

Development Guide 2024

Aspen Living Coorong Quays Management
(08) 8555 7300 | admin@coorongquays.com.au

Table of Contents

1. Table of Contents	1
2. The Vision	2
3. Introduction to the Guidelines	2
4. Approval Process	2
5. Design	3
6. Landscaping	3
7. Site Management	3
8. Design Characteristics	4
9. Prohibited.....	5
10. Ground Floor Enclosure.....	6
11. Typical Site Plan	7
12. Site Plan & Setbacks	8
13. Typical Landscaping Plan	9
14. Building Profiles · Height Restrictions	10
15. Boundary Fencing Within 25m Setback.....	11
16. Provision for Vehicle Access	12
17. Fencing Provision	12
18. Fencing Provisions.....	13
19. Appendix A – Recommended Species for Planting.....	17

The Vision

Welcome to Coorong Quays, the gateway to the natural wonders of the Coorong and Lower Murray and a great place to call home, even just for weekends!

The Coorong Quays Marina Estate is the most complete residential marina experience in South Australia offering services and infrastructure that provide for a unique and exceptional place in which to live, work and play.

The high-quality master planned residential, retirement and tourist community spans over 300 hectares and is anchored by the largest freshwater marina in the southern hemisphere.

Coorong Quays has all the hallmarks of being a truly exceptional estate, offering a unique living environment to a broad cross-section of the community.

Introduction to the Guidelines

These guidelines will help in getting the most from your purchase within Coorong Quays. They outline the philosophy which has guided the development and provide design tips to assist in making the most of this unique environment when creating your new home. The guidelines also suggest ways in which you can enhance your lifestyle experience and protect your investment once you've moved in.

The magnificent character of Hindmarsh Island owes much to the visual enduring quality of the landscape and river environment and with these guidelines we hope to preserve the basic visual quality of this unique environment.

The quality of the environment maintained through the approval process is your protection to ensure that all future development is both sensitive and harmonious with the natural colours and quality of the Island.

Approval Process

1. Written approval from the encumbrancee is required prior to submission of plans for Council approval.
2. A sketch plan can be submitted to obtain preliminary approval and comments as a precursor to obtaining final approval.
3. You should brief your Architect, Designer or Builder on all requirements as set out in this document and as contained on the Encumbrances prior to commencing final plans. Contact the site representative at the Coorong Quays Marina Office if you require further information on the details required or procedures.
4. Details of levels and contours together with all heights and floor levels is required to be shown on the plans. The ground floor levels must be a minimum of 3.0 metres Australian Height Datum (A.H.D.).

5. Written consent is required from the encumbrancee for the construction of any building, out building, structure, fence or landscaping as defined in the encumbrances. Planning and Building Act Approval is required from the Alexandrina Council following written approval from the encumbrancee.
6. Changes of any kind to approved documents require a subsequent written approval from the encumbrancee and the Council.

Design

Building designs should take into account local climatic conditions, orientate buildings to take advantage of views to the water body and foothills, but not to compromise privacy of neighbours.

Roof lines should be imaginative with wide verandas, gable ends, and constructed in sympathy with the colours of the local environment. The design of pergolas and verandas should provide shade to northern and western facades and at the same time integrate the building into the landscape and outdoor living areas.

Inappropriate colours and materials will not be permitted, particularly adjacent to any reserve, conservation zone or river frontage. Building materials and colours should reflect the natural colours of the Island that match and blend with the limestone, soft browns and greens of the landscape.

Brightly coloured materials of stark contrast will not be acceptable in sensitive zones.

Landscaping

The approval process requires the submission of landscaping proposals which indicate the type and selection of native trees and shrubs. A list of recommended species is provided in Appendix A, to assist in the design process. Non-native or exotic trees will not be permitted.

All surface paving's, driveways and fencing materials must be shown on the plans for approval.

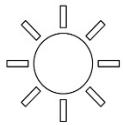
Outdoor living areas are to be encouraged, especially timber decks and patios. Land fill and excavations should be discouraged.

Site Management

Water quality in the development is of paramount importance. It is a strict requirement that during the building process, Hessian or Sarlon cloth protected fences be erected around the entire the allotment to prevent debris entering the water and must be erected and maintained to the approval of the encumbrancer.

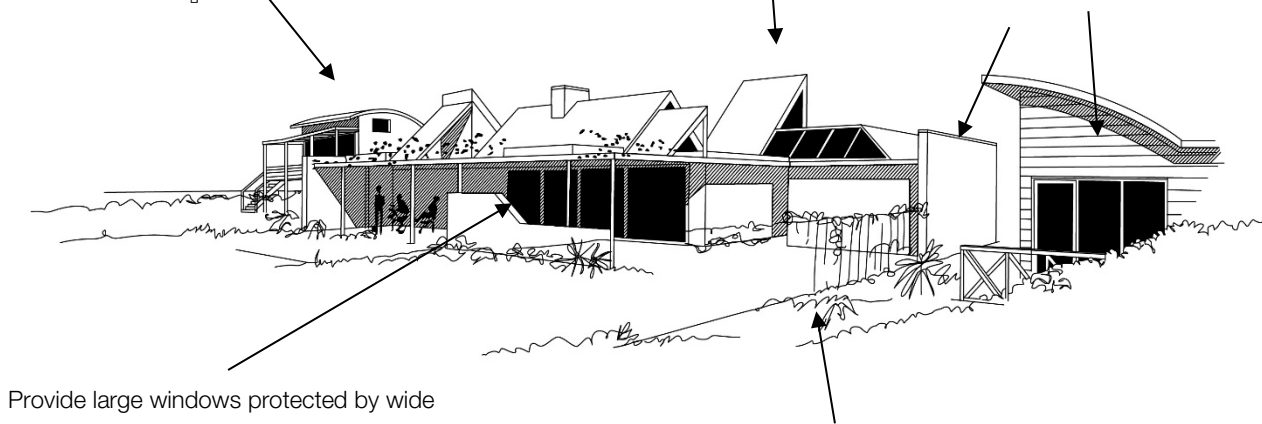
Design Characteristics

Make use of best orientation for sun control



Incorporate interesting roof shapes and forms. TV antennae and air conditioner units should not be clearly visible

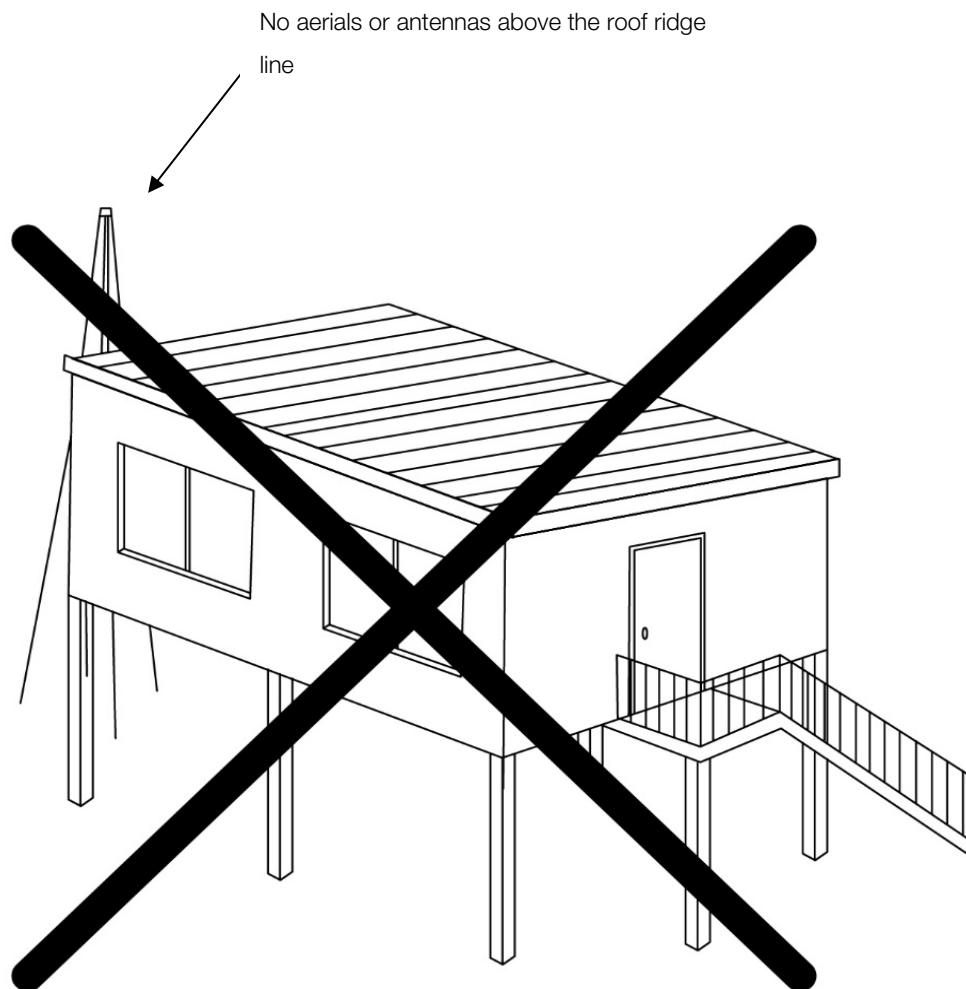
Brick walls and timber cladding are preferred materials which blend with the landscape



Provide large windows protected by wide eaves to take advantage of views

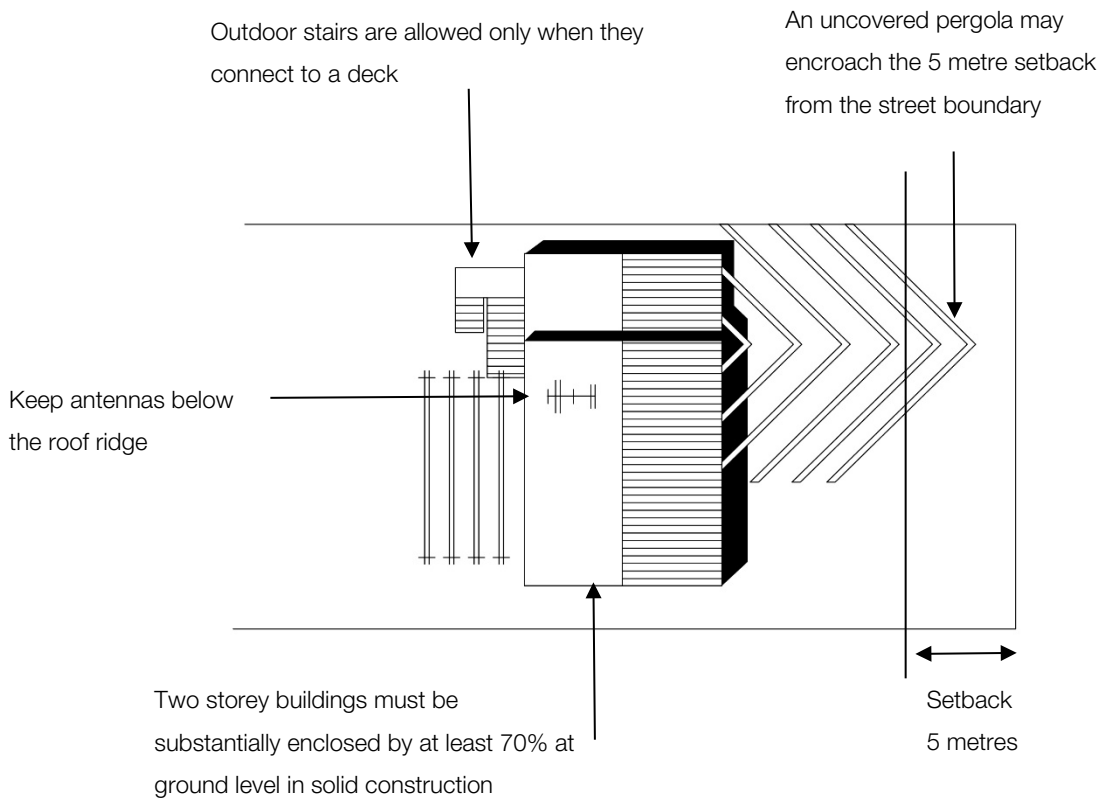
Landscaping, planting, fencing and screens should provide visual privacy for others

Prohibited

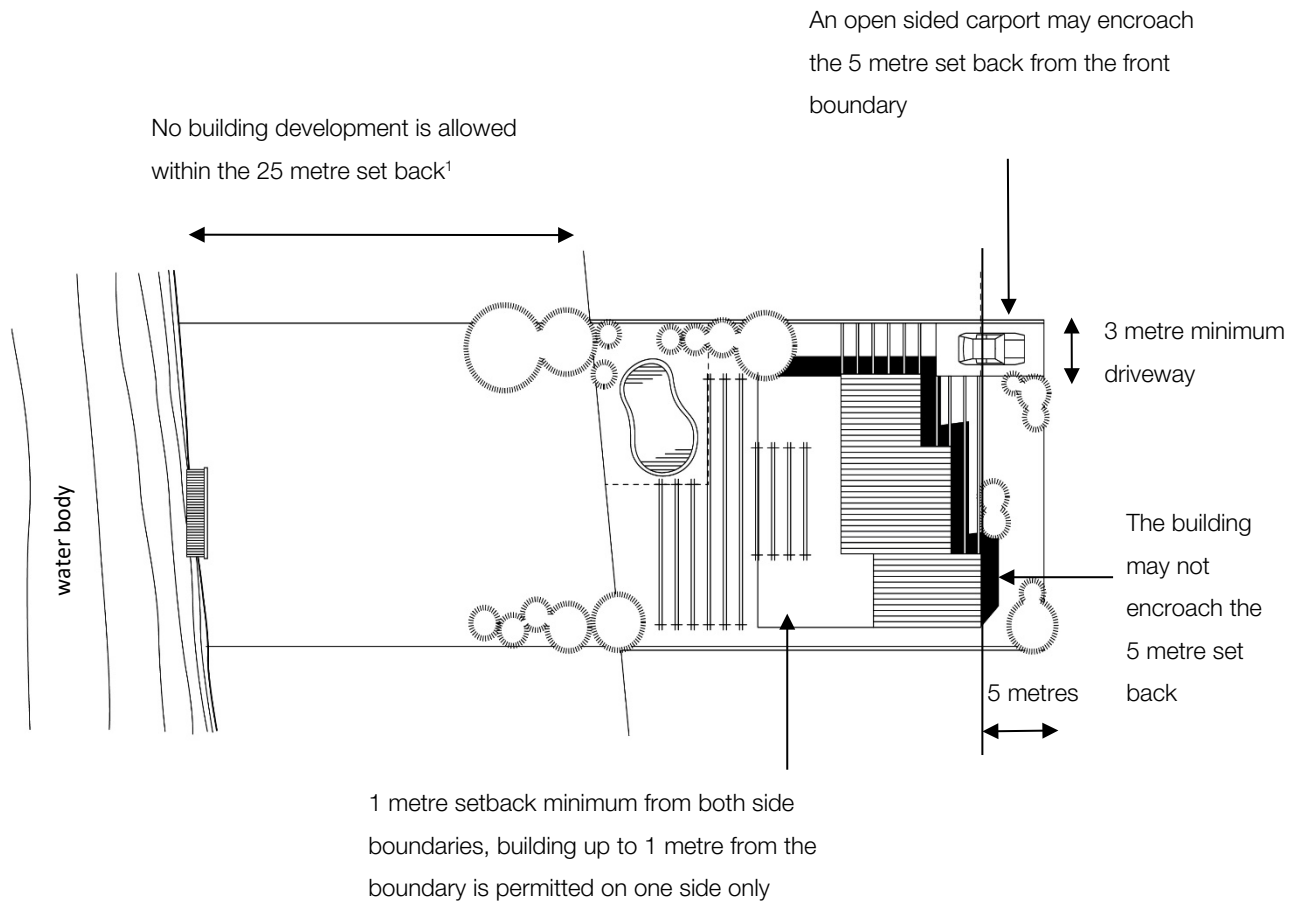


no 'shacks'

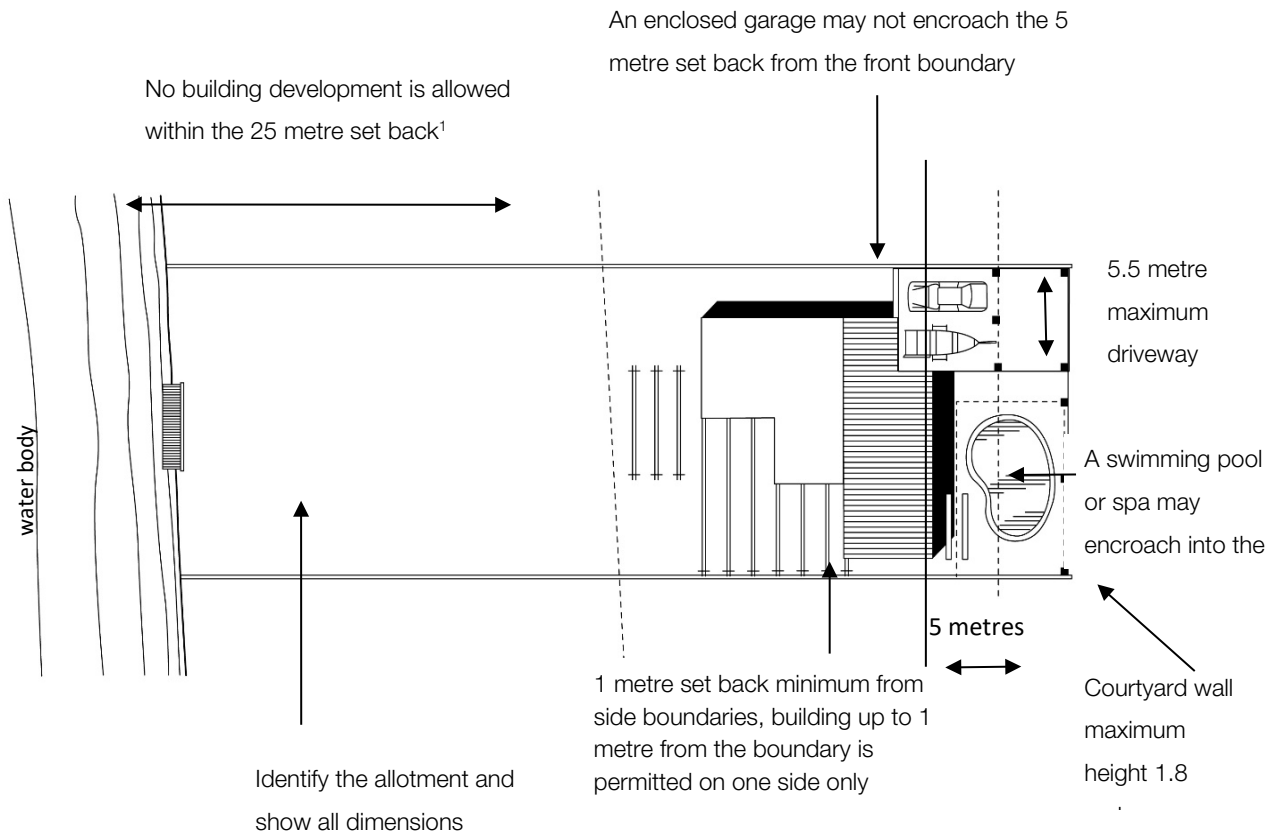
Ground Floor Enclosure



Typical Site Plan

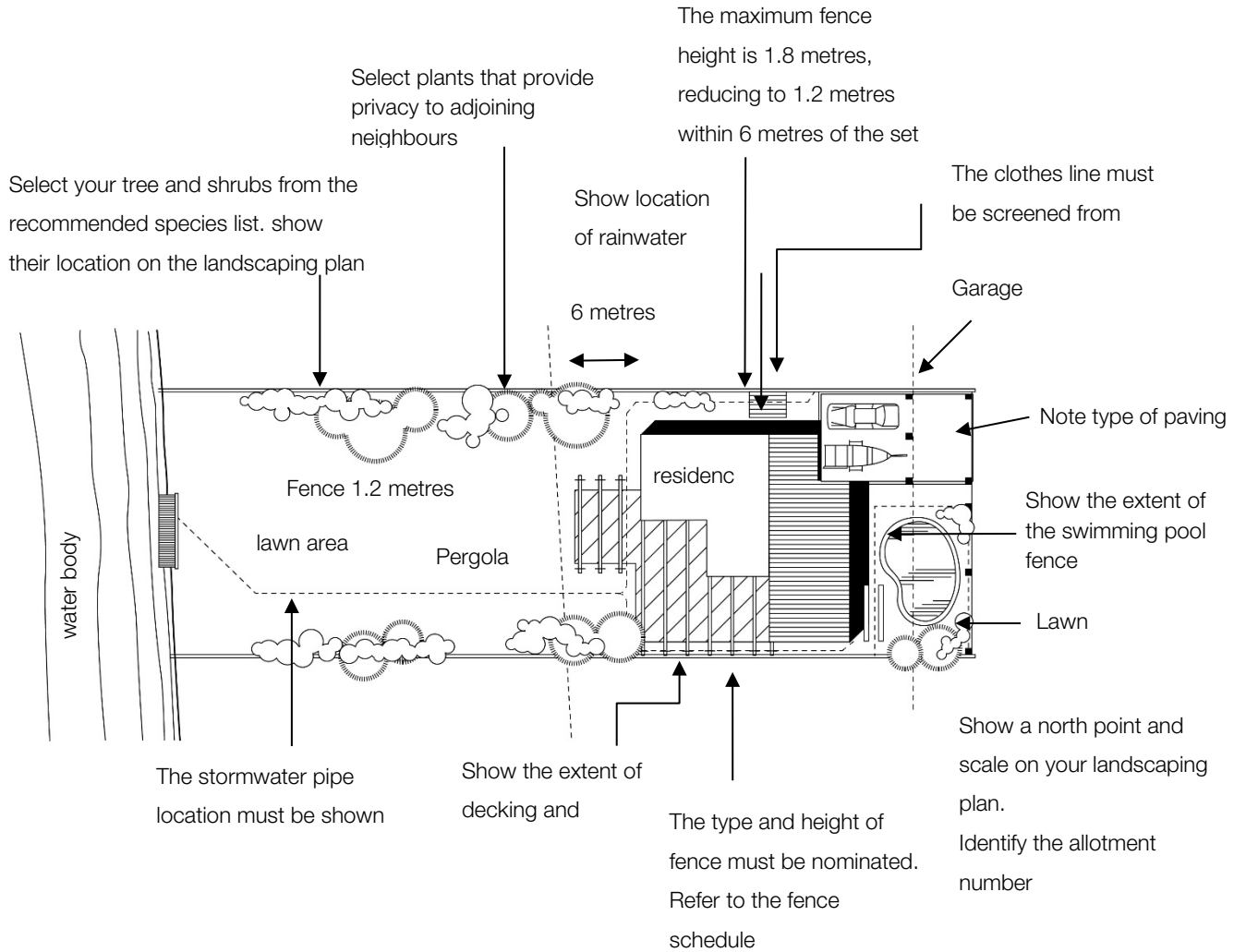


1. Lots 5025 to 5049 Kennedy Avenue, a building setback of 5 meters from the reserve/riverfront boundary is required. This supersedes the general 25-meter setback applicable to other properties.

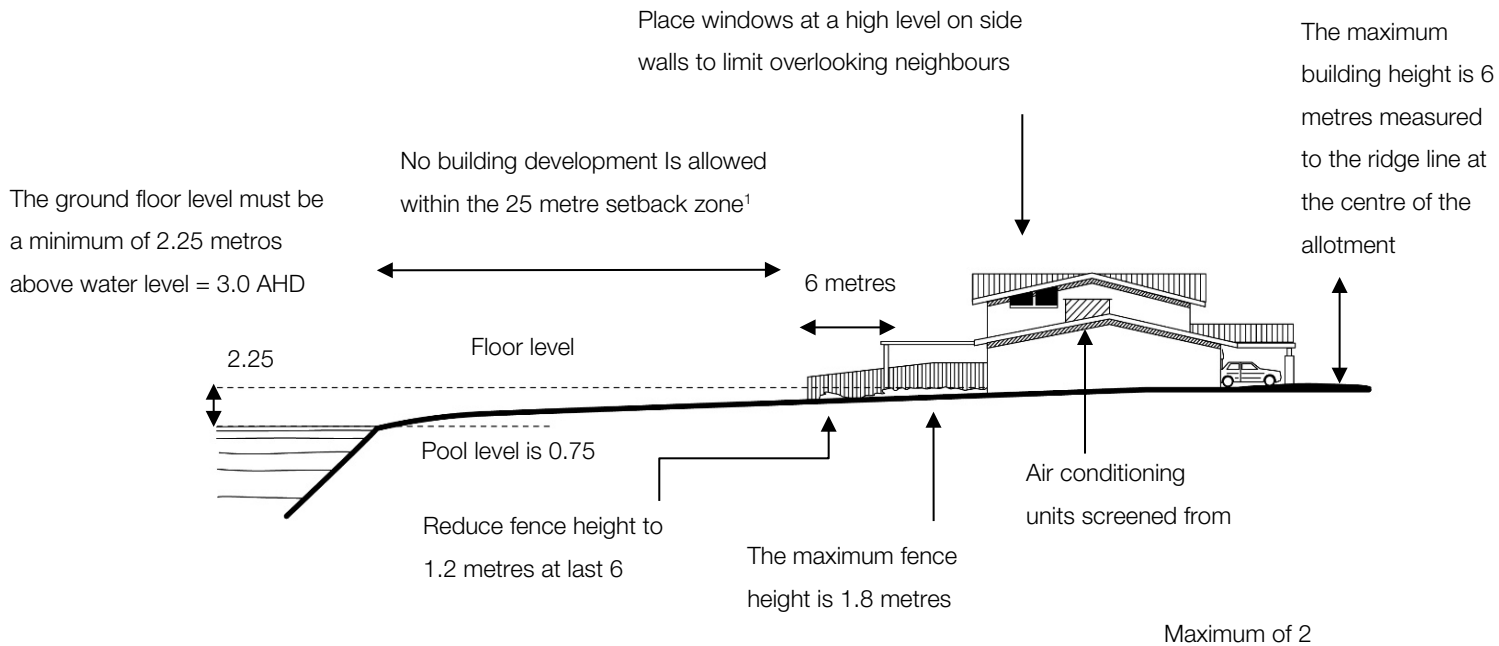


1. Lots 5025 to 5049 Kennedy Avenue, a building setback of 5 meters from the reserve/riverfront boundary is required. This supersedes the general 25-meter setback applicable to other properties.

Typical Landscaping Plan



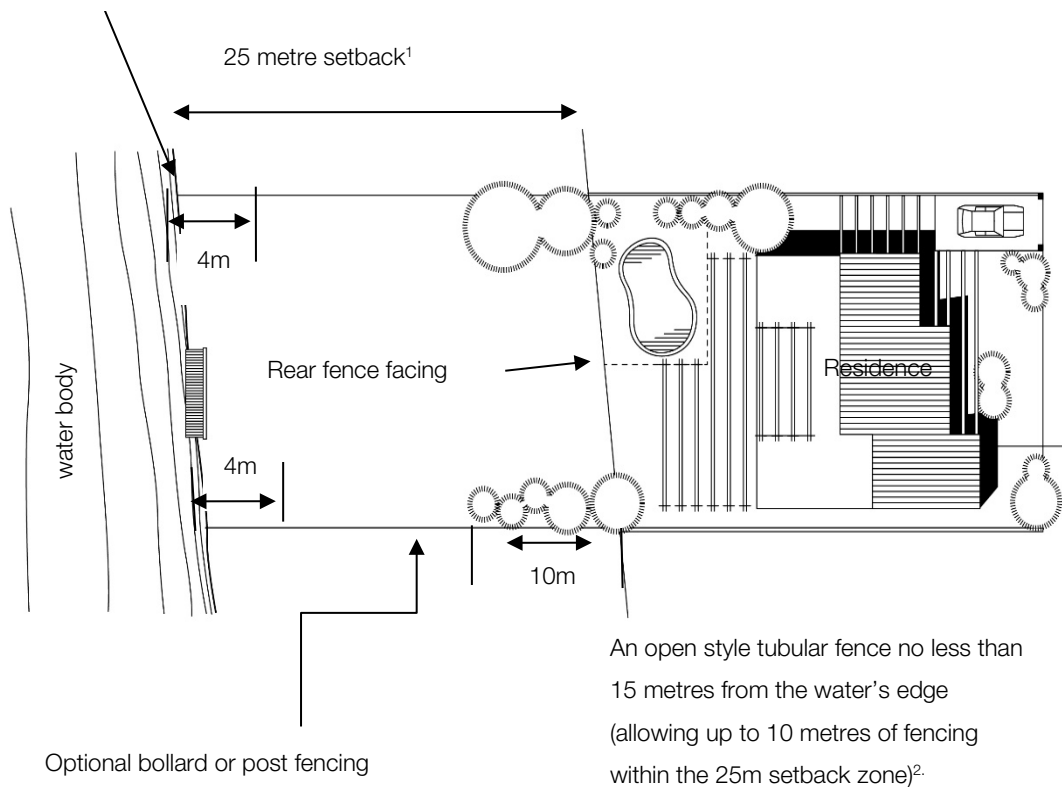
Building Profiles · Height Restrictions



1. Lots 5025 to 5049 Kennedy Avenue, a building setback of 5 meters from the reserve/riverfront boundary is required. This supersedes the general 25-meter setback applicable to other properties.

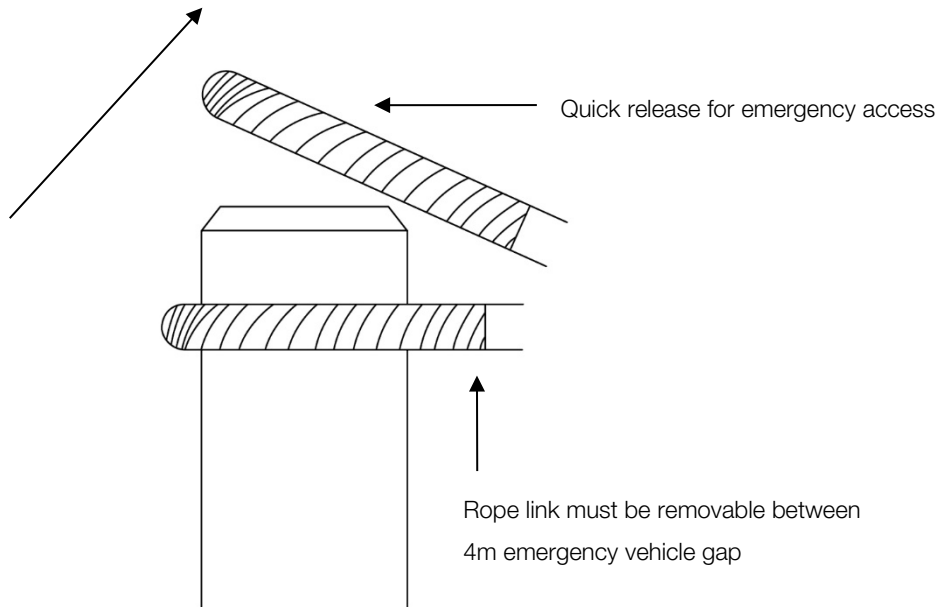
Boundary Fencing Within 25m Setback

Emergency vehicle access is required along the waterfront in the form of a 4m metre wide clear accessway

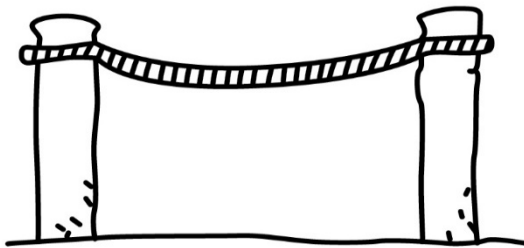


1. Lots 5025 to 5049 Kennedy Avenue, a building setback of 5 meters from the reserve/riverfront boundary is required. This supersedes the general 25-meter setback applicable to other properties.
2. Only applies to Lots 8000 to 8063 on Victoria Parade and Tyro Parade.

Provision for Vehicle Access

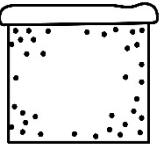
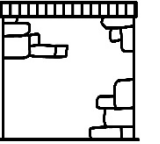
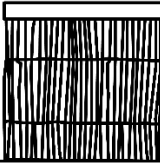
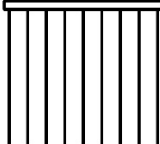
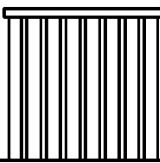
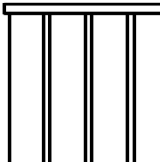


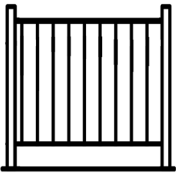
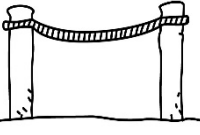
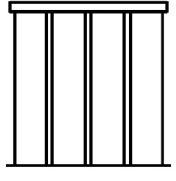
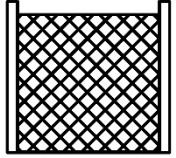
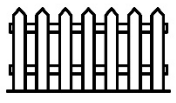
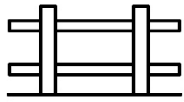
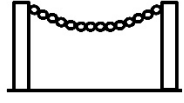
Fencing Provision

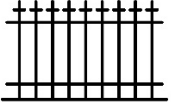
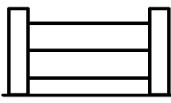
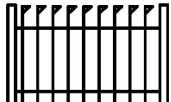


Rope style links are permitted

Fencing Provisions

Fence type	Street front or courtyard	Side boundary	Rear fence facing water	Adjoining a park or reserve	Pool safety fence	Tennis court (black)	25 metre setback zone
 <p>Concrete render</p>	✓	✓	✓	✓	✓	✗	✗
 <p>Brick or stone</p>	✓	✓	✓	✓	✓	✗	✗
 <p>Brush</p>	✓	✓	✓	✓	✓	✗	✗
 <p>Timber panel (capped)</p>	✓	✓	✓	✓	✓	✗	✗
 <p>Timber panel and batten</p>	✓	✓	✓	✗	✓	✗	✗
 <p>Colourbond</p>	✗	✓	✗	✓	✓	✗	✗

Fence type	Street front or courtyard	Side boundary	Rear fence facing water	Adjoining a park or reserve	Pool safety fence	Tennis court (black)	25 metre setback zone
 <p>Timber post and black aluminium rail 1 2</p>	×	×	✓	×	×	×	✓
 <p>Post and rope 2</p>	×	×	×	×	×	×	✓
 <p>Colorbond (monument ® colour) 3</p>	×	×	×	✓	×	×	×
 <p>Chain wire pre-coloured</p>	×	✓	✓	×	✓	✓	×
 <p>Picket</p>	✓	✓	✓	✓	×	×	×
 <p>Post and rail</p>	×	✓	✓	✓	×	×	×
 <p>Chain link</p>	×	×	✓	✓	×	×	×

Fence type	Street front or courtyard	Side boundary	Rear fence facing water	Adjoining a park or reserve	Pool safety fence	Tennis court (black)	25 metre setback zone
 Steel tubular	✓	✓	✓	✓	✓	✗	✗
 Post and wire	✗	✓	✓	✗	✗	✗	✗
 Roll top mesh	✓	✓	✓	✓	✓	✗	✗

1. Applies to Lots 5025 to 5049 Kennedy Avenue, on the waterside boundary.

2. Applies to Lots 1585 to 1590, 1666, 1592 Providence Place, Lots 8000 to 8021 Tyro Parade and 8022 to 8063 Victoria Parade. Lots 8000 to 8063 on Tyro and Victoria Parade are to be no less than 15 metres from the water's edge.

Timber post and black aluminium rail description – 1.2 m high x 2.4 m wide, black powder coated aluminium boundary panels, supported either side by 115 mm x 115 mm square cypress pine posts. Glass panel inserts are optional.

3. Only applies to:

- Lots 8065 to 8117 Victoria Parade, Lots 8118 to 8134 Tyro Street & Lots 4028 to 4057 Maranoa Place. Fence style to be Colorbond - good neighbour fencing to the Northern boundary of the lot (rear boundary), in the Colorbond Monument ® colour. Side boundary fences can be as per the Design Guidelines.

- Left side and rear of lot 4027 Vesta Drive, rear of lots 4026-4019 Vesta Drive and side of lot 4013 Vesta Drive. Fence style to be Colorbond - good neighbour fencing, in the Colorbond Monument ® colour. Other side boundary fences can be as per the Design Guidelines.

Examples of a timber post and black aluminium rail:



Appendix A – Recommended Species for Planting

These species are selected on three main criteria:

- Hardiness to exposed and coastal situations with shallow alkaline soil;
- Natives, preferably indigenous species;
- Ornamental value, with a preference for an “Australian Style”

Common Name/ Plant Type	Botanical Name
Trees	
*Golden wreath wattle + other types	Acacia Saligna
** Drooping Sheoak (best planted in grooves)	Casuarina stricta
River red gum	Eucalyptus camaldulensis
Kangaroo Island Mallee	Eucalyptus cneorifolia
** Cup gum	Eucalyptus cosmophylla
* Mallee	Eucalyptus diversifolia
** Quorn mallee	Eucalyptus porosa
*	Eucalyptus viminalis Var cygentensis
* Swamp paperbark	Melaleuca halmaturorum (low lying areas)
** Dryland teatree	Melaleuca lanceolate
Large Shrubs	
* Sea box	Alyxia buxifolia
*	Banksia marginate
* Pale turpentine bush	Beyerta lechenaultii
** Sweet bursaria/ Native box	Bursarua spinosa

Common Name/ Plant Type	Botanical Name
Small Shrubs cont...	
* Dusky bells	Correa reflexa x pluchella
*	Dampiera rosmarinifolia Eremophila maculate
* Sea heath	Frankenia pauciflora
* Silky guinea-flower	Hibbertia sericea
*	Lasiopetalum bauera
*	Lasiopetalum behrii
* Woolly rice flower	Pimelea octophylla
** Thyme rice flower	Pimelia serphyllifolia
*	Pimelea Stricia
* Rusty bush pea	Pultenaea hispidula
*	Rhagodiocrassifolia (=baccata)
*	Templetonia refusa
* Paper-flower	Thomasia petalocalyx
*	Wilsonia humilis
Ground Cover	


* Scarlet bottlebrush	Callistemon macropunctatus Var macropunctatus
* Coast everlasting	Helichrysum paraliium
* Juniper tea tree	Leptospermum juniperum
* Woolly tea tree	Leptospermum lanigerum
* Coastal tea tree	Leptospermum laevigatum
** Coastal beard- heath	Leucopogon parviflorus
* Coastal daisy- bush	Olearia axillaris Melaleuca deussata
*	Melaleuca gibbosa
*	Malaeuca neglecta
*	Malaleuca wilsonii
Small Shrubs	
* Coastal ground- berry	Acrotriche affinis
*	Acrotriche cordata
** Coastal bitter- brush	Adrian klotzschitt
*	Aotus ericoides (= Plutenaea villosa)
* Grey salt bush	Atriplex cinereal
* Coastal cushion- bush	Calocephalus brownie
* Fringe myrtle	Calytrix tetragona
*	Correa alba

* Indigenous to South Coast

** indigenous to Hindmarsh Island

** Coastal wattle Ground hugging form	Acacia longifloia var sophorae
* Cranberry heath	Astroloma humifusum
** Creeping salt bush	Artiplex semibaccata
* Holy grevillea	Grevillia ilicifolia
* Scarlet postman	Kennedyia prostrata
* Cranberry/Muntries	Kunzea pomifera
* Wedge-leaf pomaderris	Pomaderris obcordate
*	Pomaderris panisculosa
* Coastal fan flower/ Small fruit fan flower	Scevola pallida
Climbers	
** Spreading flax lily	Dianella revoluta
*	Helipterum demissum
** Knobbly club rush	Isolepis nodosus
* Coast sword-sedge	Lepidosperma gladiatum
* Variable sword- sedge	Lepidosperma laterale
* Showy groundsel	Senecio elegans
* Variable groundsel	Senecio lautus
Climbers and Creeperers	
* Sweet apple-berry	Billardiera cymose
** Old man's beard	Clematis microphylla
Native lilac	Hardenbergia violacea
** Macquarie grapevine	Muehlenbeckia gunnii



 **aspen living**
Coorong Quays
HINDMARSH ISLAND