

Heritage Bay

CORINELLA —
WESTERN PORT

DEVELOPER DESIGN GUIDELINES

Developer Design Guidelines

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The Heritage Bay Vision

The vision for Heritage Bay is relaxed coastal, with natural tones/colours and the use of mixed materials throughout. Informal, predominantly native landscaping which will complement the style of the home and surroundings.

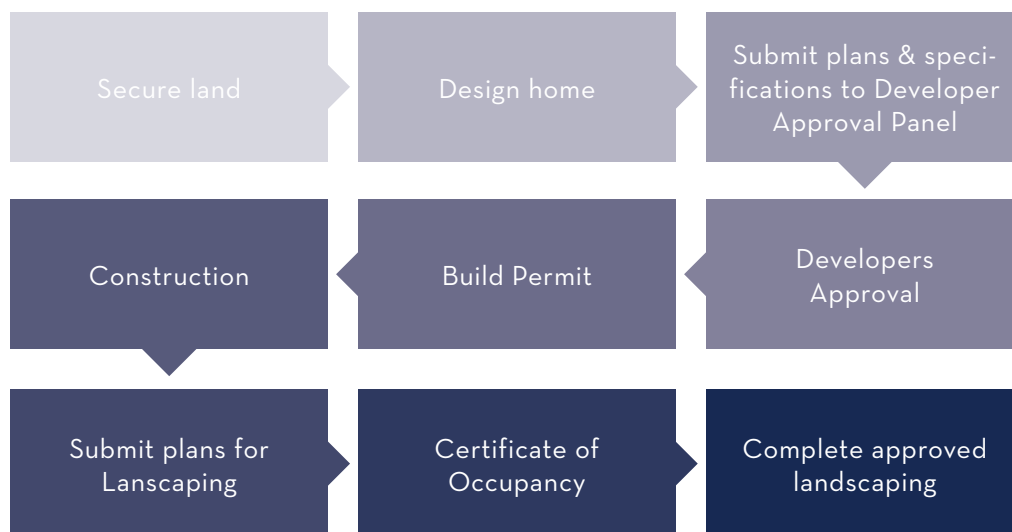
The built form and the landscape around it is a reflection of those living within the private space. We encourage the use of colours and materials that best blend with the environment whilst having individual character and diversity. In understanding this, we recognise that diversity makes for a well-balanced and exciting community that can evolve over time.

Whilst a consistent theme is encouraged, these guidelines have been developed to help us collaborate together and assist with the exciting evolution of Heritage Bay.

Purpose

These design guidelines have been created to ensure that each home has been carefully designed with a consistent vision in mind; to preserve the charm and character of the surrounding area by integrating the landscaping of the coastal reserve with the public open spaces and homes of the development.

Process



The Approval Process

Assessment

Prior to works commencing on your home, you must submit to the design approval panel, PDF plans of the following:

- Working drawings showing a site plan with the relevant setbacks shown
- All external elevations of the home
- Floor plan to scale with dimensions
- External colours and materials to be used

All submissions are to be sent to:
info@landgipps.com.au or





Any enquiries, please contact LandGipps on
1300 545 263.

Submissions to the Design Approval Panel are in addition to any statutory approvals with the Bass Coast Shire.

Heritage Bay Site Map



Please note it is important to acknowledge the details of each allotment may be subject to change over the course of construction and planning of the development. While these plans are accurate at the time of printing, we encourage all interested parties to contact us directly at LandGipps for the most accurate and up to date subdivision plan.

	Stage 1		Stage 3
	Stage 2		Stage 4

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The Design Guidelines

Building Envelopes and Setbacks

Building envelopes have been created with relevant setbacks and are available on the certificate of title or plan of subdivision.

Corner blocks – the home must address both street frontages. The building should be designed so that the windows in non-habitable rooms are not facing the street. Front façade materials/features should continue on the side of the building visible to the street.



Photo courtesy of Simonds

Dwelling Size

Blocks of greater than 500m² should have a dwelling of at least 130m² of living space.

Under 500m² should have a dwelling of at least 100m² of living space.

The Design Guidelines

Building and Construction

Dwellings with an identical façade must not be constructed within five lots of each other, either on the same or opposite side of the street.

External colours should be colour co-ordinated with the dwelling.

External walls should have no more than 50% brick. A minimum of two materials should be used on the front façade such as render, cladding, tiles, timber, stone or brick.

Eaves are strongly encouraged, particularly to the front façade.

Double storey homes along lots 1015 – 1020 and lots 3018 – 3021 are strongly encouraged.

Garages should not dominate the streetscape and must not be forward of the dwelling.

Double garages must be provided on all blocks with a frontage of greater than 12.5m or lot sizes greater than 350m².

Garages can be separate from the main dwelling but must be constructed of the same materials and complement the style of the home.

A diverse range of roof structures are encouraged such as skillion or pitched, with hips and gables.

The Design Guidelines

Façade Examples



Photo courtesy of Porter Davis



Photo courtesy of Simonds

The Design Guidelines

Façade Examples



Photo courtesy of Metricon



Photo courtesy of Simonds

The Design Guidelines

Hard Landscape Design

Sheds/Outbuildings

Colourbond sheds are permitted but must be constructed of new materials and not exceed a floor area of 50m².

Letterboxes

Letterboxes must be constructed to complement the style of the home and constructed of similar and co-ordinating materials.

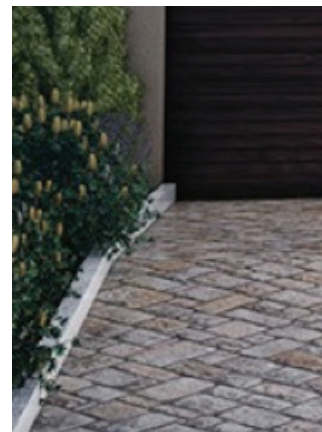
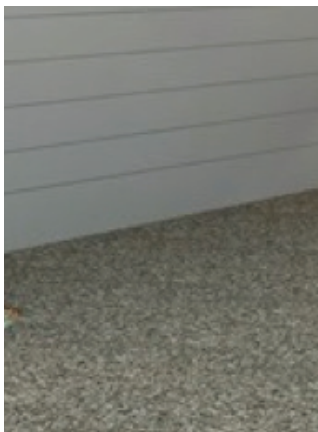
Driveways and Paths

Driveways must be completed prior to occupancy of the home.

Driveways should be constructed of coloured or stencilled concrete, exposed aggregate, asphalt or brick/cement paving.

Plain, uncoloured concrete driveways are not permitted.

Gravel/crushed rock driveways are not permitted.



The Design Guidelines

Fencing and Landscaping

Fencing must be 1.8m high capped timber fencing with exposed posts to the side and rear boundaries. Side fencing within 5m of the front boundary must taper down over a distance of 2.5m to a fixed height not exceeding 1m to the front boundary.

The fencing can be stained or oil based but not painted.

Wing fencing should be constructed to be complementary to the boundary fencing and must not be forward of the dwelling.

Front boundary fencing is not permitted.

Front yard landscape plans must be submitted to the developer approval panel prior to works commencing. 80% of your landscaping should consist of species indigenous to the area. Informal planting with a range of mixed materials is encouraged.



The Design Guidelines

Plant Species

A series of suggested species have been set out below, chosen from the Indigenous Plants of Bass Coast Shire guide and suit Ecological Vegetation Class (EVC) 55 - Plains Grassy Woodland and EVC 161 Coastal Headland Scrub. These are suggestions only and there are a range of other suitable local native species, including trees, understorey, grasses, herbs and lilies. Consultation with your indigenous landscape contractors and plant nurseries is encouraged.

Shrubs

Acrotriche serrulata Honey-pots
Allocasuarina pusilla Dwarf Sheoak
Correa reflexa Common Correa
Davesia latifolia Hop Bitter-pea
Dillwynia cinerascens Grey Parrot-pea
Dillwynia glaberrima Smooth Parrot-pea
Epacris impressa Common Heath
Hibbertia acicularis Prickly Guinea-flower
Hibbertia prostrata Bundled Guinea-flower
Hibbertia sericea Silky Guinea-flower
Olearia axillaris Coast Daisy-Bush
Ozothamnus turbinatus Coast Everlasting
Persoonia juniperina Prickly Geebung
Pultenaea daphnoides Large-leaf Bush Pea
Pultenaea gunnii Golden Bush-pea
Pultenaea scabra Rough Bush Pea
Pultenaea stricta Rigid Bush-pea
Spyridium parvifolium Dusty Miller
Tetradlea ciliata Pink-bells
Tetradlea pilosa Honey Pink-bells

The Design Guidelines

Plant Species continued...

Grasses, Groundcovers, Herbs and Lilies

Carpobrotus rossii Pigface

Dianella revoluta Black-anther Flax-lily

Ficinia nodosa Knobby Club-rush

Goodenia ovata 'prostrata' Hop Goodenia 'prostrate'

Helichrysum scorpioides Button Everlasting

Poa labillardieri Common Tussock Grass

Poa poiformis Blue Tussock-grass

Themeda triandra Kangaroo Grass

Viola hederacea Native Violet



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