Vertical profiles.
Colours:	Colorbond® Woodland Grey
	Stratco Slate Grey

### Corner Allotments

Kingsley Living may elect to install secondary corner allotment fencing at their discretion, this element will be depicted on the Building Envelope Plans or identified in this document as a Precinct Specific element.

### Front Fencing

No Front Fencing will be permitted unless approved by OEM.

To ensure a predominance of landscaping in front of homes, and to create 'soft' enclosures and demarcations to the front property hedges and dense landscape plantings are encouraged to be used in-lieu of front fencing.



***Should front fencing be permitted, it must include:***

- Rendered and/or masonry piers (located at regular intervals) and plinth (a minimum of 300mm high) with matching masonry or other appropriate infill panels.
- A mix of materials featuring two (2) contrasting materials and articulation is to be provided, will be considered and reviewed on an individual basis. Colorbond® or solid metal panel fencing is not permitted.
- The maximum fence height permitted is 1.2metres and the minimum height permitted is 900mm (excepting hedges where the minimum height is 600mm)

The front fence material is to extend/return a minimum of 1m behind the front build line when located on a corner allotment.

Letter boxes should be integrated into front fencing where possible.

Fencing, other than optional front fencing, is to be constructed prior to you occupying your home.

Any pre-existing fencing constructed by KL is not to be removed or reconfigured for any reason without prior written consent from the OEM.

## 10. Front Landscaping

### Guidelines Intent

Landscaping is a fundamental element in creating quality streetscapes and assists with providing a cohesive link between the home and the street, while also providing amenity for you and your family.

### Requirements

#### Front garden

As a minimum, each allotment is to provide:

- Planted garden beds that occupy a minimum of 30% of the frontage of the allotment and include: Ten (10) established plants with a minimum height of 500mm at time of planting.
- Three (3) established trees with a minimum height of 1metre in the garden bed, including: One (1) 75Litre feature tree planted in the ground.

Potted plants can be used but will not be accepted as part of the landscaping bond requirements.

All garden beds are to be edged (spade edge, pavers, concrete, timber & metal) and mulched.

Irrigated Turf is to be provided between the front building line and kerb-line, except where an alternative landscape treatment is provided. The use of Synthetic or Artificial Turf is not to be used in the front garden or on council's nature strip.

All front landscaping is to be completed within three (3) months of handover from the builder.

The owner must replace street trees damaged during building activity with the same species and maturity as previously installed by KL.

### ■ Recommendations

The Adelaide Garden Guide for New Homes Manual provides great inspiration and design assistance in preparing your new garden and can also assist in the selection of complimentary plant species see: [Garden Guide for New Homes.pdf](#)

Homeowners may be permitted to extend their front gardens into council's nature strip (subject to approval). You can access more information [here](#).

## *11. Sheds, Outbuildings and External Structures/Fixtures*

### **Guidelines Intent**

Océane is committed to providing a strong visual amenity for all properties and residences. Outbuildings play an important part in delivering this vision. Outbuildings, sheds and covered pergolas can provide space for storage and outdoor entertainment, adding to the features of your home.

Sheds, outbuildings and external fixtures (such as clotheslines, air conditioners, antennae and rainwater tanks) should be inconspicuously located and/or screened appropriately so as not to detract from the appearance of your home.

### **Requirements**

#### ***Sheds & Outbuildings***

Outbuildings should only be located to the side or rear of your home, with a minimum setback of 900mm from side or rear boundaries, and a minimum setback of 2metres from boundaries with public reserves.

All external structures forward of the front building line (e.g. shade sails, pergolas, etc) should be integrated with the main dwelling in terms of their design, colours and materiality.

Sheds & Outbuildings must complement the existing residence in relation to external appearance and quality of construction, being;

- External walls of outbuildings or sheds must be a maximum height of 2.4metres above ground level for a minimum of 2 sides and roofs must be pitched at 15°.
- Flat roof design will be assessed based on architectural merit which would consider public visual amenity, bulk, scale and integration with the main dwelling.
- The overall height of a free-standing outbuilding's roof pitch or parapet must not exceed 3.5metres.

If the Shed or Outbuilding is located next to a street boundary or public space, the roof must be pitched in a direction to minimise the building bulk apparent from public spaces.

Outbuildings and structures that exceed 20m<sup>2</sup> are generally not permitted but may be approved if they match the external appearance and quality of construction of the main residence and are sited on larger allotments.



## External Fixtures

Locate and design all service equipment and appurtenances (including but not limited to clotheslines, air conditioners, antennae, satellite dishes, rainwater tanks, so that they are not obtrusive when viewed from public frontages of your site. Where external fixtures may be visible, screen them from public view using appropriate materials that complement the building materials and colours of the home or outbuilding. Solar water heaters are encouraged, but they must not be unduly visible from the primary road and be of a type that does not incorporate a water storage tank on the roof.

Evaporative air conditioners should be low profile using a minimal dropper, located below the ridgeline and should be a neutral colour that matches the roof. Winter covers (when in use) are also to match the colour of the roof if used.

Antennae are to be located within the roof space unless it is demonstrated that reception is otherwise adversely affected. Satellite dishes are to be painted black or pre-coloured to match the roof.

Council refuse bins are to be kept out of public view and screened when not being collected from the street.

## ■ Recommendations

Design your home to incorporate space for outbuildings while maintaining sufficient private open space and minimising the visual impact on your neighbours and public spaces. Please contact the City of Victor Harbor regarding specific size requirements for various outbuildings and sheds.

Locate or screen noise-generating equipment (e.g. air conditioner units, pool pumps) such that they don't cause a nuisance to your neighbours.

Letterboxes should use materials, colours and styles that complement the house. They should include a clear number for easy identification.





## Building on Your Allotment

### Guidelines Intent

Once you have received both Encumbrance Approval and Development Approval you can now proceed with building your home. To maintain a safe, orderly and environmentally responsible building site, there are a few steps that should be taken before, during and after the building process.

### Requirements

Any homeowner/builder must not permit, cause or authorise any damage to:

- Any adjoining allotment and/or
- Any other part of the Océane community including but not limited to footpaths, kerb and channels, roadways and/or landscaping
- Where such damage occurs and Kingsley Living is required to undertake repairs, the owner of the allotment will be responsible to pay the cost of these works
- Your property must be kept in a clean and tidy state at all time
- It is also the owner's responsibility to ensure street trees, footpaths and driveway crossovers are protected during the construction process.

All refuse must be contained in an appropriate industrial waste bin on the allotment.

Significant and regulated trees must be protected during construction by:

- Erecting (prior to any construction activity on the site) and maintaining an appropriate fence or barrier around the perimeter of the Tree Protection Zone (TPZ) to prevent vehicle or machinery access, parking of vehicles and the storage and depositing of materials
- Providing a 100mm thick layer of organic mulch over the ground within the TPZ to assist with moisture retention. Supplementary watering may be required during any dry periods in the construction process
- Complying with any other conditions imposed by OEM or Council associated with any encroachment into the TPZ.

When the home is constructed and completed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.

To manage erosion of soil and impacts on the surrounding drainage system a Soil Erosion and Drainage Management Plan (SEDMP) is required. The Plan should be prepared in accordance with the 'Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry' dated March 1999 (and subsequent amendments as/when issued) by the Environment Protection Authority (refer to EPA website [epa.sa.gov.au](http://epa.sa.gov.au) for details). The SEDMP must be followed at all times during construction to prevent damage to the surrounding Océane environment.



## Bushfire Awareness

### Guidelines Intent

Living in such an environment as that of Océane offers a fantastic lifestyle to be enjoyed all year round. The summer months can bring about an increase in bushfire risks.

### Requirements

The bushfire protection measures affecting Océane require a dedicated 2000 litre rainwater tank and associated fittings for each dwelling for added protection. Your builder, architect or building designer can advise you further on this requirement.

This may be subject to change by the State Government.

### ■ Recommendations

Please refer to the Country Fire Service website for more information while planning your new home and garden:

[Preparing Your Home & Property](#)

[Building and renovating in a bushfire prone area](#)

## NBN

The NBN will be providing telecommunications infrastructure to Océane. You need to consult with your builder regarding the telecommunication services required for your new home.

All home owners must ensure that any wiring of those premises complies with [“NBN Co In Home Wiring Guide for single dwellings units \(SDUs\) and multiple dwelling units \(MDUs\)”](#) which is published on NBN Co’s website (see below). Any failure to comply with this guide may prevent connection to the NBN infrastructure and/or may result in additional costs being incurred by you to connect to the NBN.

***For more information contact***

NBN Co:

Phone: 1800 881 816

Email: [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au)

Website: [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments)



Precinct and/or Allotment Specific Provisions

Precinct Specific Guidelines or provisions

*Hillsview Precinct Release*

Not Applicable

Allotment Specific Guidelines or provisions

Not Applicable







## Landscaping Bond Refund Checklist

You may be eligible to claim a refund on your front landscape, once you have completed the driveway, allotment fencing and all landscaping to the front of your home. To receive your payment, you must comply as outlined below.

### Claiming \$2,000 on your front landscaping

Complete all front landscaping works within three (3) months from date of handover from your builder and in accordance with the requirements stated in the Contract of Sale.

Complete and sign the attached Front Landscaping fund Application Form.

Email it to [encumbrance@oceaneliving.com.au](mailto:encumbrance@oceaneliving.com.au) and attach a photo(s) of your completed driveway, fencing and front landscaping.

The Océane Encumbrance Manager will assess and/or inspect the completed works to determine if all requirements have been met. If approved, your bond will be processed and paid within 45 business days.

### Checklist

- ☐ Front/side fencing is constructed in accordance with these guidelines.

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- ☐ Suitably edged and mulched garden beds occupying 30% of the front yard One (1) 75Litre feature tree planted in the ground. Ten (10) established plants with a minimum height of 500mm at time of planting. Three (3) established trees with a minimum height of 1metre in the garden bed.

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- ☐ Turf installed to the front yard (and secondary street if on a corner allotment)

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- ☐ Fixed automated irrigation to front (and secondary street if on a corner allotment)

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- ☐ Driveway completed

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- ☐ Side fence return is 1metre behind the front build line and is to powdercoated to complement the home

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- ☐ Turf has been applied to council verges (including corner allotments)

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## Application Form and Design Approval Checklist

[Click here to Download](#)



# Océane

Developer



Errors and omissions  
excepted (E&OE)

Marketing Agents

## HARRIS

**Harris South Coast**  
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244 Port Elliot Road,  
Hayborough, SA  
Phone **08 8552 5744**

**Chaise McCardle**  
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### Disclaimer

SA Property Holdco Pty Ltd and PIP Investments (Aus) Pty Ltd (Kingsley Living) make no representation or warranty that the information contained in this [brochure], (the Information) is complete, accurate or has been independently verified.

The Information is not a recommendation to purchase a property in the Océane – Victor Harbor Development (the property). If you are considering purchasing the property, you should obtain independent advice to satisfy yourself as to the completeness or accuracy of the Information.

Please refer to the further disclaimer on the property's [website](#).

*Life, unlimited.*

[océaneliving.com.au](http://océaneliving.com.au)