

# design guidelines.

## How the design guidelines work

The following 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 contained in covenants which are registered on titles 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.

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



## Architectural Review Panel

Approval by the Architectural Review Panel is designed to be a user-friendly process. 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.

To obtain approval, simply complete the application checklist on page 49 or download a copy from [www.seagrove.com.au/downloads](http://www.seagrove.com.au/downloads) and send it along with three copies of the following documents to the Architectural Review Panel:

- Site Plan - including setbacks from all boundaries and locations of the rainwater tank, clothesline, and any sheds or outbuildings
- Dimensioned floor plan
- Elevations - from four sides showing building heights, roof pitches, and locations of external air-conditioners or aerals (if any)
- Schedule of external materials and colours
- Details of any earthworks and retaining walls including materials used
- Fencing details - including locations, heights, and materials

- Simple sketch plan showing landscaping between the street frontage(s) and the home including location of any paths, decks, mulched beds, trees, driveway (including materials used) and letterbox
- Plans, elevations and a schedule of external materials and colours are also required for any outbuildings larger than 3m wide x 3.5m deep x 2.5m high

All plans must be legible, printed to A3, drawn to a conventional scale and clearly show a north point. The Architectural Review Panel reserves the right to request additional information.

In the event that the Architectural Review Panel assesses that an application does not comply with the requirements of the design guidelines, it will advise the applicant of reasons why the design does not conform and offer advice, where possible, of changes which could be made to the application to obtain approval.

For more information on design guidelines and approval process, contact:

Seagrove Architectural Review Panel  
C/- McCabe Architects Pty Ltd  
Level 1, 39 Langridge Street,  
Collingwood, Victoria 3066

t | 03 9415 6377  
e | [approvals@seagrove.com.au](mailto:approvals@seagrove.com.au)



# design guidelines.

## Design guidelines

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.

## Home design

- Only one home may be built on each lot (excludes integrated housing lots).
- All homes must be larger than 140m<sup>2</sup> in area (15.1 building squares) excluding garages, out buildings, pergolas, balconies and verandas (excludes integrated housing lots).
- Homes must be designed to maximise winter sun penetration through the appropriate placement and sizing of windows, and minimise summer sun through external shading (such as eaves). The location of living areas and private open space on the north side of the dwelling is strongly encouraged. At least one living / family / lounge area must have a north facing window or windows with a combined area of not less than 5m<sup>2</sup> (unless the home is on a lot with a south-facing rear yard).
- A high standard of insulation to ceilings and external walls and the incorporation of internal mass (e.g. masonry walls and concrete floors) is encouraged in order to reduce heating and cooling costs.
- The location of windows to allow for natural cross ventilation is encouraged.
- The zoning of rooms to increase the efficiency of heating and cooling systems is encouraged.
- Homes must not feature a substantially identical façade to any home within five 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 not permitted. 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 not permitted.
- Home elevations facing the street frontage(s) must be articulated, incorporating various planes or setbacks to façade elements. The use of elements such as verandas, balconies, and pergolas is encouraged.
- Front entry doors must feature glazed sidelights or glazed panels (see figure 1).
- Use of a combination of wall materials and colours is required to achieve visual interest and articulation. Large expanses and uninterrupted use of conventional brickwork and blockwork are not permitted.
- Elevations visible from the street must feature a minimum of 70% masonry, stone, brick, brick-veneer, render or texture coated boards.
- Homes on corner lots must address both street frontages, utilising articulated façade elements and windows to present an appealing and consistent aspect to both elevations visible from the street (see figure 2).
- All homes must feature a lock up garage with a panel lift door (but not a metal panel lift door), integrated into the house design.
- Garages must not dominate the house frontage. Garages must be positioned a minimum of 840mm behind the main building line of the home.
- Garages with a side wall that addresses a street frontage must feature windows in the side wall to match the dwelling.



Figure 1



Figure 2

# design guidelines.

## Home design, continued

- Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum of 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).
- Pitched roofs (including garage roofs) visible from the street frontage(s) must feature a minimum eave width of 450mm (unless the wall is on a lot boundary or is a parapet wall).
- Roofs visible from street must be constructed of corrugated Colorbond (e.g. custom orb) or terracotta, slate or concrete tiles.
- Maximum building height is two storeys.
- The upper level of two-storey homes must feature setbacks and articulation (recession and projection of planes) from the ground floor wall lines for elevations facing the street frontage(s).
- The floor area of the upper level of a two-storey home may not exceed 75% of the ground floor in order to achieve design articulation. This articulation must be reflected in elevations facing the street frontage(s).
- Where a two-storey home features brick to the upper level elevations, the use of lightweight cladding on the upper level of the rear elevation is discouraged. Where such lightweight cladding is used, its colour must tone in with the remainder of the upper level elevations and it must not be visually obtrusive.
- Setback from the front boundary must be no greater than seven metres (excludes home sites greater than 2,000m<sup>2</sup> in area).
- No relocatable, transportable, or kit houses are permitted.
- External surfaces of homes must not be constructed of the following materials:
  - second-hand building materials;
  - unrendered fibre-cement sheeting or blue board sheeting;
  - fascia boards, trim or exposed metalwork that are not colour coordinated with the dwelling;
  - weatherboards with an exposed height of greater than 180mm; or
  - reflective glazing or excessively tinted glass.

- Only muted or non-reflective external colours may be used.
- 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, hot water services, 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).



### Sheds and outbuildings

- Garden sheds smaller than 3m wide x 3.5m deep x 2.5m high are permitted, provided they are constructed of Colorbond or external colours and materials to match the dwelling.
- Larger outbuildings must be aesthetically integrated with the home. Elevations and a schedule of external materials and colours must be provided to the Architectural Review Panel for approval.
- Outbuildings must not be excessively large and out of proportion with the dwelling.

### Driveways

In your street, there are street trees and landscaped garden beds which enhance the look of your street and 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 and concrete crossover must be constructed before the home is occupied.

# design guidelines.

## 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.
- The rainwater must be plumbed directly to all toilets and one garden tap (unless these are connected to recycled water).
- 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 cylinders.

- All homes must have a 5-star gas water heater or a 5-star gas-boosted solar water heater.

## Fencing

Seagrove's fencing guidelines are designed 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 with 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 (see figure 3); and
  - be constructed from timber palings with timber capping and 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 (see figure 4).
- Fencing guidelines do not apply to home sites larger than 2,000m<sup>2</sup>; however, all fences are subject to Architectural Review Panel approval and fences visible from the street frontage must respect the neighbourhood character.

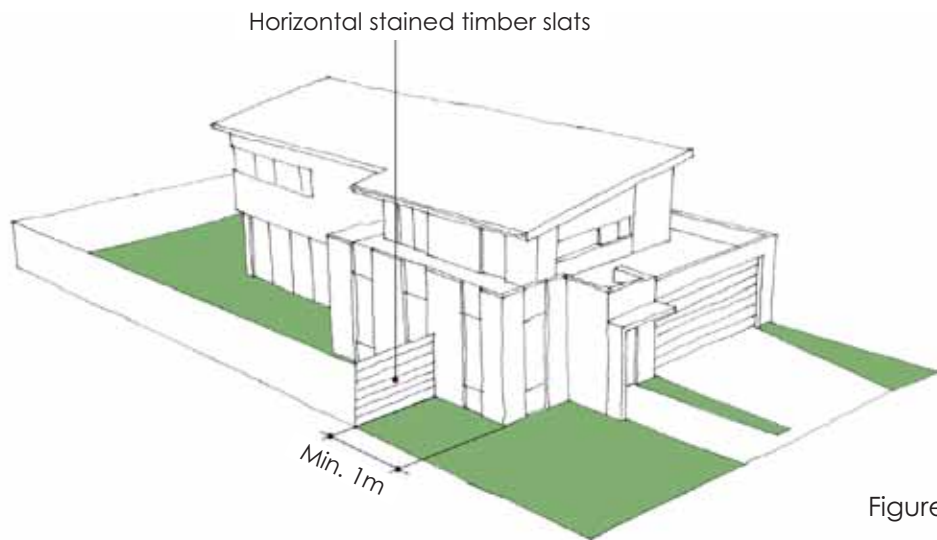


Figure 3

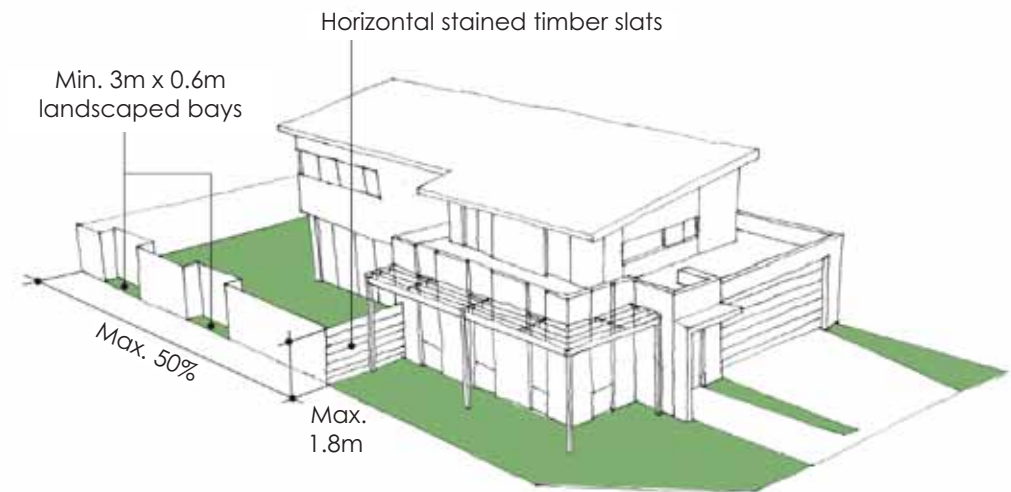


Figure 4

# design guidelines.

## **Letter boxes**

- Letter boxes must be constructed in materials to complement the dwelling, be located on the front property boundary and clearly identify the house number. Single post supported letter boxes are not permitted.

## **Parking of commercial vehicles**

- Residents must not park commercial vehicles (greater than one tonne), boats, caravans or trailers in locations visible from the street for more than four hours.

## **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.



## Landscaping

It is difficult to overestimate 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. See page 33 for more information.

- 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](http://www.seagrove.com.au/downloads)).
- Landscaping to the front garden is to include:
  - one semi-advanced tree no less than two metres in height,
  - minimum of 15m<sup>2</sup> of mulched garden bed, and
  - any grassed areas must be either turf or seeded lawn.
- Landscaping of the front garden must be completed within 90 days of a certificate of occupancy being issued.
- Use of indigenous plant species is strongly encouraged. These plants (listed on pages 44 to 48) are adapted to local conditions, grow quickly, require less watering, and attract native birds.
- Retaining walls (if any) must be constructed in materials to complement the landscape, such as rock, stone or timber sleepers.
- Provision for a compost bin is strongly encouraged.

# recommended plant list.

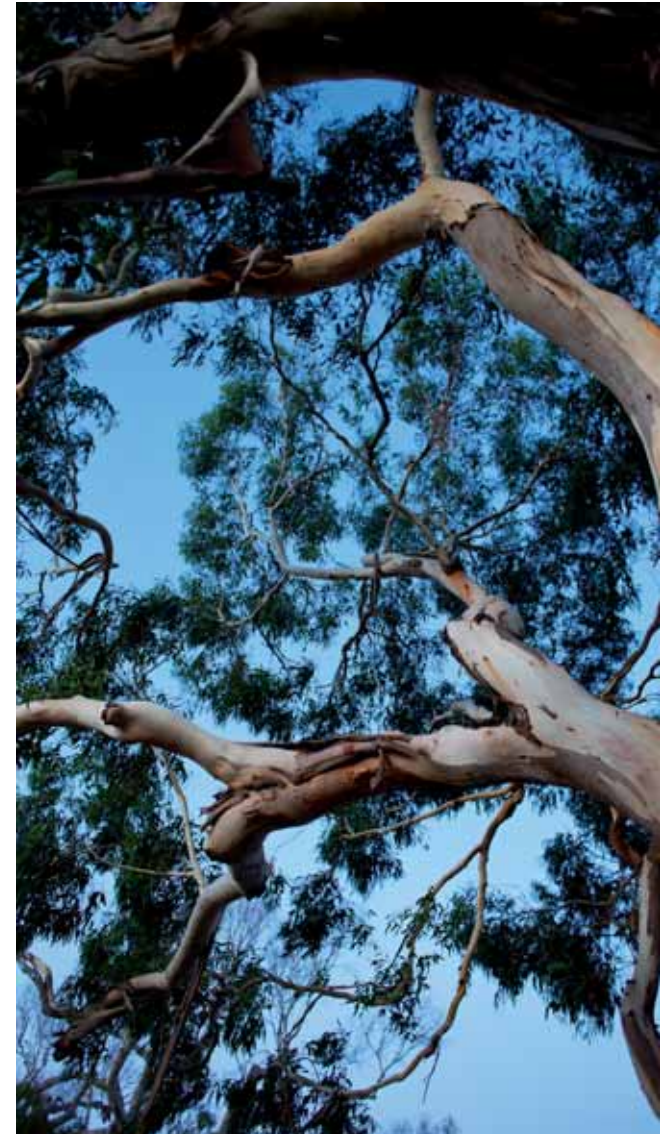
## **Indigenous plants**

The use of plants from the following list of local indigenous plants is strongly encouraged at Seagrove. These plants are adapted to local conditions, will grow quickly, require less watering, and provide food and shelter for native birds.

Practical advice on gardening and plant selection, including a site visit from an Urban Landcare officer, is available free of charge to all Seagrove residents (see page 32).

## **Acknowledgement**

The developers of Seagrove acknowledge the work of Phillip Island Landcare in providing the following information.



### Large trees (overstorey)

<i>Acacia mearnsii</i>	Black Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Banksia integrifolia</i>	Coastal Banksia (pictured at right)
<i>Eucalyptus globulus</i> ssp <i>globulus</i>	Southern Blue Gum
<i>Eucalyptus obliqua</i>	Messmate
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus pryoriana</i>	Coastal Manna Gum (pictured at left)
<i>Eucalyptus radiata</i>	Narrow leaf Peppermint
<i>Melaleuca lanceolata</i>	Moonah

### Medium trees (midstorey)

<i>Acacia paradoxa</i>	Hedge Wattle
<i>Acacia sophorae</i>	Coast Wattle
<i>Acacia stricta</i>	Hop Wattle
<i>Acacia verticillata</i>	Prickly Moses
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Cassinia aculeata</i>	Common Cassinia
<i>Exocarpus</i> <i>cuppressiformis</i>	Cherry Ballart
<i>Leptospermum</i> <i>continentale</i>	Prickly Tea- tree
<i>Leptospermum</i> <i>laevigatum</i>	Coastal Tea-tree
<i>Melaleuca ericifolia</i>	Swamp Paperbark
<i>Melaleuca squarrosa</i>	Scented Paperbark
<i>Myoporum insulare</i>	Boobialla
<i>Oleria lirata</i>	Showy Daisy Bush



# recommended plant list.



## Shrubs (midstorey)

<i>Allocasuarina paludosa</i>	Swamp Sheoak
<i>Atriplex cinerea</i>	Coast Saltbush
<i>Coprosma repens</i>	Prickly Currant Bush
<i>Correa alba</i>	White Correa
<i>Dillwynia glaberrima</i>	Smooth Parrot-pea
<i>Dillwynia sericea</i>	Showy Parrot-pea
<i>Dodonaea viscosa</i>	Hop Bush
<i>Epacris impressa</i>	Pink Heath
<i>Exocarpus strictus</i>	Pale Fruit Ballart
<i>Goodenia ovata</i>	Hop Goodenia (left)
<i>Leucopogon parviflorus</i>	Coastal Beard Heath
<i>Myoporum viscosum</i>	Sticky Boobiolla
<i>Olearia ramulosa</i>	Twiggy Daisy Bush
<i>Olearia axillaris</i>	Coast Daisy Bush
<i>Ozothamnus ferrugineus</i>	Tree Everlasting
<i>Ozothamnus turbinatus</i>	Coast Everlasting
<i>Pomaderris aspera</i>	Hazel Pomaderris
<i>Pomaderris elliptica</i> ssp. <i>elliptica</i>	Smooth Pomaderris
<i>Pomaderris paniculosa</i>	Coast Pomaderris
<i>Pteridium esculentum</i>	Austral Bracken
<i>Pultaneae daphnoides</i>	Large-leaf Busch Pea
<i>Rhagodia candolleana</i>	Seaberry Saltbush
<i>Sambucus gaudichaudiana</i>	White Elderberry
<i>Solanum aviculare</i>	Kangaroo Apple



### Groundcover (understorey)

<i>Arthropodium strictum</i>	Chocolate Lily	<i>Microlaena stipoides</i>	Weeping Grass
<i>Austrofestuca littoralis</i>	Coast Fescue	<i>Pattersonia occidentalis</i>	Long Purple Flag
<i>Brachyscombe parvula</i>	Coast Daisy	<i>Phragmites australis</i>	Common Reed
<i>Calocephalus lacteus</i>	Milky Beauty Heads	<i>Poa labillaediara</i>	Common Tussock Grass
<i>Carex appressa</i>	Tall Sedge	<i>Poa morrisii</i>	Velvet Tussock Grass
<i>Chrysocephalum apiculatum</i>	Common Everlasting	<i>Poa poiformis</i>	Coast or Blue Tussock Grass
<i>Danthonia sp.</i> ( <i>Austrodanthonia sp.</i> )	Wallaby Grass	<i>Salicornia quinqueflora</i>	Beaded Glasswort
<i>Dianella revoluta</i>	Purple Flax Lily	<i>Stipa stipoides</i> ( <i>Austrostipa stipoides</i> )	Coast Spear Grass
<i>Dianella longifolia</i>	Pale Flax Lily	<i>Stylidium graminifolium</i>	Trigger Plant
<i>Eleocharis acuta</i>	Short Eleocharis	<i>Swainsona lessertifolia</i>	Purple Swainson Pea
<i>Eleocharis spathula</i>	Tall Eleocharis	<i>Themeda triandra</i>	Kangaroo Grass
<i>Gahnia trifida</i>	Coast Saw Sedge	<i>Triglochin procera</i>	Water Ribbons
<i>Geranium solanderi</i>	Austral Crane's-bill	<i>Typha domingensis</i>	Bull Rush/Combungi
<i>Helichrysum scorpioides</i>	Button Everlasting	<i>Wahlenbergia gracilis</i>	Sprawling Blue Bell
<i>Hibertia prostrata</i>	Bundled Guinea Flower	<i>Wahlenbergia multicaulis</i>	Multi-stemmed Blue Bell
<i>Isolepis (now Ficinia) nodosa</i>	Knobby Club Rush (pictured at left)	<i>Xanthorhea minor</i>	Small Grass Tree
<i>Juncus krausii</i>	Sea Rush		
<i>Leucophyta brownii</i>	Cushion Bush (pictured page 48)		
<i>Lepidosperma gladiatum</i>	Coast Sword Sedge		
<i>Linum marginale</i>	Native Flax		
<i>Lomandra longifolia</i>	Spiny Mat-rush		

# recommended plant list.

## Creepers and climbers

<i>Acaena Novae-zelandiae</i>	Bidgee Widgee
<i>Billardiera scandens</i>	Climbing Appleberry
<i>Carpobrotus rosii</i>	Pigface / Karkalla
<i>Clematis aristata</i>	Austral Clematis
<i>Clematis microphylla</i>	Small Leaf Clematis
<i>Dichondra repens</i>	Kidney Weed
<i>Disphyma crassifolium</i>	Rounded Noon Flower
<i>Enchylaena tomentosa</i>	Ruby Saltbush
<i>Goodenia humilis</i>	Swamp Goodenia
<i>Glycine clandestina</i>	Twining Glycine
<i>Kennedia prostrata</i>	Running Postman
<i>Lobelia alata</i>	Angled Lobelia
<i>Muehlenbeckia adpressa</i>	Climbing Lignum
<i>Pandorea pandorana</i>	Wonga Vine
<i>Pelargonium australe</i>	Native Pelargonium
<i>Rubus parvifolius</i>	Native Raspberry
<i>Seleria radicans</i>	Swamp Weed
<i>Tetragonia implexicoma</i>	Bower Spinach
<i>Tetragonia tetragonioides</i>	New Zealand Spinach
<i>Viola hederacea</i>	Native Violet



# Architectural Review Panel application checklist.

Lot Number
Owner's name
Address
Telephone (office hours) (mobile)
Email
Builder's name
Builder's telephone (office hours)

Please mail your completed application to:

Seagrove Architectural Review Panel  
C/- McCabe Architects Pty Ltd  
Level 1, 39 Langridge Street,  
Collingwood, Victoria 3066

or email in Adobe® PDF format to:  
approvals@seagrove.com.au

Signature
Name
Date

The following documents need to be enclosed with your application (please check each box)

- Site Plan - including setbacks from all boundaries and locations of the rainwater tank, clothesline, and any sheds or outbuildings
- Dimensioned floor plan
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- Schedule of external materials and colours
- Details of any earthworks and retaining walls including materials used
- Fencing details - including locations, heights, and materials
- Simple sketch plan showing landscaping between the street frontage(s) and the home including location of any paths, decks, mulched beds, trees, driveway (including materials used) and letterbox
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