



Phillip Island

guidelines for homeowners



Introduction

Seagrove is a high-quality, environmentally-sensitive, master-planned community in Cowes, Phillip Island.

Located less than 700m from the beach, it enjoys a superb natural environment featuring mature trees and rich native bird life including Superb Blue Wrens, Honeyeaters, Lorikeets, Rosellas, White-faced Herons, birds of prey, and over twenty other native species.

Great care has been taken by the award-winning designers of Seagrove in the creation of parks, streetscapes, retention of trees, and selection of street lighting, paving, and street furniture to complement the natural environment.

Why have guidelines?

The guidelines are designed to ensure that all new homes built at Seagrove are of a high standard, creating attractive streetscapes that will add value to the area in years to come.

The guidelines also include simple, commonsense measures to help protect the natural environment for the enjoyment of everyone.

Key elements of the design guidelines are also contained in protective covenants which are registered on title to the lots at Seagrove. The contract of sale also sets out on-going

obligations with respect to use of the lot. These requirements are for the benefit of all purchasers at Seagrove must be complied with. Purchasers who do not comply risk legal action.

You are still required to obtain a building permit and any other statutory approvals and to comply with Victorian State legislation and building regulations. The provisions of the Bass Coast Planning Scheme apply to development and use of land in Seagrove. In the case of any inconsistency between the guidelines, restrictive covenants and any legislative requirements, the restrictive covenants and any legislative requirements will prevail.

Homes surrounding Willoughby Park (lots 401 to 420 inclusive) are required to be approved by Seagrove's Architectural Review Panel, and to address additional design guidelines (see page 3). Please ask your sales agent for a copy of the Architectural Review Panel checklist, or download a copy from www.seagrove.com.au/downloads.

The guidelines are subject to change at any time without notice. All decisions regarding these guidelines are at the discretion of the vendors.

All reasonable care has been taken in preparing this information. However, the owners of the land (the vendors) and Southern Sustainable Developments Pty Ltd (the developer) disclaim all liability should any information or matter in this document differ from any contract for sale of the land or the actual development. Interested parties should obtain professional advice.

Your home

The following guidelines are designed to encourage diversity in contemporary design, and allow you to build a home that reflects your individuality.

They will also give you confidence that the other homes in your street will also be built to a high standard, complementing your home and ensuring that your address at *Seagrove* will be a source of pride.

- Only one home may be built on each lot (excludes integrated housing lots).
- All homes must be larger than 140m² in area (15.1 building squares) excluding garages, out buildings, pergolas, balconies and verandas (excludes integrated housing lots).
- Homes with a contemporary underlying architectural theme are encouraged, with roof lines, proportions and building shapes that convey a combination of simplicity and distinction without fussy detail and decoration. Historical reproduction styles such as Georgian, Colonial, Italianate, Victorian or Federation are discouraged. Ornamented or decorative devices such as arches (including arched windows and doors), feature panels to front and garage doors, colonial glazing bars, mouldings or wrought iron work are also discouraged.
- All homes must achieve a 5-Star energy rating for building fabric provided by an accredited house energy rater and incorporate water savings measures (this is a Victorian government requirement). 5-Star energy rating may be achieved by considering the following in the design of your home:
 - Siting your home on the lot so that solar access to north facing habitable room windows is maximised.
 - Locating living areas and private open space on the north side of the dwelling if practicable.
 - Placing and sizing windows to maximise winter sun penetration and minimise summer sun.
 - Provision of external shading (such as eaves) to exclude summer sun.
 - Insulation of ceilings, walls and raised floors.
 - Incorporating internal mass eg. masonry walls and concrete floors, for reducing the temperature range.
 - Locating windows to allow for natural cross ventilation.
 - Zoning of rooms to increase efficiency of heating and cooling systems.
- Home elevations facing the street frontage(s) must be articulated, incorporating various planes or setbacks to façade elements.



Example of a two-storey home achieving articulation to the street elevation (Portofino by Simonds – www.simonds.com.au)



Example of a home on a corner lot addressing both street frontages (Beach House Constructions www.beachhouseconstructions.com.au)

- Two storey homes must be designed to ensure the first floor is less than 75% of the area of the ground floor to achieve greater design articulation. This articulation must be reflected in the front elevation (including the side elevation facing the street in the case of corner lots).
- Expanses and uninterrupted use of conventional brickwork and blockwork is strongly discouraged.
- Only muted or non-reflective external colours may be used.
- External surfaces of homes must not be constructed of the following materials:
 - Second-hand building materials.
 - Unrendered fibre-cement sheeting or blue board sheeting.
 - Weatherboards with an exposed height of greater than 180mm
- Setback from the front boundary must be no greater than seven metres.
- Homes with exposed stumps or support posts (excluding veranda or pergola posts) are not permitted.
- External plumbing (excluding downpipes) must be out of public view from the street frontage(s).
- External TV antennae, satellite dishes, other aerials, clothes lines, evaporative coolers and other air conditioning units must be positioned to minimise their visibility from the street frontage(s).

- Solar water heaters, solar swimming pool heaters, photovoltaic panels are strongly encouraged; however, consideration should be given to positioning them to minimise their visual impact from the street frontage(s).
- No relocatable, transportable, or kit houses are permitted.

Willoughby Park precinct

Homes surrounding Willoughby Park (lots 401 to 420 inclusive) must be approved by Seagrove's Architectural Review Panel and should address the following additional design guidelines.

Approval by the Architectural Review Panel is a user-friendly process that most builders are familiar with. In most instances, approval is provided within ten business days. Approval must be obtained prior to the commencement of construction of a new home, garage, shed, fence, retaining wall or other structure. Please ask your sales agent for a copy of the Architectural Review Panel application checklist to give to your builder, or download a copy from www.seagrove.com.au/downloads.

- Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum pitch of 25° (The Architectural Review Panel may consider other roof designs on design merit). Flat or nearly flat roofs (including garage roofs) visible from the street frontage(s) must be enclosed behind a parapet to the street frontage(s).

- Elevations visible from the street must feature a minimum of 50% masonry, stone, brick, brick-veneer, render or texture coated boards.
- Homes must be designed to maximise winter sun penetration through the appropriate placement of windows, and minimise summer sun through external shading (such as eaves).
- Garages must not dominate the house frontage. Garages must be positioned a minimum of 900mm behind the main building line of the home. Car accommodation must be in a lock up garage with a panel lift door (excludes doors clad in ribbed or corrugated metal).
- Homes on corner lots must address both street frontages, utilising articulated façade elements and windows to present an appealing aspect to both elevations visible from the street.
- Homes must not feature a substantially identical façade to any home within five lots.
- Landscaping of the front garden is to include a minimum of 15m² of mulched garden bed. Any grassed areas must be either turf or seeded lawn.
- Letter boxes must be constructed in a pillar no less than 350mm wide x 350mm wide x 600mm tall in materials to complement the dwelling, be located on the front property boundary and clearly identify the house number.

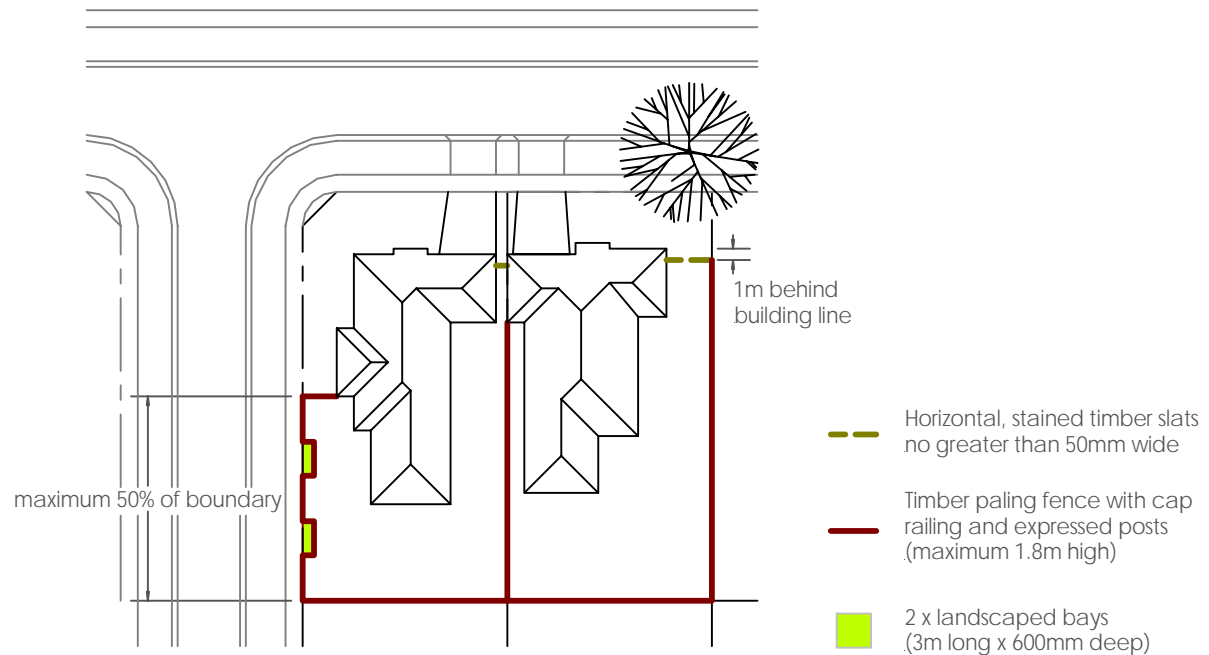
Fencing

At *Seagrove*, the aim is to ensure that fences are as unobtrusive as possible, to reinforce the open and park-like character of the estate and to ensure that the emphasis is on your home and garden.

However, you are still able to fence your back yard for safety and privacy. A simple, attractive, and cost effective standard of fence has been selected, which typically costs no more than 10-15% extra compared to the cheapest standard timber fence.

- All fences shall:
 - not exceed 1.8m in height above the natural ground level;
 - not be constructed any closer to the street frontage than 1m behind the building alignment; and
 - be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence (except for the section of fence facing the street frontage on either side of the home, which may be constructed of horizontal, stained timber slats no greater than 50mm wide).

- Corner allotments can construct timber fencing (with timber capping with timber posts exposed to both sides of the fence) on the boundary along the longest street frontage to a maximum length of 50% of that frontage, provided that a minimum of two recessed bays 600mm setback from the boundary and a minimum of 3m in length are included. Feature landscaping must be provided in these bays.
- The developer will not be responsible for shared fencing to unsold lots or reserves.



Garages and outbuildings

- Garages should be restricted in size so as to be in harmony with the other buildings.
- The design, appearance and external colours and material of all outbuildings should be aesthetically integrated with the home.



“Rain gardens” are designed to filter stormwater

Driveways

In your street, there are street trees and landscaped garden beds which are designed to enhance the look of your street as well as provide food and habitat for birds. In some of these garden beds are “rain gardens” which are designed to filter stormwater run-off before it enters Seagrove’s wetland. If you are fortunate in having one of these garden beds, rain gardens or street trees in front of your home, you must plan the location of your driveway to avoid them.

- A road opening permit must be obtained from Bass Coast Shire Council prior to the construction of any driveway (this is a Bass Coast Shire Council requirement).
- A driveway must be constructed prior to the issue of a certificate of occupancy.

Rainwater tanks

One of the most significant steps you can take to protect the environment when building a new home is to install a rainwater tank. A 4,500L (1,000 gallon) water tank is calculated to reduce your water bill by more than 50,000L every year as well as reducing the amount of stormwater flowing into the bay. A rainwater tank of this size is no bigger than 1.8m in diameter.

Victorian government rebates of up to \$1,000 are available for the installation of rainwater tanks.

- All homes must include a minimum 4,500L rainwater tank plumbed directly to all toilets and one garden tap.
- The rainwater tank should be screened from public view from the street frontage(s).

Hot water

Heating water can account for 30% of the energy used in a typical home. Compared with conventional electric hot water, 5-star gas hot water can reduce greenhouse gas emissions by 70% (and gas-boosted solar by 85%).

Homeowners at Seagrove are able to connect to the underground reticulated gas (LPG) network, and receive savings of over 40% compared to purchasing LPG in cylinders¹.

- All homes must have a 5-star gas water heater or a 5-star gas-boosted solar water heater (*this requirement is not mandatory for lots in the Dianella, Lomandra, Park View or Water View releases*).

¹ The price paid for gas at Seagrove is 14.2% lower than the current Elgas domestic price for in-situ fill LPG (as charged by the Elgas branch closest to Seagrove), which is itself approximately one-third less than the cost of gas delivered to the home in cylinders. Gas meter charges cannot exceed the average market rate for hire of similar meters as charged by natural gas suppliers in Victoria.

Landscaping

It is difficult to underestimate the impact of a well designed and maintained garden on the value of your home. The design of your garden can also allow you to minimise your watering bills, as well as attracting native birds.

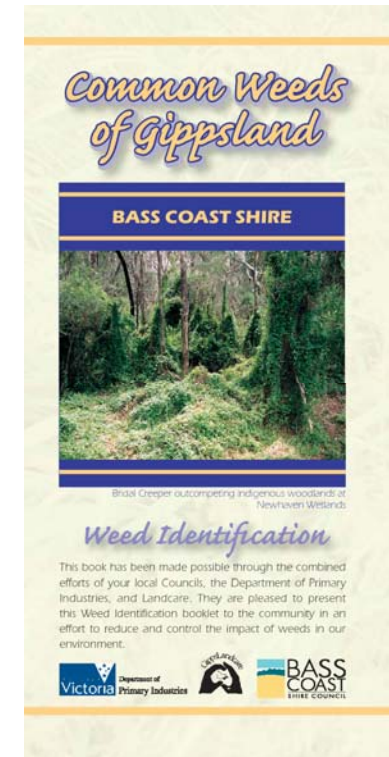
Urban Landcare offer personalised advice on garden design, plant selection and placement, bird friendly gardening, and how to minimise the need for maintenance and watering.

Each homeowner is offered a complimentary twelve-month membership to *Urban Landcare*, which includes a site visit from a Landcare Project Officer and thirty native plants grown from indigenous seed from the Barb Martin Bushbank specifically selected for their suitability for on-site conditions.

- Plant species which appear on the Bass Coast Shire Council's weed list may not be planted or allowed to grow (the list can be downloaded from www.seagrove.com.au/downloads).
- Landscaping of the front garden must be completed within six-months of a certificate of occupancy being issued.
- Provision for a compost bin is strongly encouraged.

Maintenance

- The purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.
- The purchaser shall not place any rubbish, including site excavations and building material on adjoining land. The developer or its agent may enter upon and access over a lot at any time without creating any liability for trespass or otherwise to remove rubbish, maintain, slash or mow a lot and the purchaser agrees to meet the developer's reasonable costs for doing so.



Plants recognised as environmental weeds cannot be grown at Seagrove. Bass Coast Shire Council's environmental weed list can be downloaded from www.seagrove.com.au/downloads



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