

# CLINTON SHORES

## LAND MANAGEMENT EXPLANATION

**Welcome to Clinton Shores!** Clinton Shores is a water self-sustainable development, the first to be passed by SA Water in South Australia, something we are rather proud of!

Clinton Shores has no water rates, or government water restrictions.

To be sustainable, we need to make some changes to the way we did things before. The Clinton Shores Land Management Agreement is a set of development conditions that need to be met to ensure sustainability and the character of the development for everybody. We have tried not to make them constrictive – you can build any type of house without any time constraints. Here are the main conditions in normal language for you, with some explanation:

**Water Supply:** To ensure that you will not run out of water during years of lower rainfall, a 200,000L water tank is required. This seems a large tank, but we have compensated by still retaining the Lots at 900 square metres. By using a low profile tank of a height less than the division fencing, the tanks will not be visible at ground level. Each allotment has a 'zone' in which the tank has to be placed, this is to ensure that other buildings on other Lots do not cause rain or sun shading to the water tank area, as the tank collects as well its own water. Tank roofs are structural, and are an ideal area to place solar hot water and electricity panels as they can always be faced true North, ensuring maximum efficiency, irrespective of your home design. The area of the tank roof is adequate to provide solar energy for complete home supply if you wish. Low height mounting of the panels makes service less expensive, and creates a pleasing roof line to your home by removal of solar panels.

The minimum combined area of tank roof and home roof of 375 square metres is to ensure that you will have adequate roof area for rain collection.

Rain water is completely safe to drink, however common sense requires the use of adequate filtration.

The Programmable Logic Controller is simply a very small computer unit that tells you about your water use without you ever having to make any calculations. It helps you to ensure that you use water within sustainable limits.

**Effluent Water Treatment:** By using your own aerobic treatment unit, you can reuse the water to create a green garden and lawn year round, without being subjected to Government water restrictions. There is a 'zone' within the front 8 metre offset of each Lot where the aerobic unit is to be placed (the Council does not allow any building in this zone anyway). This is to ensure that it can be serviced without the service company having to enter your private premises. We have specified a particular brand of unit to ensure that all aerobic units used in the development are of the same manufacturer, as we will have in place a 'development' based service agreement that will minimise any service costs.

**Fire Protection:** The water take off of your water tank always ensures that you will have a minimum of 20,000L of water to fight a fire. There is a CFS fire facility at Port Clinton, 1.4km away.

**Fencing:** The reason for requiring no 1.8 high fencing forward of the 8 metre offset line is to ensure that the aerobic treatment units can be serviced without impediment, and to ensure that the aesthetics of the 'garden-like' design of the development is maintained. From front street level, the development design is to create a 'park-like' appearance. Dense shrubs and low trees can be used to create a 'fence' to your neighbors.

**Allotment Use:** The land management agreement requires that there be no individual garages or out buildings, and that all garages etc should be 'under main roof construction'. Why? Planning regulations require a minimum distance between any buildings and to where you can use irrigation from the aerobic treatment plant. There are also regulations requiring a minimum 'open space'. The combined roof area of the water tank and home roof is 375 square metre, only 42% of the allotment area. However, if individual buildings existed, due to the now multiple minimum offsets required from each building, it would become difficult to retain adequate irrigation area for the aerobic treatment irrigation disposal. If we had chosen not to use an aerobic treatment system, and had used a common effluent system instead, you would not have this restriction – but you would have effluent fees, and no green garden unless you purchased your own treated water back from us! You can have any garage size you want, as long as it is 'combined' with your home, and the overall area of the building still provides for the minimum aerobic treatment disposal area required.

**Landscaping:** A height restriction of 3m for vegetation is to ensure that there is no rain or sun shading of water tank areas, and leaf ingress to water collection areas is minimised.



*Artists perspective impression of Clinton Shores. Note water tank areas, and lack of solar panels on home roof areas.*



No SA Water rates or water restrictions apply



Low unobtrusive 200,000L water tank provides long term water supply. The water tank height is less than the standard 1.8m fence. If this home had been built in 1945, it would never have run out of water to the present time.



Aerobic treatment plant processes all used water and sewerage to provide year round irrigation for a green garden, including lawned areas.



Solar panels can be mounted on the water tank roof, eliminating unsightly roof mounted panels. Always facing due North, high efficiency is possible, irrespective of the orientation of the home roof.

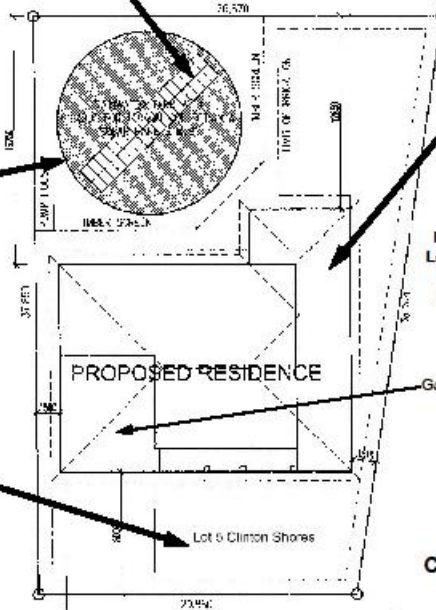
Hot water - electricity - heating



Home designed for Lot 5 Clinton Shores.

Ground floor 210m<sup>2</sup>  
First floor 283m<sup>2</sup>  
Total 493m<sup>2</sup>  
of living luxury.

Garage under main roof gives area efficiency



TYPICAL ALLOTMENT DESIGN

Clinton Shores Developments Pty Ltd

Pictures shown are examples for demonstration purposes.

Home drawings are copyright D Whitford.

***Thank you for considering to be part of our dream.***

Want more information? Contact Clinton Shores at [info@clintonshores.com.au](mailto:info@clintonshores.com.au)