

seagrove



Phillip Island



All reasonable care has been taken in preparing this information. However, the owners of the land (the vendors) and Southern Sustainable Developments Pty Ltd 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. Photography © Coast magazine.

“sets a new benchmark in
environmentally-sensitive
coastal living.”

Urban Development
Institute of Australia
Awards for Excellence.





closer to
everything.

Seagrove is only 800 metres
from the main street of Cowes,
and even closer to the beach.







design.

Seagrove has been created by a team of multi-award-winning designers.







landscaped open spaces.

Enjoy over eight acres of landscaped parks including wetland habitat and remnant eucalypt woodland.





a great place
to live. naturally.

Seagrove is home to over thirty native bird species including Superb Blue Wrens, honeyeaters, lorikeets, rosellas, White-faced Herons and birds of prey.





infused restaurant & bar, cowes

island lifestyle.

Renowned beaches, golf, sailing, specialty boutiques and over fifty restaurants, cafés and eateries are all close by.



the foreshore bar & restaurant, rhyll

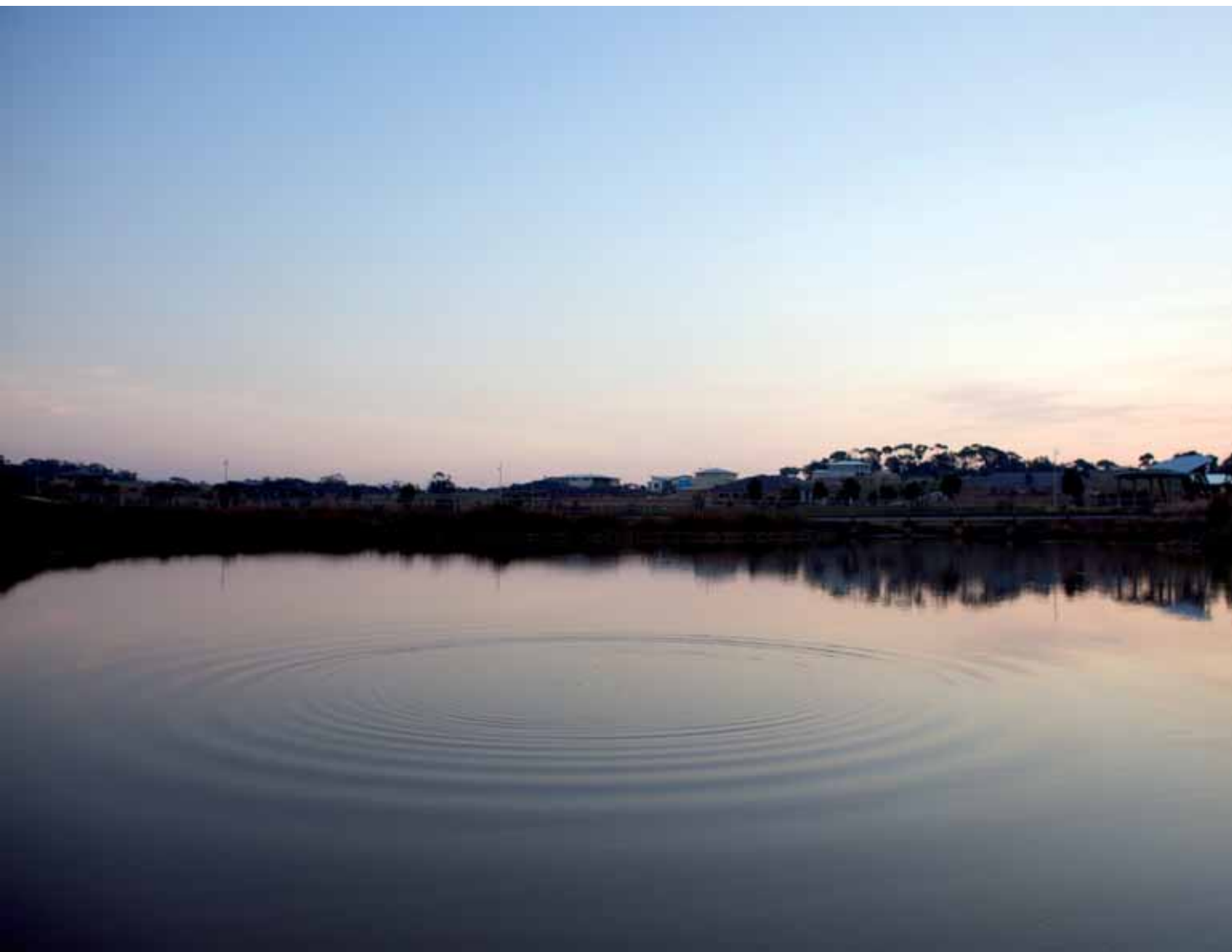




sustainable coastal living.

Seagrove has been recognised
by the Urban Development
Institute of Australia for
environmental excellence.





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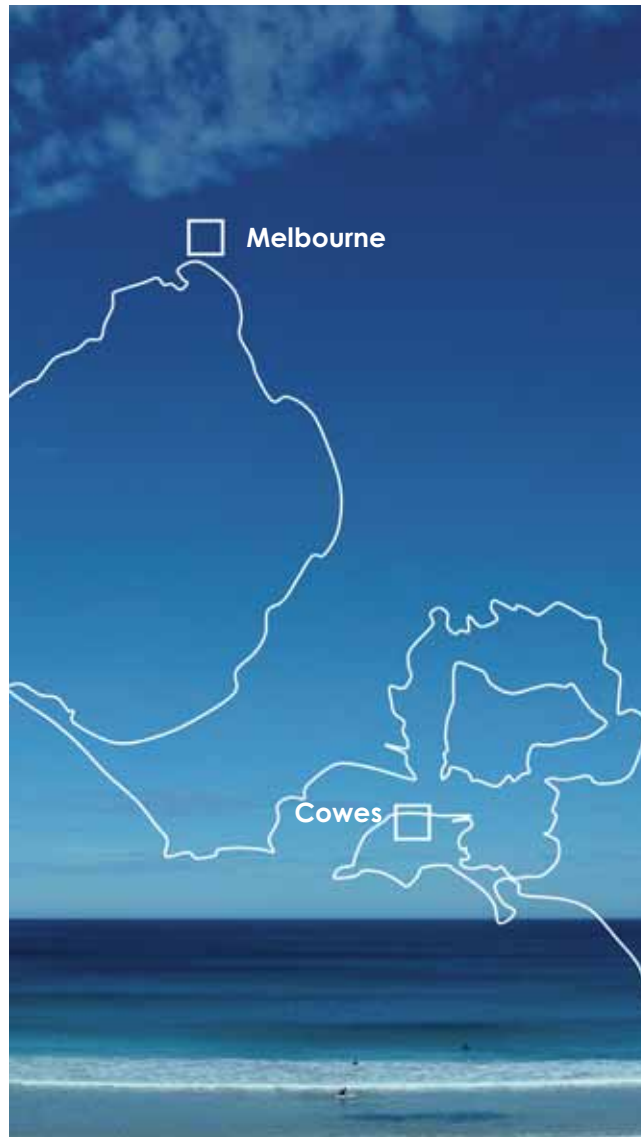
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location.



Seagrove is located just 800 metres from the main street of Cowes, and only 700 metres from a north-facing, sandy, swimming beach.

Choose from over fifty restaurants, cafés and eateries in Cowes plus main street shopping including a choice of supermarkets, services, and specialty boutiques.

Golf, sailing, fishing, and renowned surf beaches are all close at hand.

A popular escape for the people of Melbourne for over a century, Phillip Island is part of regional Victoria's fastest growing municipality. The island is only 90 minutes' drive from the CBD via CityLink, the Monash Freeway and the newly upgraded Bass Highway.



Jetty (Mornington Peninsula ferry)

Gymnasium & tennis courts

Cafés & restaurants

Yacht club

Childcare

Golf course

Safe swimming beach

Healthcare

Lawn bowls

Woolworths supermarket

Convenience store (24-hour)

Primary school

Boat ramp

Wetland habitat

Solar-powered barbecues

Blue Tongue Common

Craft market

Seaberry Creek Park

Children's playground

Aged care

Willoughby Park

Seagrove Park

Regionally significant eucalypt woodland

Koala reserve

Wildlife corridor

features.

Underground gas

Seagrove is the only residential estate in Cowes with underground gas. The unique underground LPG (gas) network provides residents savings of over 40% compared to purchasing LPG in cylinders¹, as well as increased convenience.

Seagrove's LPG network is projected to save over 3,000 tonnes of greenhouse-gas emissions each year by reducing demand on electricity, and is able to be connected to natural gas should this become available in Cowes in the longer term.

The underground LPG network connects homes to a 30,000 litre storage facility on Ventnor Road. A temporary storage facility is currently located near the end of Boobook Grove. This will ultimately be replaced by the larger Ventnor Road facility.

Energy provider Elgas has a 15-year lease on the storage facility. After this, control of the storage facility transfers to the local water authority – Westernport Water. This allows Westernport Water to open the contract for supply up to competition among other energy providers, to ensure the best possible price for gas in the long term.

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.



Broadband Internet

ADSL2+ Internet connectivity is available in Cowes, providing fast download speeds of up to 20Mbps.

Later stages of Seagrove are connected to the National Broadband Network, meaning that residents will have access to next-generation, superfast fibre-based broadband services ahead of the rest of the country.

Recycled water

Home sites in later stages in Seagrove are to be connected to class A recycled water.



Extra-wide streets

Streets in Seagrove are up to 25 metres wide, providing more space for street trees to grow and providing corridors for wildlife linking Seagrove's landscaped parks.

Controls on front fencing make streets seem wider still, reinforcing Seagrove's open and park-like character.

Rain gardens planted with native ephemeral wetland species form an integral part of the landscape design. These are complemented by mulched garden beds featuring massed plantings of indigenous groundcovers, and copses of native trees.

landscaped
parks.



Seaberry Creek Park

The largest of Seagrove's four parks, Seaberry Creek Park features a bridge link through the centre of the open space.

Over 130 metres of elevated boardwalks are suspended above the wetland, and walking paths link a series of open spaces.

A strong motif of overlapping leaf forms has driven the design of the 23 million litre wetland, creating the opportunity for a rich pattern of stepped wetland cells that provide the water quality treatment function. Porous and non-porous gabion walls help define the wetland shape, providing a defined, but nevertheless soft, form.

In the north-west corner of the park, a striking picnic shelter echoes the leaf motif of the wetlands.



Seagrove Park

The 11,000m² Seagrove Park has been designed around more than 60 mature eucalypts of high conservation significance.

Its design makes the most of its elevated position, with an outlook north and down the axis of Wonga Lane.

A children's playground, generously sized picnic shelter and solar-powered barbecues provide an ideal environment for families to enjoy.

Careful design has minimised site disturbance around the large existing trees, which have been further protected and enhanced by over 4,300m² of mulched garden beds and massed plantings of indigenous groundcovers.

Large, open grassed areas provide plenty of space to play, while the mulched gardens beds under the large trees define areas where access is discouraged, allowing trees to senesce and regenerate naturally, while minimising risk to park users from falling limbs. This approach encourages the retention of hollow-bearing trees – a key habitat for wildlife.



landscaped parks.



Willoughby Park

In Willoughby Park, a simple curved promenade, skirted by a vegetated swale, forms the 'backbone' of the design.

A recycled timber pole forms the 'shaft' of a striking propeller-inspired structure which provides shade and shelter.

The structure overlooks an informal grassed play space, wrapped behind by a low seating wall retaining an extensive planted mound.

Surface runoff from the park is directed onto a raingarden, surrounding a remnant Swamp Gum *Eucalyptus ovata*, forming a focal point in the south-east corner.

Blue Tongue Common

The construction of Blue Tongue Common will complete Seagrove's planned network of four parks.

Blue Tongue Common is designed around tall, mature eucalypts, and will be the centerpiece of an exclusive residential precinct in one of Seagrove's final releases.



Public art

At the entry to Seagrove, a pair of large bronze Great Egrets sculpted by award-winning Mornington Peninsula based artist Heather Ellis are mounted on a natural stone plinth surrounded by indigenous landscaping.

The endangered Great Egret *Ardea alba* is a species of state conservation significance. It is featured in Seagrove's logo, and is pictured flying above Western Port bay on the inside cover.

sustainability - water.

Water sensitive urban design

At Seagrove, an integrated series of water sensitive urban design measures work together in order to reduce water demand and to ensure that any water that does leave Seagrove and ultimately enters Western Port Bay is naturally cleaned to protect the environment.

Rainwater tanks

Every home at Seagrove is required to have a minimum 4,500 litre (1,000 gallon) rainwater tank connected to toilets and a garden tap.

Connecting the tanks to a constant source of demand, such as toilets, maximises the available capacity in the tanks at any time to capture rainfall. (A full rainwater tank can't capture rain.)

The tanks have a water quality benefit by reducing suspended solids and nitrogen entering the stormwater system.

Rainwater tanks also reduce demand on drinking water. The tanks at Seagrove are projected to save over 10 million litres of drinking water every year.

In later stages, class A recycled water is to be available to all homes, further reducing demand for potable water.



Rain gardens

Rain gardens are incorporated into the streetscape landscaping of every street in Seagrove.

Seagrove's rain gardens are designed to act as miniature ephemeral wetlands – each only 5m² in area. During rain events, the rain gardens fill with water, and then slowly empty during which time the plants naturally remove any excess nitrogen and phosphorous.

The rain gardens at Seagrove are constructed with graded filter sands and specially selected gravel one metre deep and surrounded by geotextile fabric.

The rate at which the rain gardens empty is controlled by the physical properties of the gravel and filter sands, in order to allow the selected plant species time to remove nitrogen and phosphorous from stormwater.

The plant species used in Seagrove's rain gardens are:

Carex appressa Tall Sedge
Carex gaudichaudiana Fen Sedge
Eleocharis acuta Common Spike-sedge
Juncus amabilis Hollow Rush
Juncus gregiflorus Green Rush
Melaleuca ericifolia Swamp Paperbark
Poa labillardieri Common Tussock Grass



Pollutant traps

Before entering the wetland, stormwater must first pass through one of six gross-pollutant traps.

Installed underground, these large (4 x 3.3 x 3.5 metre) devices remove litter, oils and sediments from stormwater. A treatment chamber removes oils and floating pollutants, while litter is trapped in large stainless steel baskets that can be removed for periodic cleaning.

Settling ponds

There are two settling ponds in Seagrove's wetland.

One is at the south end of the wetland (near Kingfisher Way), and the other is in the centre, under the bridge. The two ponds are connected by an ephemeral stream.

The settling ponds are open bodies of water, designed to settle large particles from stormwater before it enters the wetland.

Together with the gross pollutant traps, the settling ponds perform an important function. Wetlands will perform poorly if gross pollutants and coarse sediments are not removed prior to the wetland treatment.

sustainability - water.

Wetland

Seagrove's wetland is approximately 7,500m² in area, and contains some 19,000 wetland plants.

Beyond the settling pond under the bridge, a series of curved, rock gabion weirs define the different parts of the wetland. Alternating bands of deep and shallow wetland are surrounded by ephemeral wetland. This is the macrophyte zone, which is responsible for most of the pollutant removal.

The plant species used in the different areas of the wetland are:

Ephemeral Wetland (0-0.5 metres deep)

Carex appressa Tall Sedge
Carex gaudichaudiana Fen Sedge
Crassula helmsii Swamp Crassula
Cyperus lucidus Leafy Flat Sedge
Eleocharis acuta Common Spike-rush
Juncus amabilis Hollow Rush
Juncus gregiflorus Green Rush
Poa labillardieri Common Tussock Grass

Shallow Wetland (0-0.1 metres deep)

Baumea arthropphylla Fine Twig-rush
Baumea articulata Jointed Twig-rush
Bolboschoenus medlanus Marsh Club-rush
Eleocharis acuta Common Spike-sedge
Schoenoplectus validus River Club-rush
Villarsia reniformis Running Marsh Flower

Deep Wetland (0-0.3 metres deep)

Eleocharis sphacelata Tall Spike-rush
Potamogeton tepperi Floating Pondweed
Schoenoplectus tabernaemontani River Club-rush
Triglochin procerum Water Ribbons

Submerged Wetland (0-0.65 metres deep)

Potamogeton crispus Curly Pondweed
Potamogeton ochreatus Blunt Pondweed

The wetland outflow is controlled to allow the wetland storage to fill and slowly empty over 72 hours giving the pollutant-removal process time to act.

When full, the wetland holds 23 million litres of water. During storm events – up to a one-in-one-hundred-year event – the wetland has been designed to act as a retarding basin, so that the maximum flow rate into the downstream stormwater system is no more than that of the original farmland prior to development.



Performance

The performance of all of the treatment measures working together was modelled using MUSIC (Model for Urban Stormwater Improvement Conceptualisation) computer software developed by the Cooperative Research Centre for Catchment Hydrology at Monash University.

The performance was then benchmarked against Best Practice Environmental Management Guidelines developed by CSIRO.

Each year, the integrated treatment measures are projected to reduce the pollution load entering the downstream stormwater system (and ultimately Western Port Bay) by:

22.7 tonnes of suspended solids (78%)

39.2kg of phosphorous (63%)

204kg of nitrogen (46%)

6.5 tonnes of gross pollutants (96%)

sustainability - energy.

Energy-efficient street lighting

Seagrove's street lights are powered by accredited green energy and incorporate a range of technologies including 42W compact-fluorescent lamps, high-efficiency electronic control gear, and optically-efficient luminaires.

The compact-fluorescent lamps produce a more natural colour distribution than conventional 80W mercury-vapour lamps, improving visibility at night time.

The optically-efficient luminaires provide higher lighting levels where it is needed (despite the 42W compact-fluorescent lamps producing slightly fewer lumens than conventional 80W mercury-vapour lamps).

The combination of compact-fluorescent lamps and optically-efficient luminaires also produces significantly less glare.

The unique, architecturally designed street lighting columns complement Seagrove's contemporary, elegant style.

Seagrove's energy-efficient street lighting reduces power consumption by 48% and greenhouse-gas emissions to zero. Energy use from street lighting is reduced by a projected 12,000kWh every year.



Solar-powered barbecues

Seagrove's Australian-designed-and-manufactured 24V barbecue cookplates are 70% more efficient than conventional units.

The cookplates are powered by an array of six 175W high-efficiency monocrystalline solar panels on the roof of the picnic shelter, which also feed power back into the electricity grid when the barbecues are not in use.

Underground gas network

Seagrove's LPG network is projected to save over 3,000 tonnes of greenhouse-gas emissions each year by reducing demand on electricity. See page 18 for more information.

Hot water

New homes at Seagrove required to install five-star, energy-efficient, gas hot water or five-star, solar-gas hot water.

Compared with conventional electric hot water, five-star gas hot water can reduce greenhouse emissions by 70% (and gas-boosted solar by 85%).



Solar orientation of home sites

Almost all home sites at Seagrove achieve optimum solar orientation. This allows homes to be designed to maximise passive solar heat gain during winter, and minimise unwanted sun penetration in summer.

These simple measures reduce heating and cooling costs, reduce energy consumption, and help to make your home more comfortable all year round.

Pedestrian and cycle friendly urban design

Seagrove's street layout has been designed as a grid to minimise average vehicle trip lengths and to more evenly distribute local traffic to keep streets calm.

Extensive pedestrian and cycle paths encourage residents to walk or ride.

sustainability -
habitat.



Revegetation

Over 2,000 indigenous trees, 18,000 indigenous midstory and groundstorey plants, and 32,000 wetland plants have been planted at Seagrove.

Tree species include:

Acacia melanoxylon Blackwood
Allocasuarina verticillata Drooping Sheoke
Banksia marginata Silver Banksia
Eucalyptus obliqua Messmate
Eucalyptus ovata Swamp Gum
Eucalyptus pryoriana Coastal Manna Gum
Melaleuca ericifolia Swamp Paperbark

Within streetscapes, landscaped garden beds have been planted with indigenous species including:

Dianella revoluta var. *brevicaulis* Black-anther Flax-lily
Isolepis nodosa Knobby Club-rush
Lepidosperma gladiatum Coast Sword-sedge
Lomandra longifolia Spiny-headed Mat-rush
Patersonia occidentalis Long Purple-flag
Poa labillardieri Common Tussock Grass
Stylidium graminifolium Grass Trigger-plant

Protecting existing vegetation

Existing vegetation has been protected within the landscaped open spaces, by the use of building envelopes within home sites, and through the careful alignment of streets and infrastructure.

Formerly a horse paddock, Seagrove Park contains remnant, eucalypt woodland of high conservation significance that has been protected and enhanced by over 4,300m² of mulched garden beds with massed plantings of indigenous groundcovers. These large old trees provide important nesting habitat for a variety of native birds.

A five metre wide landscaped buffer has been created along Seagrove's western boundary to protect and enhance the adjoining, 800 metre long biolink. Within the biolink, a walking path links the Ventnor Koala Reserve to the south and Anderson Road (and the beach and boat ramp beyond) to the north.

Along Seagrove's northern boundary, 800 metres of existing overhead powerlines were replaced with underground power to allow mature trees space to grow and also to allow unobstructed views of the bay from home sites.



Environmental weeds

Covenants registered on titles at Seagrove prohibit the planting of recognised environmental weed species at Seagrove, in order to prevent "garden escapees" becoming established in the surrounding natural habitat.

Responsible pet ownership

Homeowners at Seagrove are encouraged to be responsible pet owners, by keeping cats confined to their property at all times.

sustainability - community.

Community involvement

Phillip Island enjoys a unique natural environment, and the island's community derives a large part of its identity from its relationship with this environment.

Becoming involved in protecting the natural environment is a great way for residents to make new connections and friendships within the local community while working toward a common purpose.



Urban Landcare

All purchasers at Seagrove are provided with a complimentary 12-month membership to Urban Landcare. Urban Landcare is a program of the established Landcare movement that addresses issues of sustainable living relevant to an urban membership.

As members of Urban Landcare, Seagrove residents receive a site visit from a Landcare project officer who is able to provide advice on:

- Water-wise gardening
- Placing rocks and branches in gardens for lizards and frogs
- Establishing native grass lawns that use less water and stay green during summer
- Establishing a pond to encourage frogs and birds

Residents also receive a voucher for 30 native plants grown from indigenous seed from the local Barb Martin Bushbank, regular newsletters and can participate in "practical sustainability" seminars.

Become more involved

For more information on sustainable living at Seagrove and how to become involved, please visit www.seagrove.com.au/environment or contact Urban Landcare on 03 5951 3318.



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 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
6/400 High Street,
Kew, Victoria 3101

t | 03 9415 6377
e | 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 140m² 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 5m² (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 2,000m² 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.

- 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 2,000m²; however, all fences are subject to Architectural Review Panel approval and fences visible from the street frontage must respect the neighbourhood character.

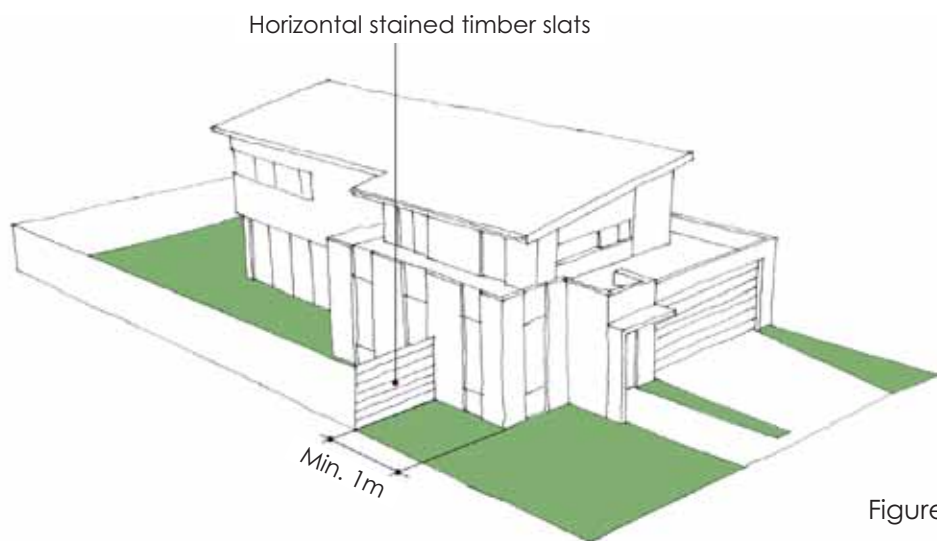


Figure 3

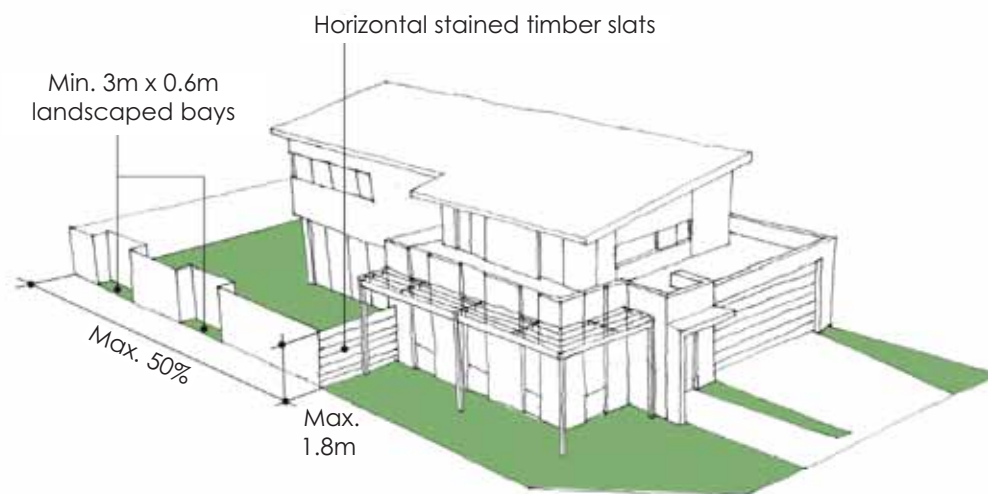


Figure 4

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).
- Landscaping to the front garden is to include:
 - one semi-advanced tree no less than two metres in height,
 - minimum of 15m² 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.

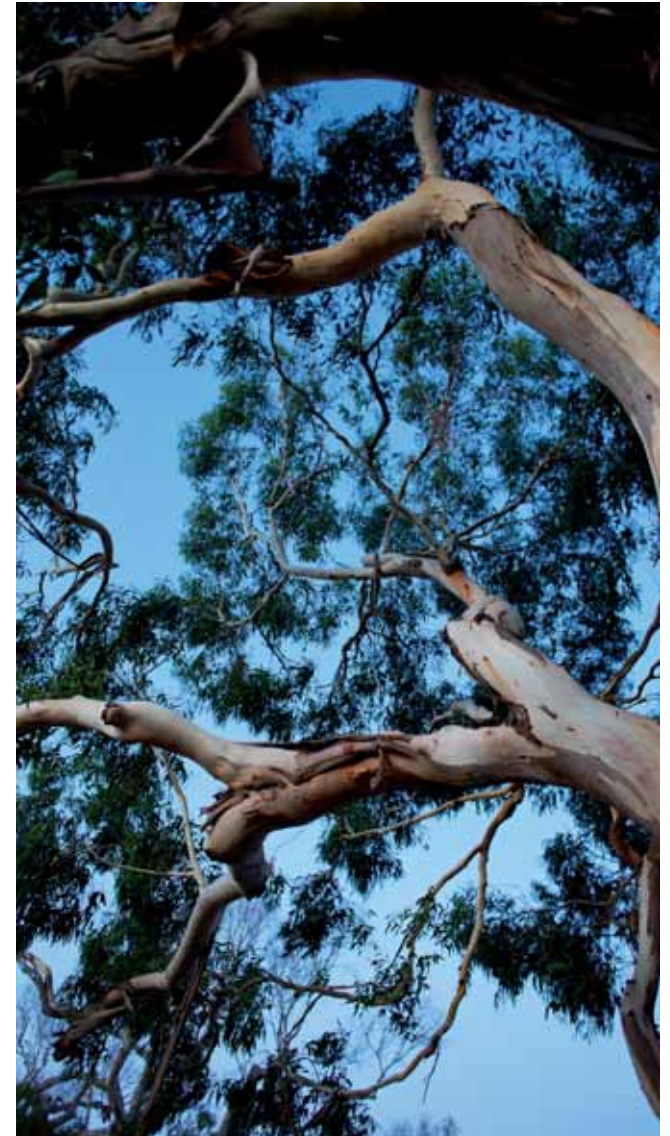
Indigenous plants

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 Boobialla
<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</i> sp. (<i>Austrodanthonia</i> sp.)	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</i> (now <i>Ficinia</i>) <i>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
6/400 High Street,
Kew, Victoria 3101

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
- ☐ 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

Three copies of all enclosed documents must be provided. 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.



Freecall 1800 61 61 06



www.seagrove.com.au