



BAYVIEW

DISCOVER THE DIFFERENCE

ESTATE DESIGN GUIDELINES



1. INTRODUCTION

1.1 Purpose of the Guidelines

These design guidelines aim to achieve a consistently high quality of housing and landscape design for Bayview. The guidelines describe various requirements to help you through house plan selection and the design process of your new home.

1.2 Operation

You, your designer and your builder must be aware of these guidelines. The guidelines are consistent with the Greater Geelong planning scheme and the Victorian building regulations and should be read in conjunction with these documents. If inconsistencies do arise, the guidelines do not prevail.

Sinclair Brook ("SB") reserves the right to amend these design guidelines.

SB encourages architecturally designed homes which will be considered on merit by the design assessment panel ("DAP").

1.3 Process

To ensure that these design guidelines are upheld, all designs are required to be approved by the Bayview DAP before obtaining building permits. All plans and other relevant drawings are to be submitted by email (as an A3 scale pdf file) to: dap@bvbellarine.com.au

The submission must include:

- Floor plan and layout of the house showing all rooms, windows, external doors, external fixtures and nominated floor levels;
- A siting plan of the house on the lot with dimensions and setbacks from all boundaries, the proposed fencing and driveway location and construction details;
- Full elevations with wall heights and all external cladding materials and colours, including garage door;
- Relevant cross sections showing ceiling height and height of walls on boundaries; and
- A landscape plan

Our team is able to assist you with lot selection and design decisions that will influence your future home. A planning permit is not required for a single dwelling if your design meets the requirements set out in the Building Code of Australia Regulations 2001 and Notice of Restriction that are attached to the Plan of Subdivision. Building permits are required for all dwellings.



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2. DESIGN PRINCIPLES

2.1 Land use

Only one house may be built on each lot, and lots may not be further subdivided.

2.2 Minimum floor area

Minimum house sizes, measured at the external face of the external walls, (excluding garages, porticos, verandas and other unenclosed areas) are as follows:

450m² or smaller: 120m² minimum floor area; and

451m² or larger: 150m² minimum floor area

2.3 Building envelopes and setbacks

Building envelopes do not apply unless otherwise indicated (refer to the Notice of Restriction on the Plan of Subdivision).

Siting your house and garage:

- For lots 25m or less in depth, the building face must be set back a minimum of 3m from the front boundary.
- For lots greater than 25m in depth, the building face must be set back a minimum of 4m from the front boundary.
- On lots with more than one street frontage, buildings must be set back a minimum of 2m from the secondary street boundary.
- Verandas, porticos and entries are permitted to encroach 1.5m into the front or side street setback area.
- All dwellings must be set back a minimum of 1m from at least one side boundary and from any reserve boundary.

2.4 Corner lots

Corner lots have a significant impact on neighbourhood character and a well considered design is vital to achieve a suitable look.

- Dwellings on corner lots must address both street frontages.
- The house must be designed to address the street corner by incorporating elements of the front elevation for at least 5m on the façade facing the side street. This could include a combination of gable and eave treatments, window design, return verandas or similar.
- Locating bathrooms and laundries along visible street frontages should be avoided.

3. DWELLING DESIGN

3.1 Design principles

Key features to consider in the selection and design of your new home are:

- Building mass - scale and form proportions
- Architectural style and street address
- Overlooking
- Building materials and external wall finishes
- Building heights and roof form
- Garages and car parking

3.2 Building mass

All house designs should consider the proportions of the lot, neighbouring houses and their form (if they have been built) so as to avoid a bulky and overbearing streetscape.

3.3 Architectural style and street address

House design is an essential factor in determining the character of a local area. Houses at Bayview on the Bellarine should complement the general character of this unique location and enhance the local context.

Designs should have a contemporary Australian character with coastal influences. Architecture should draw inspiration from natural features and seek to integrate with the overall landscape.

- A high level of design and architectural finish is required. Dwellings must not include any architectural or decorative elements reflective of a past traditional style (for example; Victorian, Edwardian, Colonial, Georgian, Federation etc).
- Facades must be different to those of neighbouring houses (within three house lots on both sides of the street).
- Where dwellings are constructed on stumps, the stumps are to be concealed.
- Sufficient articulation and detailing of the front façade is required to provide visual interest to the streetscape.
- Windows should be maximised on facades facing public areas.
- The front facade of the dwelling must incorporate a veranda, entrance portico or covered porch at the front door. Verandahs must have an area of at least 4m² and a depth of at least 1m. An entrance portico must have an area of at least 4m² and a depth of at least 1.5m.

3.4 Overlooking

- For buildings on an east-west axis, second storey windows on the south side must have a sill height of 1.7m or be obscure glazed or screened.
- For buildings on a north-south axis, second storey windows on the west side must have a sill height of 1.7m or be obscure glazed or screened.



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3.5 Building materials - Façade and external finishes

Diversity of colour, material and texture is required in the front facade:

- The facade must be constructed using a mixture of external building materials. Excluding windows, materials other than brick must make up a minimum of 20% of the facade. Alternative materials may include; render, boutique bricks, stacked stone, sandstone or masonry blocks, painted weatherboard, lightweight cladding or timber cladding.
- Sliding windows and doors facing the street must be to an acceptable standard (as determined by DAP).
- External wall finishes should include a complementary combination of materials selected from the following; painted weatherboard cladding, other lightweight materials, rendered, bagged or painted brickwork and stonework.
- External walls (excluding windows) must be constructed of a minimum of 50% brick, brick veneer, stone, rendered fibrous cement panels, or masonry veneer.
- External building materials should be in muted tones which enhance the streetscape and reference the natural environment. Brightly coloured finishes will not be permitted.
- Toned glazing and reflective finishes must not be used.

3.6 Building heights and roof form

- On designated lots a single storey maximum or two storey minimum home may be stipulated to achieve the overall estate design objectives. These lots will be identified clearly on the Notice of Restriction on the Plan of Subdivision.
- Single storey dwellings must have a ceiling height of at least 2.4m.
- Articulated roof forms which show a variance in height and prominence between roofing elements are encouraged. Gables, dormer windows, eaves and other architectural features are encouraged and should be distinctively designed and used in such a way as to ensure your house enhances the streetscape.
- Consider clerestory windows to assist with solar penetration and to add interest to the roof line.
- The use of eaves is encouraged.
- If roofs without eaves are used, the roof pitch must be a minimum of 25 degrees.
- Non conventional roof designs may be used at the absolute discretion of DAP.
- Roof materials must be in muted tones and non-reflective.

3.7 Garages and car parking

The design and location of garages should endeavour to make them an integral and unobtrusive part of the building and complement the contemporary nature of the dwelling. This can be achieved by the use of complementary materials, form and colour in the design of the dwelling.

- All dwellings must incorporate a double garage.
- Garages must be set back a minimum of 5.5m from the front boundary and 840mm from the front facade.
- Double garage width must not exceed 7m.
- A triple garage will be considered where the third garage is set back a further 840mm behind the front line of the garages. Triple garages will be allowed at the sole discretion of the DAP.
- Tandem garages are permitted.
- Garage doors in the front facade must complement the style of the home and be of an acceptable standard as determined by the DAP.

3.8 External fixtures and garden sheds

- External fixtures should not be visible from public areas.
- No signs or advertising hoardings are allowed, other than those advertising the land or house for sale.
- Air conditioners and evaporative coolers must be located below the ridge line, coloured to match the roof and not be visible from the street.
- TV antennae and satellite dishes must not be visible from the street.
- Solar hot water systems are encouraged, but they must not be visible from the street unless collector panels and piping are of a colour and profile that matches the roof. Tanks of solar hot water systems must not be visible from the street.
- General service areas for rubbish bins, other storage and clothes lines must not be visible from the street.
- Letterboxes should form part of the integrated landscape treatment and complement the house, and the general streetscape.
- Garden sheds/out buildings are to have a maximum roof height of 2.5m. If up to 20m² they can be constructed of colour bonded metal sheeting or a similar material finish and colour to complement the house.
- An out building of greater than 20m², must have the same building roofing materials and colours to that of the dwelling.



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4. FENCING

All fencing must be approved by the DAP.

- Front fencing is discouraged. Lot owners must not construct paling fences on side boundaries extending forward of the front facade.
- Front fences, where used, shall have a maximum height of 1.2m and have a transparency ratio of at least 40%.
- Rear and side fences must be constructed from timber paling and be 1.8m in height above the finished surface level on the engineering drawings with capping and expressed posts. No sloping sections of paling fences to achieve a change in fence height are permitted.
- Service access must be provided either through the garage, or on one side of the dwelling in the form of a gate, and both the gate and return fencing must be treated in complementary materials and colours to the house.
- On corner lots, the side street boundary fence must terminate at least 6m behind the facade of the dwelling, measured from the wall nearest the front boundary of the Lot.
- Fencing must be constructed within 30 days of occupancy.

5. LANDSCAPE

It is recommended that the landscaping should incorporate native and indigenous plants that are well adapted to local soil and weather conditions. This will ensure that gardens become well established and enhance the neighbourhood character. The use of colourful flowering natives will attract native bird life.

- Landscaping of the front yard must be constructed within 6 months of the issue of the Occupancy Permit.
- At least 2 advanced trees per lot (achieving a height of at least 5m at maturity) must be planted in the front garden.
- All garden beds in the front yard must be edged using brick, timber, steel or spade edges and be planted with: a minimum of 10 medium to large shrubs (from 200mm pot at installation), a minimum of 20 smaller shrubs (from 150mm pot at installation), a minimum of 20 ground cover plants (from 150mm pot at installation).
- Garden design layouts should limit the amount of sealed, impervious surfaces to maximise absorption of rainwater into the soil. A ratio of 60/40 pervious/impervious surface is recommended.
- Pebbles may be used as a substitute for hard paved surfaces in areas unsuitable for planting or subject to high foot traffic.

6. RETAINING WALLS

Retaining walls are permitted but must not exceed 1.2m in height. Retaining walls above 1.2m in height may be considered if they are terraced sloped or incorporate a design feature to allow landscaping to break up the overall height of the wall. Design and material will be considered at the absolute discretion of the DAP.

7. DRIVEWAYS

- Driveways are required to be constructed of the following materials; brick, slate, natural stone, asphalt, pebble mix, concrete (stamped, patterned, coloured or exposed aggregate).
- Plain or painted concrete is not permitted.
- Driveway colours should be muted in tone.
- Driveways must be constructed within 30 days of issue of the Certificate of Occupancy.
- There is to be a minimum 400mm setback from the side boundary for landscaping.

8. ENVIRONMENTALLY SUSTAINABLE DESIGN

Energy rating

Since July 2004, Victorians had to achieve a 5 Star energy rating. From May 2011 it has been announced that all new homes in Victoria will be required to achieve a 6 Star energy rating.

The new 6-Star rating will not only benefit the environment but will also help you reduce the ever increasing costs of heating and cooling.

Solar hot water and heating

Where solar panels are located on the roof structure of buildings, these should be at the same angle as the roof. Where a different angle is required for function, solar panels can be located at ground level amongst landscape elements.

The Victorian government supports the installation of solar hot water heaters through the Victorian government solar hot water rebate program. This is an efficient method of energy conservation and is highly encouraged. For more information visit the Sustainability Victoria website.