



SEASCAPE

ENCOUNTER BAY

RESIDENTIAL DESIGN GUIDELINES

May 2026



SEASCAPE, PEACEFULLY POSITIONED WITH SWEEPING OUTLOOKS TOWARD THE COAST, OFFERS A DISTINCTIVE AND HIGHLY DESIRABLE PLACE TO CALL HOME.

Set just a short drive from the shores of Encounter Bay, with views of the sea from within the development, Seascape combines natural beauty with everyday convenience. Thoughtfully planned by Civecon, it will feature a striking reserve designed for families to gather, unwind, and enjoy the outdoors, fostering a welcoming and connected community. With Victor Harbor only minutes away, residents can enjoy a laid-back coastal lifestyle while remaining close to schools, shops, medical services, and all essential amenities.

Defined by its tranquil setting and strong sense of place, Seascape will become an attractive, cohesive neighbourhood for those seeking both comfort and community. Wide streets, open spaces, and the calming presence of the nearby ocean create an environment that encourages relaxation and connection. Whether it's weekend walks, time at the beach, or simply enjoying the peaceful surrounds, Seascape offers a lifestyle that feels a world away, yet keeps everything you need within easy reach. This is an opportunity to be part of a thoughtfully crafted community where pride of place and quality living come together.



1. INTRODUCTION TO THE RESIDENTIAL DESIGN GUIDELINES

The Seascape Residential Design Guidelines are provided to assist builders in designing your new home to help protect the future value of your home by creating high quality building design outcomes.

- Residential Design Guidelines will be legally enforced via an Encumbrance to be registered over the land title at settlement.
- No further subdivision of an allotment is permitted without prior written consent of the Encumbrance Manager.
- Only one permitted dwelling to be constructed on any individual allotment.

- Applications for Encumbrance approval must be sent to the Encumbrance Manager for assessment. Any Residential Design Guidelines are separate from and additional to any Statutory Requirements. Applications must include building plans (including elevations, floor plan, site plan and external colour chart) and specifications. The Encumbrance Manager will provide a stamped plan with approval and no Development Application should be made to the City of Victor Harbor prior to receiving Encumbrance approval.

Please forward Encumbrance applications to:

Seascape Encumbrance Manager

encumbrance@civecon.com.au

Suite 3, Level 9,
420 King William Street, Adelaide, SA 5000



2.3 GARAGES & CARPORTS

- Garages can be built on the boundary as shown on the building envelope plan with a minimum setback of 5.5m from front boundary to provide for off street carparking. Garage length to be no longer than 8m.
- Garages are required under the main roof of the dwelling.
- Garage doors must be Colorbond in colour to compliment the front façade of the dwelling.
- Carports visible from the street will NOT be approved.



EXAMPLE OF GARAGE



EXAMPLE OF TWO BUILDING MATERIALS ON FAÇADE

2.4 BUILDING MATERIALS & CEILING HEIGHT

Façade differentiation is encouraged to promote quality design outcomes and contribute to an interesting streetscape. All façade details will be subject to review by the Encumbrance Manager.

- Dwellings must have two elements on the façade (this does not include doors, windows or garage doors as an element), be constructed from brick and or rendered masonry and should feature stone, render or panelling.
- Roofing materials to consist of tiles, slate or Colorbond corrugated iron sheeting with a minimum roof pitch of 22.5 degrees. Skillion roof designs will be considered.
- Transportable, prefabricated or dwellings without a concrete footing are not permitted. footing are not permitted.
- The minimum internal floor to ceiling height of 2.55m applies to all ground floor dwellings. Higher ceilings are encouraged.

2.5 EXTERNAL FIXTURES

- Clotheslines must be sited unobtrusively and away from public areas.
- Air conditioners can cause discomfort to neighbours, you should select the location with care. They must be located so as not to be visible from the street.
- Antennae (including satellite dishes) must be located within the roof space or be positioned so not visible from street. Satellite dishes should be coloured to match the structure to which they are attached (roof or wall).
- Bins behind main fence lines not visible from the street.
- Rainwater tanks are mandatory to comply with Council rules. A minimum 3,000L rainwater tank should be positioned at the side or rear of dwellings, screened from public view.
- Solar HWS tanks must be located on the ground only, not visible from street.



EXAMPLE OF CORNER ALLOTMENTS

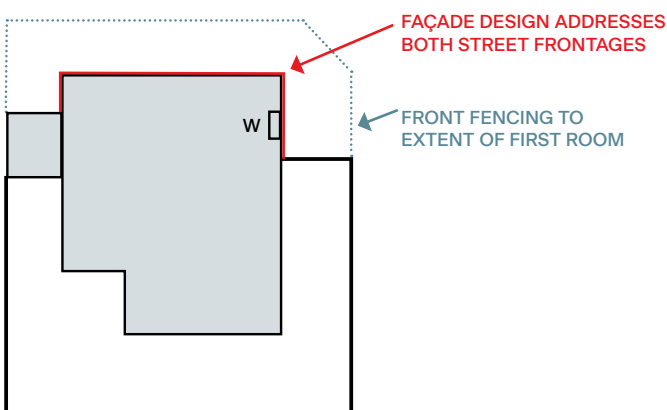
To meet this requirement, at least one of the following design responses must be incorporated:

- Provide a vertically proportioned window, with a minimum width of 0.6 metres, to a habitable room positioned at the front of the dwelling and oriented toward the secondary street or reserve. The height of this window must be consistent with the primary front window. *OR*
- Design the dwelling so that both street frontages are clearly articulated, incorporating architectural elements that are consistent with and complementary to the primary façade. These may include, but are not limited to, quoins, coordinated window styles, materials, and other façade detailing. The secondary frontage, where visible to the public realm, must extend at least the length of the first room and incorporate a minimum of two distinct material finishes.

Service infrastructure, including items such as meter boxes and hot water units, must be positioned to not be prominent and to match the façade colouring.

2.6 CORNER ALLOTMENTS

Dwellings located on corner lots, or those adjoining a reserve along a side boundary, are required to present an appropriate architectural response to both frontages. This approach enhances passive surveillance and contributes to a cohesive and high-quality streetscape.



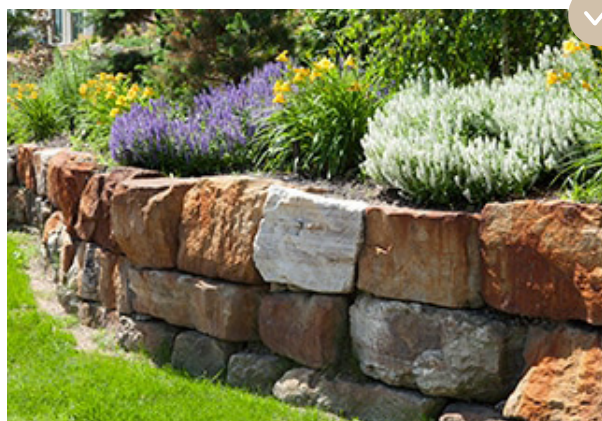
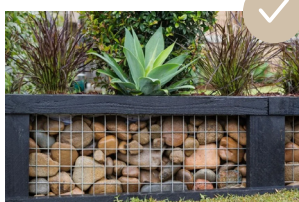
2.7 SLOPING SITES – RETAINING WALLS

- The maximum cut or fill is 1.5m relative to the existing ground level. Batters should be landscaped to provide protection from erosion.
- Timber and plain concrete retaining walls are not permitted forward of the building line where visible to the public realm.
- Should concrete sleeper retaining walls be approved for use in front of the dwelling by the encumbrance manager, they are required to be McLaren profile in colour Charcoal to match retaining constructed by the developer. Other suitable materials can be natural stone, quarry rocks, moss rocks or rendered masonry.



RETAINING WALL MCLAREN PROFILE

EXAMPLES OF PERMITTED RETAINING WALL TYPES

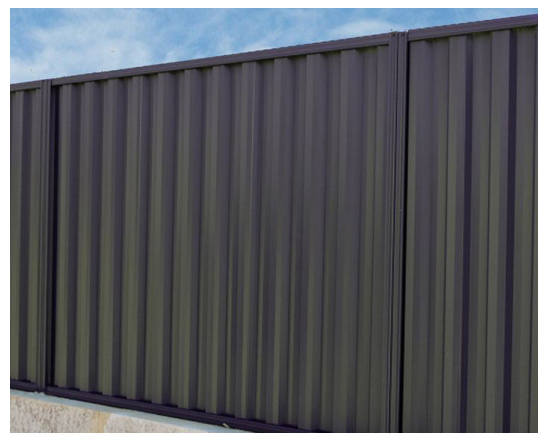
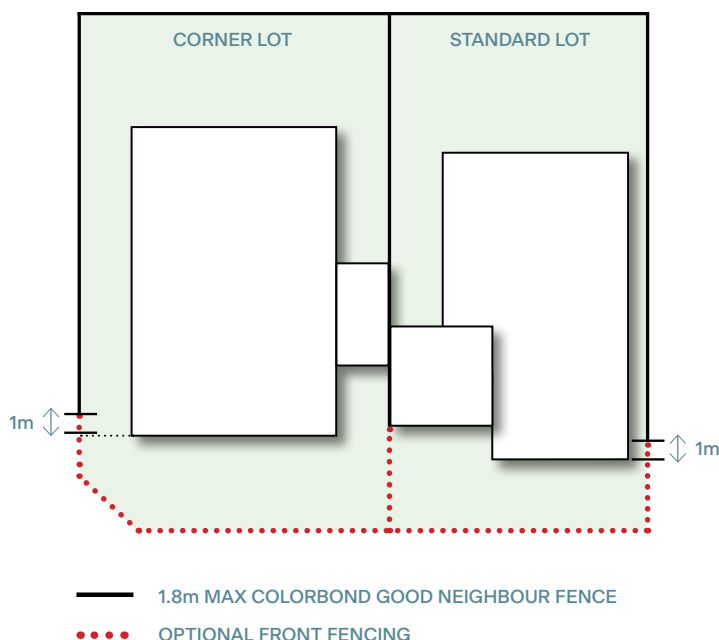


RETAINING WALL TYPES NOT PERMITTED FORWARD OF THE BUILDING LINE WHERE VISIBLE TO THE PUBLIC REALM



2.8 FENCING & LANDSCAPING

- Solid 1.8m high Good Neighbour Colorbond fencing to be installed to side and rear boundaries. Fencing must align with the front building line and must not protrude past the front alignment of the dwelling
- The colour of the fencing must be Colorbond 'Woodland Grey.'
- Fencing must be installed within 3 months of the dwelling being practically completed.
- Driveways must be concrete, or pavers completed at the same time as fencing.
- Landscaping to the front of the dwelling including the verge must be completed within 3 months of occupation of the dwelling and must consist of perimeter concrete or paving, lawn and or
- Front garden areas are to be irrigated and maintained to a reasonable standard.
- As a minimum, landscaping may include irrigated turf. However, a mix of soft landscaping (plants, lawn) and hard landscaping (paths, paving) is encouraged. Synthetic turf is not permitted in front gardens.
- Verge areas must be always maintained to a neat and tidy standard. Where existing street trees or mature trees are present, additional planting around them is encouraged. All verge landscaping must comply with the requirements of the District Council of Victor Harbor.
- When planning your garden, consider taking advantage of any elevated positions or views on your allotment. A well-designed front garden and verge will enhance the appearance of your home and contribute to the overall streetscape.



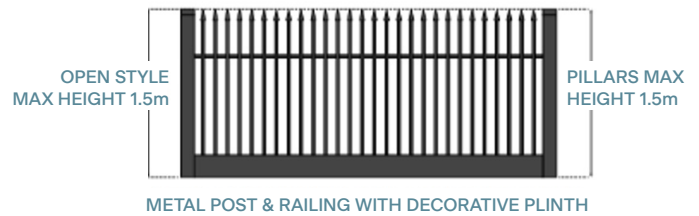
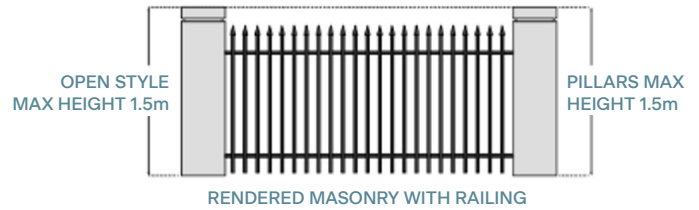
COLORBOND 'WOODLAND GREY' FENCING

2.9 FRONT FENCING

Front fencing is optional for all allotments. It's purpose is to clearly delineate public versus private space, and to create an appropriate 'edge' to the public domain. If front fencing is installed (including side boundary fencing in front of the main façade of the house) then it must be:

- 1.2m high and be no greater than 1.5m high for pillars.
- Have a vertical emphasis in appearance.
- White, black or Monument in colour and it is encouraged to use landscaping used to achieve any additional screening desired for privacy purposes.

Front fencing must be approved by the Encumbrance Manager.



2.10 CONSTRUCTION RESPONSIBILITIES

No one likes living in a continuous construction area. The first few years of any residential community can be disruptive for everyone. To maintain a high quality of life during the construction period we request all owners and their builders (including sub-contractors) follow the requirements described in the following section.

2.10.1 VEHICLE ACCESS

Vehicle access must be made via internal roads as opposed to driving across adjoining allotments / vacant land (including reserves). During construction, vehicles should not be parked on the verge / footpath area.

2.10.2 SITE CONTROL

The allotment must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

2.10.3 STOCK PILES

Stock piles and building materials must be located on the allotment and positioned in a neat and tidy manner.

2.10.4 BUILDING WASTE

All building waste must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the allotment. Accidental spills of soil, material or waste outside of the allotment must be removed immediately.

2.10.5 STORMWATER

Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an Erosion and Sediment Control Management Plan in accordance with your development approval is mandatory.

The following measures must be put in place:

- Installation of sediment controls on low side of allotment;
- Early connection of roof water down pipes to allotment stormwater system; and
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities.

2.10.6 AMENITIES

Portable toilets are to be located within the allotment and adequately fixed to the ground. They must not be placed on the road, verge, adjoining allotments or reserves.

2.10.7 RESPONSIBILITY

The Urban Design Guidelines form part of the Encumbrance attached to the Certificate of Title on all allotments purchased at Seascope.

All purchasers are contractually required to comply with these Guidelines. All dwellings, outbuildings, landscaping of front yards, landscaping of verges and other structures as detailed in these guidelines require an Encumbrance Approval prior to seeking the approval of Council.

2.10.8 TIMELINES

Construction on your dwelling must start within 24 months after settlement on your land and be finished within 18 months of commencement of construction. Landscaping (including verge) should be completed 3 months after you move into your new home. Driveways and crossovers should be completed prior to moving into your home.

SEASCAPE

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SALES CONTACT

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