



DESIGN GUIDELINES



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The purpose of these guidelines is to protect your investment by ensuring consistency throughout the development and maintaining a standard of dwelling design and construction, while at the same time promoting individuality and a visually interesting and varied streetscape.

These guidelines will be used by the Review Consultant (Shelton Finnis Architecture) to assess the dwelling design as required under the memorandum of common provisions.

The Process

Step One

You should review these guidelines, along with your builder or architect, prior to the preparation of your design. Assistance may be gained prior to submission.

Step Two

Designs need to be submitted to the Review Consultant for approval.

Submissions should include:

- Floor plan of the proposed dwelling,
- An image of the front elevation indicating proposed building materials, and
- For corner lots, an image of the side elevation facing the secondary street frontage.

Step Three

The Review Consultant will approve the plans if they accord with these guidelines. Any plans that do not comply will be returned with the reasons for not being approved.

Step Four

Amendments can be made to any plans that do not comply and can then be re-submitted for approval.

Step Five

Once approval has been given, a building permit can be obtained and construction may begin.



Front elevation showing proposed building materials.

Please note: This process is separate and independent of the building permit process and approval must be obtained from the Review Consultant prior to issue of the building permit.

Submissions can be sent to:
Seachange Estate Review Consultant
c/o Shelton Finnis Architecture
339 Ferrars Street, Albert Park VIC 3206
Or: seachangeestate@sheltonfinnis.com.au

Dwelling Construction

Single dwelling only, with the exception of potential multi dwelling sites designated on the relevant plan of subdivision.

Lots cannot be further subdivided with the exception of designated multi dwelling sites on the estate masterplan.

Existing buildings cannot be relocated onto the lot.

Setbacks

All building setbacks (front, rear and side) are to comply with standard building code. The only exception to this is that non-garage side of the dwelling must be set back a minimum of 1m from the side boundary (terrace lots excluded).

Minimum Floor Area

- 100m² (10.7 squares) on lots less than 400m²
- 120m² (12.9 squares) on lots less than 500m²
- 150m² (16.1 squares) on lots greater than 500m²

Floor area does not include garages, balconies or verandahs.

Materials

The fundamental principle of a contemporary coastal theme is the variety and mix of materials.

Preferred materials / finishes include:

- Render
- Feature timber panelling and weatherboard panels
- Colorbond / mini-orb feature panels
- Bagged brickwork with paint finish
- Glass
- Natural stone
- Face brickworks of regular size and colour with mortar of a complementary colour. Only face brickwork without another material type is strongly discouraged.

Colour Palette

Colours should be muted tones from the lighter end of the spectrum with darker tones as a contrast to assist with articulation. A 'splash' of colour as a highlight is acceptable.

Façade

Innovative architecture with contemporary coastal elements is encouraged. Formal symmetrical designs and mock period styles are discouraged.

Built form should demonstrate:

- Articulation to both the front and rear façade, emphasised by a variety of colours and materials,
- The use of balconies, verandahs and the like to provide articulation to both the front and rear elevations,
- Entries that are clearly visible and identifiable from the street, and;
- On corner lots, windows addressing both street frontages are encouraged.

Building form bulk which dominates the streetscape is to be minimised.

Identical Façade Assessment

Two dwellings of the same front façade shall not be built within 4 house lots of the original lot, this would include lots either side, opposite and encompassing other street frontages where applicable.



Please note: *This provision does not apply to integrated housing developments or terrace allotments less than 400m².*

Roof Form

A variety of roof forms is encouraged to add visual interest to the streetscape.

Roof forms may include:

- pitched gable
- skillion and hips
- parapets, curved and flat roofs may also be included but should not dominate the built form.

Eaves are encouraged as protection against the elements.

Colorbond, ultra galvanised or stainless steel roof sheeting is preferred and while traditional roof tiles may be accepted they are not encouraged.

Garages

Dwellings must include covered, lock up accommodation for at least 1 vehicle. Including this under the roofline of the main dwelling is strongly encouraged.

Garages must not be forward of the main building line of the dwelling and should not dominate the view from the street.



Acceptable: *Façade is of contemporary design with a muted colour scheme. Entry is easily identifiable from the street.*



Acceptable: *Good use of a verandah providing articulation to the façade. Garage does not dominate the view from the street.*



Unacceptable: *Façade incorporates formal symmetrical design and mock period styling.*

Driveway

Construction of the driveway must be completed prior to occupying the dwelling. Plain concrete driveways will not be accepted. Acceptable materials for driveways include:

- Coloured concrete
- Exposed aggregate
- Stencilled or stamped coloured concrete
- Pavers

Driveways should be constructed of a colour or colours that complement the façade of the dwelling.

Driveways must be constructed to allow for a 300mm landscaping strip or garden bed between the side boundary and the driveway.



Acceptable materials for driveway construction.

Ancillary Structures

Structures such as water tanks, clothes lines, air conditioning units, TV antennas, satellite dishes and solar panels should not be unduly visible from any street or park.

Fencing

All side fencing forward of the building line should be no more than 1.2m in height.

Any front fencing must be no more than 1.2m in height and must have a minimum of 50% visual permeability.

Landscaping

Landscaping to the front setback must be completed to a professional standard within 3 months of occupying the dwelling.



Suggested landscape designs include low maintenance, drought tolerant and native features.

During Construction

Lots should be kept in a clean and tidy state at all times prior to and during the construction of the dwelling.

The lot owner is to ensure that:

- A covered builders rubbish bin is available and kept within the boundaries of the lot at all times.
- All deliveries only access the lot via the designated crossover for that lot.
- No builder's or tradesmen's vehicles are parked on any nature strip.
- No civil or landscape works are damaged.
- No building materials, temporary toilets or building equipment is stored other than within the boundaries of the lot at all times.

Bond

At settlement, a bond of \$2,000 is to be paid in addition to the purchase price of the lot. This bond will be held by the developer and returned upon satisfactory completion of the landscaping.

If the purchaser, their builder or their tradesmen are responsible for damage to public works during construction, then the bond may be used for remediation.