

The background of the image is a detailed architectural floor plan. It shows various rooms with labels such as 'W.C.', 'Living', and 'Bed 2'. Overlaid on the drawing are three drafting tools: a blue compass, an orange pencil, and a white ruler with black markings. The word 'Oceanic' is written in a stylized, cursive font in the upper left corner, with a blue shadow effect behind it.

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HOUSING DESIGN GUIDELINES

Introduction

The developers have created these Design Guidelines to assist you when selecting a home design to suit not only your lifestyle but the allotment you have chosen. The Guidelines will take you through the processes and approvals necessary to enter the construction phase of your new home.

The Design Guidelines & Approval Process

Your home is an important asset and we want to assist you maintain its value by protecting and enhancing the character and vision for the Oceanic North Haven Development.

The Guidelines provide guidance to homeowners, architects and building consultants, giving greater certainty about the quality of homes and how they interact with neighbouring homes, streets and surrounding areas.

These Guidelines form part of the land contract and Memorandum of Encumbrance which will be registered onto your Certificate of Title for the land at your land settlement with preparation and registration to be at the purchasers cost. All purchasers are contractual obligated to comply with these Guidelines.

Whilst there are some mandatory requirements established within these documents an application which does not strictly adhere to these requirements may be considered on its merits. Approval from the Developer is additional to and not in lieu of any State or Local Government requirements. The purchaser must make their own enquiries to Local Government, relating to building on the land.

Guideline Approval

To submit your application please supply floor plan, site plan and elevations and emailed to joanneowen@internode.on.net or posted to Land and Property, Suite 4, 300 Glen Osmond Road, Fullarton SA 5063 (two copies must be supplied if posted). These must be approved by the developer prior to submitting to the Port Adelaide Enfield Council.

General Information

The footpaths throughout the development may be concrete or concrete paving or similar materials, to be selected by the Developer and subject to Council Approval. Driveway crossovers to each allotment are required to be completed by the purchaser to the Developers specification once determined by Council. Prior to arranging for your driveway crossover to be installed, please contact the Developer to discuss the specific requirements.

Any clotheslines, air conditioners, satellite dishes or other ancillary structures should be located away from the primary street address and out of public view where possible.

Any fencing, entry statements, street trees, street furniture or other infrastructure erected or installed by the developer or Council must not be removed or altered and must be maintained by the allotment owner.

Vehicle parking, line marking, street furniture and street infrastructure within the roadway will be determined by Council. See the Building Envelope Plan for further details.

The proposed reserve will also serve as a stormwater detention area and may contain elements such as reed beds, rockwork, grassed play spaces, footpaths & retaining walls.

Building Time Limits

Completion of the dwelling must be within 12 months (1 year) from the construction commencement.

Landscaping Time Limits

Purchasers are to establish the front yard and landscaping within the road verge (corner allotments also include the verge to secondary street frontage) within 6 months of construction completion of the home. This must also be maintained to a standard acceptable to the developer. Fully concreted or paved front yards are not acceptable. Verge areas must be established in accordance with Council guidelines and requirements.

Built Form

Homes being designed on corner allotments will need to address the secondary street frontage to match the façade. For example, wrap around verandah, same windows to the side as what is on the front of the home, rendering to continue from the façade. This secondary street frontage will be required to continue along this side of the home by at least 4m and can not be covered by any colorbond/solid fencing.

All external structures forward or visible from the street or reserve (eg. Shade sails, pergolas etc) should integrate with the main dwelling in terms of colours and materials.

Homes will be required to be built with a mix of building materials which will be subject to Developers Approval. A minimum of two composite materials should be used on front facades—for example brick and render or brick and timber or render and stone etc. Please note that front doors, window surrounds, garage doors are not to be considered a secondary composite material.

No dwellings such as transportable buildings, sheds, caravans or temporary accommodation shall be on allotments or roadways.

Building Envelope Plan (see plan attached)

A Building Envelope Plan has been prepared for each allotment that indicates the area of the site which your home should be sited. Each Envelope Plan indicates:

- The minimum setback from each boundary
- Appropriate locations for any 'building to the boundary' for garage/carports
- Location of driveways—please note: changing the location of the garage could mean services such as water meter, electricity posts, fire posts, signs, light poles, pits or any other services will be in your driveway.—if this occurs any modifications or moving of services will be at the purchaser cost.

Fencing

Fencing to the side and rear boundaries of allotments shall be colorbond good neighbour type fencing or post and rail type fencing (with the posts and rails on the inside away from public view), with the fencing in the colorbond colour “Grey Ridge”.

Corner allotments, allotments that abut a reserve or secondary street will require decorative fencing. This should consist of at a minimum, colorbond custom orb profile fencing panels with 90mm x 90mm metal powder coated posts in between each fence panel. The posts are to be the colorbond colour of Surfmist. Other styles of fencing that may include such things as brick or rendered walling or panelling would be considered on its merits. This needs approval from the developer prior to construction of the fencing.

Any fencing forward of the building line must be open in nature. This could be open tubular fencing or similar and to a maximum height of 1.5m. If you are wanting any plinth the maximum height of the plinth plus the fence must not exceed 1.5m.

Stormwater Detention

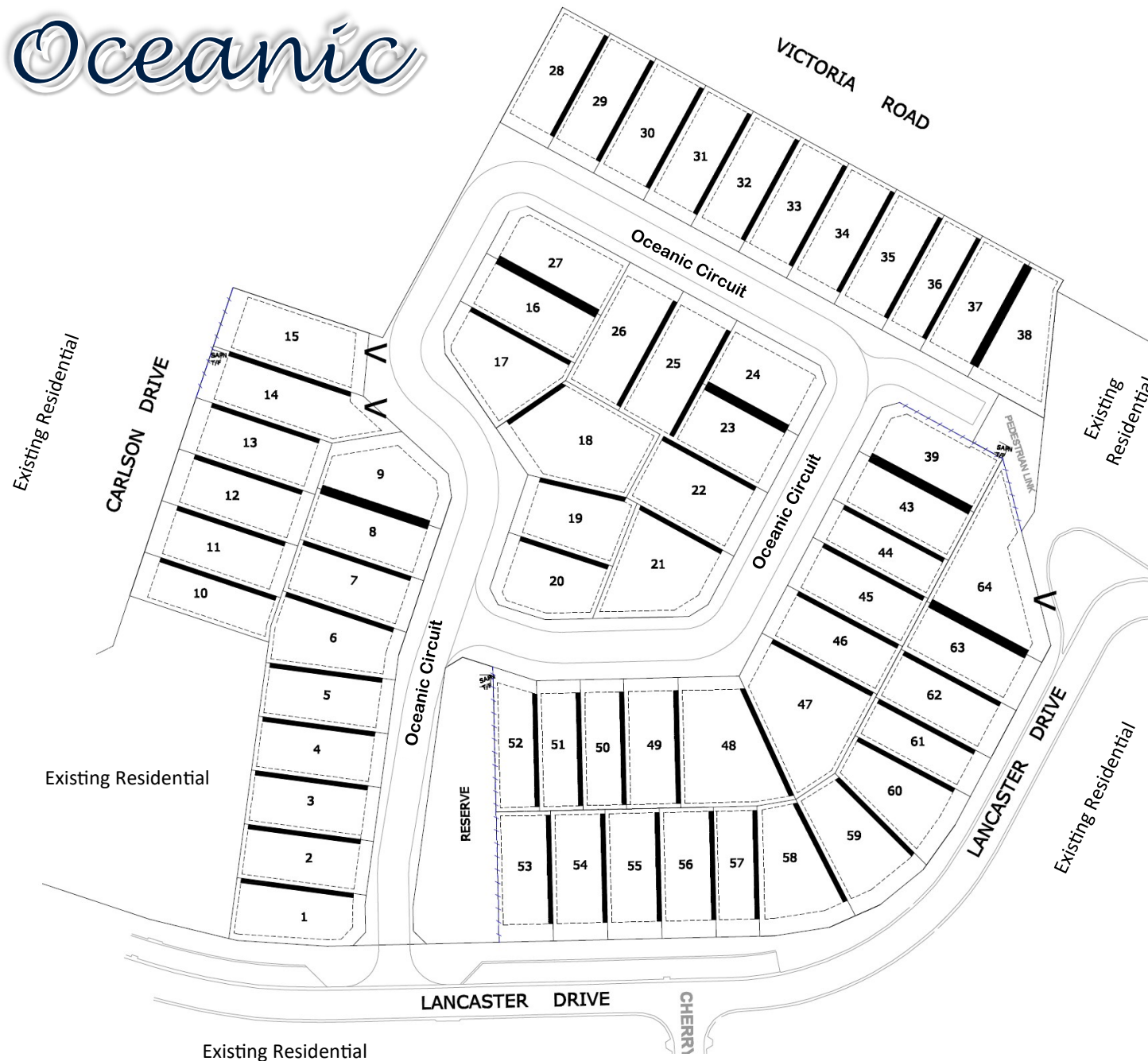
The stormwater detention reserve shown on the corner of Lancaster Drive & Oceanic Circuit is not a permanent water body.

Easements and SAPN Transformers

The location of the SAPN transformers shown on the brochure plan and building envelope plan are subject to approval by the necessary providers (with the exception of the one shown on Lot 14 Carlson Street which is existing).



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BUILDING ENVELOPES

Setbacks as per table unless otherwise noted on the plan

MAIN STREETFRONT	-Internal Road Facing Lots 3.0m -External Road Facing Lots 4.0m (To be in accordance with Councils Development Plan.)
SECONDARY STREETFRONT	-To be in accordance with Councils Development Plan
SIDE BOUNDARY	-0m (one side only) -.9m -(Max wall on bdry 8.0m)
REAR BOUNDARY	-To council Requirements (Lesser amounts may be accepted subject to Council consent)
GARAGES	-5.5m min.

NOTE: -2nd storey side boundary setbacks to be as per Development Plan

	Denotes Building Envelope
	Denotes Possible Build to Boundary
	Mandatory Driveway Locations
	Decorative Fencing by owner (To be Approved by The Developer)
	SA Power Networks Electrical Transformer box.



FOR FURTHER INFORMATION

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