



BUILDING DESIGN GUIDELINES

VILLA SITES



Version Two - October 2018

THE ESSENCE OF
TORQUAY LIFESTYLE

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1. INTRODUCTION

Salt Torquay, overlooking the world-famous surfing mecca of Torquay, is a registered One Planet Living development – an exemplary model of sustainable living.

Barwon Water is developing a One Planet Living Action Plan for the Salt Torquay community as part of the Bioregional Australia One Planet Program.

These design guidelines aim to ensure a coherent and consistently high architectural standard aligned with the 10 One Planet Living principles:



Every element of the estate has been designed to assist you to have a light environmental footprint and low living costs while delivering a high quality living environment.

We look forward to seeing your home take shape.

2. DESIGN ELEMENTS

2.1 Design Philosophy

The Salt Torquay design philosophy is based on environmental sustainability, low running costs, natural landscaping and Australian Contemporary Urban Coastal Architecture. The style is directed towards encouraging building design to reflect the unique urban coastal atmosphere of the location.

The definition is not meant to be prescriptive but a directive so that innovation, individualism and uniqueness can be established based on a common theme that will create a cohesive and balanced blend of residences.

What is Australian Contemporary Urban Coastal Architecture?

Australian Contemporary Urban Coastal Architecture is a reflection of the contemporary beachside theme. It promotes a relaxed lifestyle with the benefits of state of the art conveniences. It expects that residences be designed to take advantage of the natural views and landscape amenities.

The use of interesting forms and proportions that reflect or contrast the environment will dictate the exterior image. The skilled use of materials and natural colours will complement this fundamental principle.

Housing design should consider the One Planet Living principles, and be creative and innovative reflecting the coastal urban theme, within the controlled environment established by the design guidelines.

The key design elements that designers and home builders will need to consider broadly cover:

- Siting and orientation
- Architectural style and built form
- Landscaping and fencing
- Sustainability
- Universal Access

The Salt Development is located within General Residential Zone (Schedule 1) of the Surf Coast Planning Scheme and is subject to Design and Development Overlay 26.

The Residential Development and *Neighbourhood Character Policy* (Clause 22.09) provides guidance on the location and design of different types of residential development within Torquay and Jan Juc. Salt Torquay is within Housing Area 2 – General Residential (mixed density) under this policy. Housing design consistent with the Salt Torquay design guidelines will also comply with the objectives of Clause 22.09.

Development must also comply with the relevant provisions of ResCode (Clauses 54 to 56 ResCode provisions).

2.2 Siting and Orientation

The design should reflect the site and the environment in which it is located. It should also embrace passive energy strategies, making the most of solar access, and northern light and warmth. (Winter heating consumes more energy in southern Victoria than summer cooling).

Careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street.
- Maximising the benefits of both passive and photovoltaic solar access.
- Promoting energy efficiency.
- Minimising overlooking.
- Respecting the privacy and amenity of neighbours.

The house must face the main street frontage (and appropriately present to the secondary street if a corner allotment) and present an identifiable entrance to the street. Only one dwelling may be built on residential villa sites.

2.2.1 Building Setbacks

Building envelopes for dwellings, carports and garages and such structures must be set back at

a) Minimum of 4m from a front lot boundary.

Note buildings encroaching within 9m of the front boundary (excluding eaves, porches, pergolas and verandahs) may require a planning permit to comply with Clause 54.03 of the Planning Scheme.

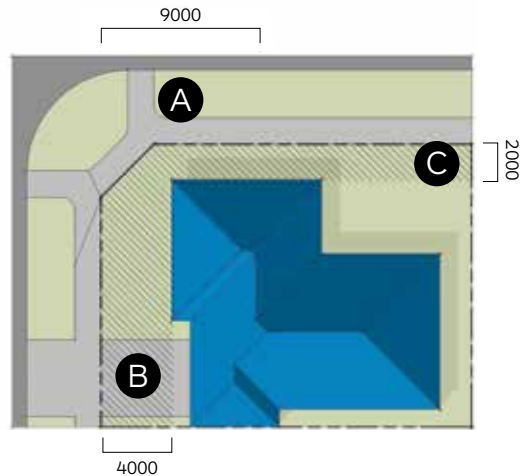
b) For dwellings not on a corner allotment, no side or rear setbacks are required beyond Clause 54.04 of the Surf Coast Planning Scheme.

c) Corner Allotment homes must be set back to the main street as per (a). To the secondary street the home must be setback a minimum of 2m from the lot boundary.

Ancillary structures such as air conditioning units, cubby houses, garden sheds, clothes lines animal enclosures etc. may not be constructed unless effectively screened from view from any road reserve or pedestrian thoroughfare reserve abutting such lot or lots.

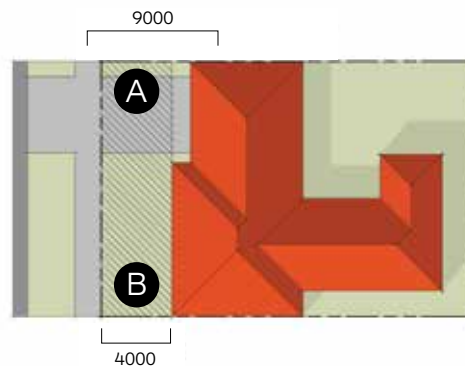
It is not permitted to store or site on the lot or any vacant lots caravans or boats or any commercial motor vehicle having a registered carrying capacity of more than 1 tonne unless within an approved building or screened from view from any road reserve by a solid screen structure that is in line with or behind the forward line of the building abutting any road reserve.

CORNER ALLOTMENT



- A.** ENCROACHMENT SUBJECT TO PLANNING PERMIT
- B.** MIN' FRONT BOUNDARY SETBACK
- C.** MIN' SIDE BOUNDARY SETBACK

CONVENTIONAL ALLOTMENT



- A.** ENCROACHMENT SUBJECT TO PLANNING PERMIT
- B.** MIN' FRONT BOUNDARY SETBACK

2.2.2 Building Height and Ground Level

Dwellings heights (excluding antennas, chimneys, flues or solar panels) are restricted to 7.5m, except lots along the estate's southern boundary which are restricted to 6.5m (and 4m within 9m of the lot boundary).

The maximum building height is above natural ground level. Natural ground level is defined as the ground level after engineering works associated with the subdivision have been completed. Sloping sites which may allow additional built area under the ground floor level will be considered and may be approved depending upon overall design and setback requirements. Large bulk excavations or high retaining walls are not permitted.

2.2.3 Creating a Community

Salt Torquay has been designed to encourage walking and cycling; to provide opportunities for social interaction; and with dwellings positioned to look out over streets and open space to provide passive surveillance and thereby help provide a safe community.

- a) Window sill heights should be selected with attention to preserving home privacy – 900 sill heights are preferred in bedrooms and dining areas. 600 sill heights are preferred in living areas.
- b) Verandas, decks and balconies addressing streets and open space are encouraged.
- c) Semi-private and secluded-private outdoor space should be designed to offer an appropriate level of privacy. Privacy is to be provided by strategic landscaping and attention to hierarchies of public, semi-public, semi-private, and private space.

- d) Entries to houses should be clearly visible from the street and covered.
- e) Provision should be made for bicycle use and storage.
- f) A habitable room window, balcony, terrace, deck or patio shall be located and designed to avoid direct views into secluded private open space and habitable room windows of adjoining dwellings.

2.3 Architectural Style and Built Form

Our preferred architectural style can be described within the following design attributes:

- a) To encourage architectural form which is reflective of a holistic design approach and reflective of the site and the environment in which it is located.
- b) Repetition of designs are discouraged. They will be rejected unless clearly shown they have unique qualities that distinguish them from similar residences or they are significantly separated so as not to be visually associated.
- c) Mixture of external materials.
- d) Articulation of facades. Secondary street facades or facades abutting public open space must be articulated and detailed to the same standard as the front façade of the dwelling. The design solution may include verandas that extend across multiple frontages, feature windows, formwork or panels.
- e) Careful consideration of colours which avoid bright primaries and attention seeking features.
- f) Expanses of glazing to create the feeling of open, light, contemporary architecture and the avoidance of traditional punched openings to all facades.

- g) Roof forms to be non-traditional or not primarily of one type. To encourage variation of roof form and to avoid false front roof forms.
- h) Consideration of environmentally sustainable design principles such as passive solar design, orientation and sustainability, reflected through the material selection and self-sufficiency features.
- i) Respect for potential or existing neighbouring residences, in particular, in regard to overlooking and overshadowing.

Carports and garages should be designed to complement the design of the dwelling. The garage designs should be designed to minimise their visual dominance. This can be achieved either by recessing them behind the main residence and designing innovative garage doors and facades. Formal symmetrical designs are inappropriate. Parapet style “Georgian”, Victorian and Federation styles will not be considered appropriate.

2.3.1 Dwelling Size

Dwellings should be designed on a holistic basis to reduce whole of life environmental footprint. Spaces and rooms with multiple uses are encouraged over single-use or spare spaces and rooms. The smallest dwelling size that meets owner’s needs is encouraged.

2.3.2 Minimum Garden Areas

Lots must provide the minimum garden area at ground level as set out below:

Lot Size	Minimum % of Lot set aside as Garden Area
Below 400 square metre	25%
400-500 square metres	25%
501-650 square metres	30%
Above 650 square metres	35%

Allocation of an area in backyard gardens for propagation of edible produce and composting of organic waste and garden clippings is encouraged.

2.3.3 Openings (Windows)

There should be careful consideration of the proportions of the elevations when selecting the window size and type.

The concept theme encourages the use of large open glazing panels balanced by solid walls with smaller windows.

Double glazing and heavy window coverings should be considered to support a high energy rating accreditation and reduce whole of life cost associated with heating and cooling.

2.3.4 Roof Form

Roofs are to show variety in their form. Roof forms may include pitched gable, skillion, waved, flat, and parapet roof type construction. Roof forms must be articulated in height or by varying the roof form and type especially when using a predominance of flat roof.

Roof forms that are predominantly hip or gable construction will not be accepted unless it can be demonstrated they address the design philosophy. Roof forms should reflect a holistic building design and false fronted roof forms will not be acceptable.

Design solutions that clearly demonstrate exceptional architectural quality and uniqueness will be considered when assessing roof forms that are contrary to the above.

2.3.5 Materials Aesthetic

The fundamental principle of the coastal urban theme is the variety and mix of materials. Careful consideration should be given to the percentage and proportion of alternate external materials to provide a balanced mix.

Materials that are recycled or can be recycled, and materials that have low embodied energy or very long lifespan are encouraged - refer also to Sustainability (Section 2.5.2)

Cement sheet products may be used but must not dominate the residence. Suitable usage is for locations such as, fascia's and fascia soffits. Express joint cement sheet, traditionally used weatherboards and rendered flush joint cement sheet are not appropriate unless used in small quantities as feature elements. Exception maybe granted if the usage shows high quality architectural innovation in how the product is used.

Roofs must be galvanized finish or matt finished Colorbond material in lighter shades of grey.

Garage doors, if incorporated, may be tilt panel, bi-fold or powder coated roller doors. Zincalume garage roller doors are not permitted. Garages are to express a design quality to reflect and be complementary to the main residence and not be the predominant element to the street. Garages must have interesting materials, forms and roof styles including but not limited to the use of eaves. Plain render boxes with flat parapets and standard tilt panel or roller doors will not be approved.

2.3.6 Colours

Colours should be varied, with darker end of the spectrum colours offset with lighter natural tones introduced to soften the form.

Colours should be used to create articulation and highlights.

Masses of bright contrasts should be avoided, as should attention seeking features.

Consideration should be given to neighbouring properties with a view to blending with the developing environment.

2.4 Landscaping and Fencing

2.4.1 Street Facing Garden Design

A landscape design (inclusive of plant species schedule, numbers and location and areas of driveway, hard surfacing, fencing, retaining walls and other garden fixtures) for street facing gardens must be submitted as part of the overall application to the DRC. No approval will be issued without also having an approved landscape plan.

Garden areas visible from the street are to have a "common thread" which allows individual gardens to sit comfortably within the broader landscape. Consistent landscape elements featuring indigenous and native plant species

(refer to Figure 1 and the Indigenous Planting Guide) are to be incorporated into street facing gardens to facilitate the harmonious integration of the built environment with the natural environment. Within this natural setting objective, the imaginative use of landscape materials and the expression of the garden as an extension of the built form are encouraged.

Each allotment may have only one driveway which should be tapered to match the crossover width and constructed using Turf-Grid™ permeable pavers, or an approved equivalent interlocking permeable paver, installed over a well compacted gravel base, and completed with topsoil and hard-wearing lawn species such as Couch or Buffalo Grass. If a driveway is repositioned the existing layback must be replaced with new kerb to match the existing. Driveways must be completed prior to occupying the residence.

Extensive areas of non-porous paving are discouraged. Concrete paving should be kept to a minimum to ensure a minimum of 60% of the front yard is permeable to rain.

2.4.2 Street Facing Garden Planting

Street facing garden design will require careful thought to ensure that the appropriate plants (especially trees) are selected for the particular lot conditions. Careful consideration is required in the selection and siting of large trees with respect to structural implications and the visual amenity of neighbouring properties. Salt Torquay takes no responsibility for inappropriate trees and siting of trees which planted which may create structural implications.



**EXAMPLE OF
TURF GRID
PERMEABLE
DRIVEWAY**

Deciduous non-native trees may be considered in street facing gardens if providing superior shading (compared to natives) in summer and increased light in winter. Such trees are required to integrate with the wider estate built and natural environment. Indigenous plants in accordance with the Indigenous Plant Guide attached to these guidelines are otherwise to be used in all street and public area facing gardens.

The objective is to achieve a cohesive blend of indigenous vegetation and other landscape elements, integrating street landscaping with private gardens so that the streetscape presents as a continuous “bushland” garden.

Dense planting is required to roadside frontages to soften the streetscapes. Grassed areas will

be restricted to the permeable driveway. Sparse landscape treatments will not be considered.

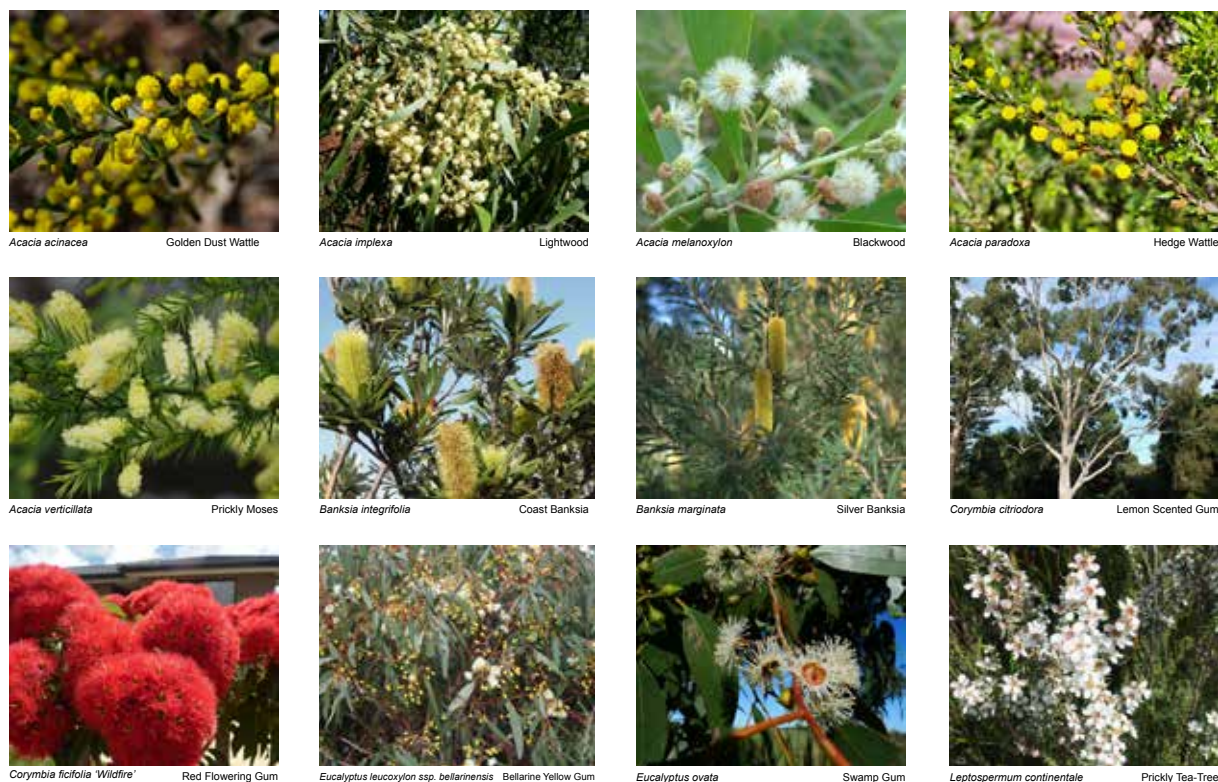
Noxious and environmental weeds are to be identified and removed as soon as possible.

Low water use lawn species are encouraged if used in back yards.

The front garden landscaping is to be completed within 6 months of the completion of the dwelling.

Land owners will be provided with a free certificate tradeable for 250 indigenous and native tube stock plants from the Geelong Community Nursery to incorporate into garden landscaping.

FIGURE 1: INDICATIVE PUBLIC REALM INDIGENOUS AND NATIVE PLANT SPECIES





Chrysocephalum apiculatum Common Everlasting



Bursaria spinosa Sweet Bursaria



Dodonaea viscosa Gaint Hop Bush



Einadia nutans Creeping Salt Bush



Goodenia ovata 'Gold Cover' Groundcover Goodenia



Indigofera australis Austral Indigo



Leucophyta brownii Cushion Bush



Myoporum parvifolium Creeping Boobialla



Ozothamnus ferrugineus Tree Everlasting



Pycnosorus globosus Drumsticks



Stylidium armeria Trigger Plant



Bulbine bulbosa Bulbine Lily



Caesia calliantha Blue Grass Lily



Carex appressa Tall Sedge



Chorizandra enodis Black Bristle-sedge



Dianella admixta Black Anther Flax-lily



Dianella brevicaulis Coast Flax-lily



Dianella longifolia Arching Flax-lily



Dichopogon strictus Chocolate Lily



Ficinia nodosa Knobby Club Rush



Gahnia filum Chaffy Saw-sedge



Lomandra filiformis Wattle Mat-rush



Poa labillardieri Large Tussock Grass



Themeda triandra Kangaroo Grass



Wahlenbergia stricta Tall Bluebell

2.4.3 Fencing and Screening

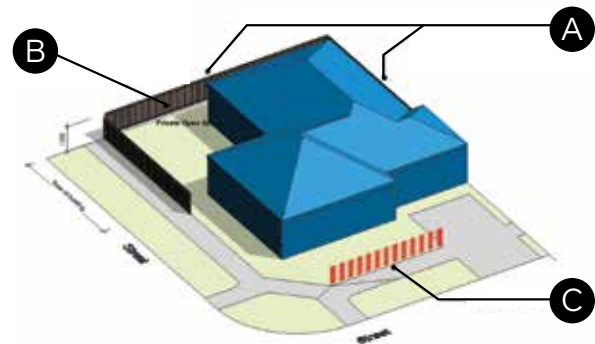
In cases where fences or screening are required this must be designed to help retain an open landscape character and continuity of vegetation between private lots and common land, and not impede a network of habitat links throughout Salt Torquay.

- Fencing forward of the dwelling is not permitted.
- No fencing is permitted within the side setback of a dwelling where abutting a street.
- On corner allotments with a secondary street boundary, fences may be used only to enclose private open space at the rear of the dwelling, with the intention that the dwelling be designed with facades to engage both street frontages. Such fences may be constructed as per side fencing or fencing abutting public open space (refer opposite).

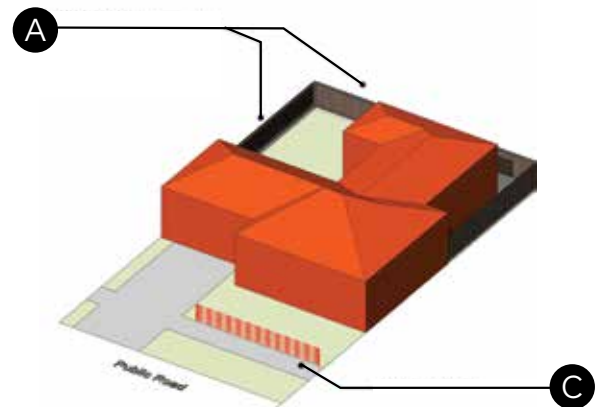
Side and rear fencing should be constructed from lapped timber palings with a timber capping to a maximum of 1800mm high. Side boundary fences must return at 90 degrees to meet the dwelling or garage at least 500mm behind the front dwelling wall. These fences should be constructed in materials that complement the materials in façade of the dwelling.

Rear and side fencing abutting public open space is permitted, but owners are encouraged to offer design solutions that reduce or avoid the need for such fencing. Such fencing should be a maximum of 1500 high, and be visually permeable timber screen type (with gaps no less than 20mm wide between each paling) or permeable (black) metal open wire / post style appropriately detailed to complement the residence which can also act as a lattice to many attractive local coastal plant species.

CORNER ALLOTMENT



CONVENTIONAL ALLOTMENT



- A. SIDE & REAR FENCES** SIDE AND REAR FENCING SHOULD BE CONSTRUCTED FROM LAPPED TIMBER PAILING WITH CAPPING TO A MAXIMUM OF 1800MM HIGH
- B. SECONDARY FENCES** FENCING MAY BE USED TO ONLY TO ENCLOSE PRIVATE OPEN SPACE TO REAR OF THE DWELLING. MAXIMUM 1500MM HIGH.
- C. FRONT FENCE** PROHIBITED

2.5 Sustainability

Salt Torquay is a registered One Planet Living development. One Planet Living is an initiative of Bioregional and its partners to make truly sustainable living a reality. One Planet Living uses ecological footprinting and carbon footprinting as its headline indicators. It embraces a vision of a world in which people enjoy happy, healthy lives within their fair share of the earth's resources, leaving space for wildlife and wilderness.

2.5.1 Key Requirements

The mandatory sustainability requirements are:

- All houses must have a minimum 7.5 star energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS).
- A battery-ready 2.5kW (minimum) solar photovoltaic system (grid connected) is required for each dwelling. Based on existing and projected energy prices, the larger the solar system the more economic it will be over the life of the system, especially for larger households.
- All houses on lots greater than 400m² must be connected to rainwater collection tanks (minimum capacity 10,000 litres per dwelling). Tanks must be plumbed to re-use rainwater through the house toilet, laundry and outdoor areas.
- Tanks must be fitted with an appropriately sized first flush diverter. Diversers are to be sized based on the diversion of 0.5 L per m² of roof area that is directed into the tank.
- Each dwelling must have electrical wiring capable of providing a 32A supply to the garage or carport to allow for electric vehicle charging.

Each property owner will be gifted a battery installation credit certificate at the time of purchase. This certificate will entitle the owner to reimbursement of the first \$5,000 in costs for an accredited battery storage and control system connected to the household solar system.

Reticulated natural gas is not available at SALT Torquay.

Household take up of solar connected batteries (with modern, efficient building standards and appliances) in combination with our 250kW solar array next to the estate will allow more energy to be generated than is consumed.

From a cost point of view, households maximising use of their solar investment and avoiding gas network and usage charges will be better off than a household that has invested in solar but still uses gas for some applications.

1. To maximise the benefit of shifting to a renewable all-electric household, owners are encouraged to install heat-pump type hot water and heating systems and induction stove tops. More information on household energy efficiency is available from the Department of Environment and Energy, (www.yourhome.gov.au/) or the Alternative Technology Association (www.ata.org.au/).

2.5.2 Important Environmentally Sustainable Design Considerations

Passive design is the fundamental principle behind sustainable housing. It is design that takes advantage of the natural climate to provide comfortable living, rather than relying on mechanical heating and cooling systems.

Design for climate:

Houses should be custom designed to suit the Torquay climate including latitude (for correct sun shading), prevailing summer and winter winds and other local issues that can provide opportunities for passive design.

Siting:

Careful siting of houses is important to ensure that living areas and, where practical, private outdoor open space face northwards.

Orientation:

Dwellings must be orientated with living areas facing north to achieve maximum winter sun penetration. Orientation that works with the local site conditions to maximise solar access in winter is required to achieve the NatHERS rating of 7.5 stars.

Glazing:

Glazing should be located to provide light, ventilation and views, but also should be designed to maximise the benefit of northern winter sun. Glazing facing east or west should be minimised, as it can allow unwanted heat gain in summer. Glazing facing south should be used cautiously as glass with a southerly aspect can cause significant heat loss from the building in winter. Double glazing and low-e coatings should be used wherever possible to optimise energy performance.

Shading of windows:

It is important to shade windows to protect from the summer sun, whilst enabling maximum solar gain in the winter months.

- North facing windows need a simple eave or pergola with a width that allows winter sun penetration, but blocks summer sun.
- East/west facing windows should incorporate shading that is suited to lower sun angles, such as vertical louvres, shutters or awnings.

Natural ventilation:

Good natural ventilation can provide cooling in summer and fresh air all year round. Cross flow ventilation should be designed to capture summer breezes, and encourage natural summertime air movement within the building. Where possible, a combination of low and high level windows should be used to draw in cool air at the low level, and discharge warmer air at high level. This 'thermal chimney' effect is an effective way of improving with summertime comfort.

Zoning of spaces:

Doors should be provided to allow zoning between spaces. Proper zoning can reduce the amount of heating required for living areas, through sealing off of hallways and other areas. Entries designed with an airlock are also important to improve comfort and energy efficiency. Internal walls between living areas and other zones should be thermally insulated to minimise winter heat loss from living areas.

Draft proofing:

Draft proofing is one of the most important ways to improve comfort and energy efficiency. External doors and windows need to be fully draft proofed, and vents and exhausts need to be sealable. Internal doors between zones should also be draft-proofed.

Thermal insulation:

Thermal insulation in walls, timber floors and ceilings should be optimised to provide minimum heat flow between inside and outside. To work properly, insulation needs to be considered in terms of the overall construction of the floor, wall or roof. Effective systems provide a combination of bulk insulation, air gaps, and reflective foil. Breaks in insulation should be avoided, such as gaps caused by recessed light fittings. Thermal bridging should also be minimised – this can be avoided by the use of timber framing, and using insulating separators from any steel.

Thermal mass:

Thermal mass is very different to insulation. Instead of preventing the flow of heat, it absorbs and stores heat, and moderates inside temperatures. For example, a polished concrete floor can absorb the heat of winter sun, and release this heat back into the room later in the day or evening. In summer it can absorb heat during the day, and combined with ventilation, remove it from the house into the cool night air. Thermal mass should to be insulated from the exterior, as otherwise it will allow heat loss in winter and heat gain in summer. The amount of thermal mass should be optimised to minimise heating and cooling requirements.

Consideration should be given to concrete slab flooring (with polished or tiled finish to maximise thermal benefits) and reverse brick veneer walls (with bricks on the inside, and insulated stud walls on the outside).

Lighting:

Attention should be paid to the selection of energy efficient lighting. Energy efficient lighting such as LED's, compact fluorescents and T5 fluorescents are affordable and readily available. Some halogen lights are inefficient, and therefore should be avoided.

Efficient services and appliances:

Efficient heating, cooling and household appliances are essential for minimising energy use in homes. Selections of these items should be made based on their rated energy efficiency. Ceiling fans are encouraged as an effective way to improve comfort with minimal use of energy.

Clothes drying:

External clothes drying facilities of a suitable size and screened from view should be provided to minimise use of clothes dryers.

Water efficiency:

A minimum WELS rating of 4 is encouraged for all plumbing outlets in the home except shower outlets. Shower outlets should have a minimum WELS rating of 3.

Embodied energy of materials:

All building materials require energy for their production and transport. This embodied energy can be traced from the extraction of raw materials through to the production chain, and transport to the site. Choosing materials that provide energy savings, durability, and low embodied energy is a balancing act, as some materials such as concrete and concrete blocks have high embodied energy, but deliver important benefits in terms of thermal mass and durability. Similarly some materials with low embodied energy may have other issues such as lower durability and higher maintenance costs. However, some key criteria are outlined below:

- Concrete is encouraged to have recycled content such as fly ash.
- Windows and doors should be timber, or aluminium produced from renewable energy if possible.
- Masonry materials should be recycled material, stone, concrete block or rammed/ compressed earth.
- Framing for walls and roofs should be plantation grown pine.
- Structural beams and lintels should be plantation grown pine or laminated veneer lumber (LVL). Structural steel and old growth hardwood timber should be avoided wherever possible unless being recycled or reused.

Renewable and recycled materials:

Materials from renewable sources, and/or with recycled content are encouraged. Give consideration to the waste hierarchy in priority order: prevention; minimisation; reuse; recycling; energy recovery; landfill.

Plantation timbers:

Plantation timber from local, sustainable sources should be used. Rainforest and old growth timbers must be avoided. For more information see the Forest Stewardship Council's website <https://au.fsc.org/>

Toxicity:

Toxicity from chemicals in the building process should be minimised. Where possible consideration should be given to avoiding use of PVC materials, for example PE plumbing materials can be used instead of PVC. And LOSP (or equivalent) preservative treatment of timbers should be used instead of CCA treatment.

Indoor air quality:

Good indoor air quality is important to provide a healthy living environment, especially with today's modern sealed buildings. Materials should be chosen to avoid the build-up of allergy-causing dust, for example hard floor surfaces instead of carpet. Non-toxic materials with low levels of volatile organic compounds (VOC's) are encouraged also, for example low formaldehyde cabinetry and particle boards (E zero), and low VOC water-based paints.

2.6 Universal Access Principles

Universal access (or “*liveable housing*”) is required for all dwellings to support the concept of a “*home for life*”, providing assurance that a home is easier to access, navigate and live in, as well as more cost effective to adapt when life circumstances change. Liveable housing design supports:

- Families with young children.
- People who sustain a temporary injury.
- Aging baby boomers.
- People with a disability and their families.

The seven core design features that are mandatory for all dwellings (which equate to the Silver Standard of the Liveable Housing Australia Design Guidelines) are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.

Detailed guidelines are provided by
Liveable Housing Australia –
www.liveablehousingaustralia.org.au

3. DESIGN APPROVAL PROCESS

3.1 Role of Architectural Design Review Committee

All buildings and works (including houses, garages, outbuildings and fencing) at Salt Torquay must be approved by the Design Review Committee (DRC) prior to obtaining a building permit.

The DRC will facilitate innovative, diverse and environmentally leading housing design but also properly guide and ensure appropriate and consistent aesthetics, materials and landscaping based on the Contemporary Coastal Urban Architecture concept.

The DRC will consist of the developer (Barwon Water), design experts as required and the Salt Torquay Design Consultant. In considering designs the DRC may exercise a discretion to waive or relax a design requirement.

The DRC reserve the right to review the Guidelines and make amendments as necessary to ensure the continued quality of the design philosophy intent is maintained in the building outcomes.

3.2 Comply with Conditions

Development within the Salt Torquay estate will need to comply with:

- The requirements of the Surf Coast Shire and any other relevant authority;
- Relevant Australian Standards (including, without limitation, Australian Standard AS3959-1991 “Construction of Buildings in Bushfire Prone Areas”);
- The Building Code of Australia and ResCode;
- Energy Rating Requirements
- All other applicable laws and regulations.

It is the responsibility of each owner to obtain all requisite licences, permits and approvals from all

relevant authorities (including the Surf Coast Shire) in respect of any development and use of land within the estate.

A Building Permit will need to be applied for once the Salt Torquay Design Consultant has endorsed the plans. Three copies of full working drawings and specifications will need to be submitted to a Building Surveyor for the Building Permit application.

The Building Surveyor will advise on any other information that may be required, including the application fee.

It should be clearly understood that the Salt Torquay approval process does not assess building regulations, ResCode requirements, Bushfire Assessment Levels, nor does it override their requirements.

Where the DRC approves proposed buildings and works, the owner must construct those buildings and works strictly in accordance with the terms of that consent, including any conditions. Construction must commence within 18 months of the date of settlement. All building works must be completed within twelve months of actively commencing excavation or earth works on the lot.

3.3 Documents Required for Formal Application

- Application Check Sheet (attached)
- Copy of Site Plan to include the following:
 - Site Plan to a scale of 1:100
 - Adjoining property building locations if any, including private open space and all window locations.
 - Site information including, lot number, boundary dimensions and angles and contours with reduced levels.

- Proposed building and garage footprint dimension to all boundaries. Nominate private open space service yards etc.
 - Show driveway, all paved surfaces and indicate garden bed and lawn areas.
 - Indicate location and type of all screen fencing, service equipment, water tanks, clothes lines, hot water services, A/C units, etc.
- Copy of house plans to include the following:
- Floor Plans to a scale of 1:100.
 - Elevations to a scale of 1:100
 - Sections to a scale of 1:100.
 - 3D Visualisation (Optional, though may be requested).
 - Provide maximum height limits to R.L.
- Schedule of materials and colours to include the following:
- Colour board showing all proposed materials and colours.
 - Plans are to be dimensioned and all treatments and materials listed.
- Copy of Landscape Plan to include:
- Extent of proposed trees, shrubs, groundcovers and other plant materials, including species list (Refer to Figure 1), quantity and/or density and location of each species, pot/plant size at time of planting and the mature size of each species.
 - Features including letter box, water tanks, bin storage location, compost and storage areas, clotheslines, fencing, walls, pools, spas, water features, mounding and level changes.
 - Extent of lawn areas, garden bed areas, paths and paved areas.

- The location of any mechanical equipment or external fixtures (ie. air conditioning units, hot water tanks, batteries, gas bottles).

Architectural drawings take precedence over landscape plans for compliance. Ensure architectural drawings are fully co-ordinated with the landscape plan prior to submission. Submission packages are to be in a PDF electronic copy.

3.4 Application Procedure

Prior to commencing any design or documentation an applicant is required to make contact with the Design Consultant to confirm the intent and requirements of the Guidelines and to obtain general advice on the design and layout of the new residence.

Salt Torquay Design Consultant:

James Deans & Associates

PO Box 4278

Geelong 3220.

Phone: 03 5221 9564

Email: admin@jdarkitects.com.au

Design plans, building plans and landscape plans must be accompanied by the required application fee of \$660.

Any requests for preliminary advice on sketches and conceptual planning must also be accompanied by the application fee. Further information, if required, will be requested in writing.

If a design is not approved the applicant will be required to address the areas of concern and resubmit amended plans. A fee of \$275 will apply to each resubmission or alteration.

The fee will need to be paid prior to the approval being granted. All fees payable are to be paid to James Deans & Associates by Direct Deposit or Cheque with the Lot number of the property referenced.

4. CONSTRUCTION REQUIREMENTS

4.1 Local Economy

Land owners are strongly encouraged to use local builders, contractors and consultants and source locally manufactured or locally sold materials and goods (within 50km radius where possible).

Preference should also be given to builders and trades that propose use of an apprentice on site.

4.2 Local Environment

Salt Torquay seeks to achieve the highest standard of environmental protection during construction works. Owners and designers must consider controls to:

- Minimise materials (especially packaging)
- Maximise recycling
- Prevent pollution exiting the site

Owners must ensure that their builder develops a construction management plan addressing the key issues to be managed on site including:

- public safety, amenity and site security
- operating hours
- noise and vibration controls
- air and dust management
- stormwater and sediment control
- waste and materials reuse and
- traffic management.

Two lidded skips must be provided on each lot prior to construction – one for landfill waste and one for recyclable materials. The skips must be emptied whenever full. The estate developer will provide a common skip bin for each of polystyrene waste and soft plastics – materials that may not be accepted through standard recycled waste facilities.

An owner's builder must, prior to the commencement of any building work, ensure that a site fence is erected on each individual site and complies with the following requirements:

The site fence must:

- Be not less than 1800mm in height; and
- Be capable of preventing litter from being transported from the site by wind; and
- Have not more than one access opening to the site which is:
 - Not greater than 2800mm in width;
 - Fitted with gates not less than 1500mm in height that prevents litter from being transported from the site by wind;
 - Located to correspond with the location of the temporary vehicle crossing for the building site; and kept closed at all times when works are not in progress.

The entire site fence is to be erected on the boundary of the site's property line and must not protrude in or on any land other than the building site directly on which the building work is occurring.

Each section of the entire fence is to be erected as close as practicable to vertical at all times and must remain erected until the completion of the building work.

All damage to roads curbing's crossovers street trees and landscaping during construction is the responsibility of the owner to have rectified to the Salt Torquay Developers satisfaction.

Design and construction methods must prevent erosion during the clearing and construction phases. Sediment traps and wash-down controls must be maintained on all sites. Consideration should also be given to wind erosion and its effects on neighbours during the construction phase.

4.3 Local Community

During construction neighbouring properties are not to be used for storage, overburden, access or car parking without their owner's written consent. Otherwise removal of debris will be done at the cost of the owner without notice and an account for payment sent. It is also the land owner's responsibility to maintain vacant blocks and adjacent nature strips by mowing and weeding regularly.

Unmaintained blocks, will be cleared at the cost of the owner without notice and an account for payment sent.



APPLICATION

Application Form – Salt Torquay Villa Allotments

Application Details

Date: _____

Applicants Name: _____

Phone: _____

Email: _____

Lot Number / Address: _____

Designer/Builder Details

Company: _____

Contact Person: _____

Phone: _____

Email: _____

Document Checklist

<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Elevations
<input type="checkbox"/>	Ground Floor Plan	<input type="checkbox"/>	Materials Selections & Colours
<input type="checkbox"/>	First Floor Plan	<input type="checkbox"/>	natHERS energy rating certificate
<input type="checkbox"/>	Roof Plan	<input type="checkbox"/>	Landscape Concept Plan

Assessment Checklist

Siting & Orientation

- ☐ One dwelling only
- ☐ Dwelling front setback and maximum height requirements are achieved.
- ☐ Achieves strong visual presentation from the street (and any side street or public reserve)
- ☐ Complies to ResCode side, height to setback ratios
- ☐ Minimum garden area requirements are achieved
- ☐ Solar access, overlooking and passive surveillance have been considered in layout

Architectural Style and Built Form

- ☐ The building style represents a quality design solution representing the described Salt Torquay character
- ☐ The design has articulation and mix of materials and colours
- ☐ The roof does not dominate, has an articulation in form and is grey coloured steel or galvanised finish
- ☐ The design has no mock heritage design elements or details
- ☐ The garage designs have been designed to minimise their visual dominance
- ☐ Corner allotments have quality designed facades that address both street frontages
- ☐ Mechanical equipment such as air conditioners are not visible where overlooked by neighbours or from roadways.

Landscaping and Fencing

☐

There is only one driveway entering onto the access road

☐

The driveway is finished with interlocking permeable pavers

☐

No fencing exists forward of the dwelling front facade

☐

No fencing exists forward of the dwelling side facade on corner allotments

☐

Permeable fencing no higher than 1.5m high is used where a lot boundary adjoins a public reserve

☐

Native species dominate dwelling frontage/s to create a harmonious bushland continuum with neighbours

☐

Storage areas for garbage and recycling bins are identified and screened so as not to be visible from the street

Sustainability

☐

Dwelling has assessment to achieve 7.5 (minimum) star energy (NatHER) rating

☐

Battery ready north facing 2.5kW (minimum) solar energy system is incorporated

☐

10,000L rainwater harvesting system is incorporated and plumbed to toilet and laundry

☐

North facing windows include eaves or pergola to allow winter penetration but block summer sun

☐

Dwelling can be zoned to reduce heating and cooling requirements

☐

Materials selection shows consideration of embodied energy, sustainable sourcing and recycled content

Universal Access

☐

A step free path of travel exists from the street entrance and / or parking area to a dwelling entrance

☐

At least one, level (step-free) entrance is provided into the dwelling

☐

Internal doors and corridors facilitate comfortable and unimpeded movement between spaces

☐

A toilet on the ground (or entry) level provides easy access

☐

Reinforced walls around the toilet, shower and bath support the safe installation of grab rails at a later date

☐

A continuous handrail is provided on one side of any stairway where there is a rise of more than one metre.

Client Acceptance of Guideline Conditions.

I will comply with all conditions as set out in the Guidelines and as required by the Salt Torquay Design Review Committee. I agree to construct the dwelling in accordance with the approved submitted drawing and agree that if changes or alterations are required I will apply for an amendment to the current approval.

Name: _____

Signed: _____

Approval Recommendation : Office Use

- ☐ The home is deemed to comply to the requirements of the Guidelines
- ☐ The dwelling does not comply with requirements of the Guidelines and requires resubmission.

Conditions or Comments

Salt Torquay Design Consultant Approved:
James Deans & Associates

Name:

Signed:

Date:

6 month post-occupancy assessment

Salt Torquay is the region's first One Planet Living development. To enable us to better understand the impact of this initiative we invite you to complete the following short survey and submit via email to property@barwonwater.vic.gov.au. (The information provided will be aggregated and no personal information will be published or shared. Aggregated data will be published on our web site).

Household Data

Number of people generally residing at property:

Approx floor area of dwelling (excl garage):

Assessed NatHER Star Rating:

Nom. solar panel capacity (kW):

Construction

	Yes	No
An architect was used to design my home	<input type="checkbox"/>	<input type="checkbox"/>
A local builder (based within 50km) was engaged to construct my home	<input type="checkbox"/>	<input type="checkbox"/>
We gave preference to locally sourced goods and materials	<input type="checkbox"/>	<input type="checkbox"/>
Recycled materials were used in my home (at least to some extent)	<input type="checkbox"/>	<input type="checkbox"/>
Timber used was certified by the Forest Stewardship Council	<input type="checkbox"/>	<input type="checkbox"/>
Low carbon concrete was used	<input type="checkbox"/>	<input type="checkbox"/>
My builder minimised and managed construction waste well	<input type="checkbox"/>	<input type="checkbox"/>

Living Phase

I have batteries connected to my solar system

☐

☐

I have and use a compost bin

☐

☐

I have food producing plants on my property

☐

☐

A bicycle is regularly used by a house resident

☐

☐

My household uses an electric charged vehicle

☐

☐

I have opted for renewable grid based electricity from my retailer

☐

☐

Average daily solar energy generation (kWh)

- Months measured (from _____ to _____)

Average household daily electricity use (kWh)

Average household daily water use - metered supply (L)

Please forward completed survey to:
Salt Torquay – One Planet Living Survey
c/o Barwon Water
PO Box 659
Geelong VIC 3220
or email to: property@barwonwater.vic.gov.au

INDIGENOUS PLANTING GUIDE



Indigenous Planting Guide

Using indigenous plants in landscaping and revegetation is beneficial because they:

- maintain the unique local visual character of the area
- preserve the biodiversity of the region for future generations
- help the movement of pollinators between remnants of bush vegetation
- extend the beauty of the local surroundings and reserves into home gardens
- are adapted to low nutrient soils and do not need fertilising
- do not become environmental weeds
- have minimal water requirements as they are adapted to the local soil conditions
- provide food and habitat for local wildlife, including birds, small mammals, reptiles and amphibians
- are disease resistant

The following indigenous plants are approved for use in street facing garden areas:

<u>Botanical Name</u>	<u>Common Name</u>
Acacia acinacea	Gold-dust Wattle
Acacia implexa	Lightwood
Acacia mearnsii	Black Wattle
Acacia melanoxylon	Blackwood
Acacia myrtifolia	Myrtle Wattle
Acacia paradoxa	Hedge Wattle
Acacia pycnantha	Golden Wattle
Acacia retinoides	Wirilda
Acacia suaveolens	Sweet Wattle
Acacia verniciflua	Varnish Wattle
Acacia verticillate	Prickly Moses
Acrotriche serrulate	Honey pots
Allocasuarina misera	Dwarf Sheoke
Allocasuarina verticillata	Drooping Sheoke
Alyxia	Sea Box
Arthropodium strictum	Chocolate Lily
Astroloma humifusum	Cranberry Heath
Atriplex cinereal	Coast Saltbush
Atriplex semibaccata	Creeping/Berry Saltbush
Austrodanthonia geniculata	Kneed Wallaby Grass
Austrodanthonia racemosa	Stiped Wallaby Grass
Austrostipa flavescens	Spear Grass
Austrostipa mollis	Supple Spear Grass
Banksia marginata	Silver Banksia(Wurrak)
Billardiera scandens	Climbing/Common Appleberry

Botanical Name

Bossiaea prostrata
Bursaria spinose
Calytrix tetragona
Carex appressa
Carex breviculmis
Carpobrotus rossii
Chrysocephalum apiculatum
Clematis aristata
Clematis microphylla
Correa alba
Correa reflexa
Dianella revoluta
Dichondra repens
Dillwynia cinerescens
Dillwynia glaberrima
Dillwynia sericea
Einadia nutan
Epacris impressa
Eucalyptus aromaphloia
Eucalyptus baxteri
Eucalyptus leucoxylon ssp bellariensis
Eucalyptus obliqua
Eucalyptus ovata
Eucalyptus tricarpa
Eucalyptus viminalis

Common Name

Creeping Bossiaea
Sweet Bursaria
Fringe Myrtle
Tall sedge
Common Grass- sedge
Karkalla
Common Everlasting
Mountain Clematis
Small-leaved Clematis (Tarook)
White Correa
Common Correa
Black-anther Flax-lily
Kidney Weed
Grey Parrot Pea
Heath/Smooth Parrot Pea
Showy Parrot Pea
Nodding Saltbush
Common Heath
Scentbark
Brown Stringybark
Bellarine Yellow Gum
Stringybark
Swamp Gum
Red Ironbark (Yirrip)
Manna Gum (Garrang)

Botanical Name

Eucalyptus willisii
Gahnia sieberiana
Glycine clandestine
Gonocarpus tetragynus
Goodenia geniculata
Goodenia ovata
Helichrysum scorpioides
Hibbertia aspera
Hibbertia riparia
Isolepis nodosa
Kennedia prostrata
Lepidosperma species
Leptospermum continentale
Leptospermum myrsinoides
Leptospermum scoparium
Leucophyta brownie
Leucopogon parviflorus
Leucopogon virgatus
Lomandra longifolia
Lomandra multiflora
Melaleuca lanceolata
Microlaena stipoides
Muehlenbeckia adpressa
Myoporum insulare
Olearia axillaris
Olearia glutinosa

Common Name

Shining Peppermint
Red-fruited Saw-sedge
Twining Glycine
Common Raspwort
Bent Goodenia
Hop Goodenia
Button Everlasting
Rough Guinea-flower
Erect Guinea-flower
Knobby Club-rush
Running Postman
Sword/rapier sedges
Prickly Tea-tree
Heath (silky) Tea-tree
Manuka
Cushion Bush
Coast Beard Heath
Common Beard Heath
Spiny-headed Mat- rush
Many-flowered Mat-rush
Moonah
Weeping grass
Climbing Lignum
Common Boobialla
Coast Daisy Bush
Sticky Daisy Bush

Botanical Name

Olearia ramulosa
Ozothamnus ferrugineus
Patersonia fragilis
Patersonia occidentalis
Platylobium obtusangulum
Poa labillardierei
Poa poiformis
Pomaderris ferruginea
Pomaderris paniculosa ssp paralia
Pultenaea daphnoides
Rhagodia candolleana
Senecio quadridentatus
Sphaerolobium vimineum
Spyridium parvifolium
Tetragonia implexicoma
Tetratheca ciliata
Themeda triandra
Threlkeldia diffusa
Viola hederacea
Xanthorrhoea australis
Xanthorrhoea minor
Zygophyllum billardieri

Common Name

Twiggy Daisy Bush
Tree Everlasting
Short Purple flag
Long Purple-flag
Common Flat- pea
Common Tussock Grass
Blue Tussock Grass
Rusty Pomaderris
Coast Pomaderris
Large leaf Bush pea
Seaberry Saltbush
Cotton Fireweed
Leafless Globe-pea
Dusty Miller
Bower Spinach
Common Pink Bells
Kangaroo Grass
Coast Bonefruit
Ivy-leaf Violet
Austral Grass-tree
Small Grass-tree
Coast Twin-leaf

More detailed information, including plant descriptions and sizes can be obtained from the Surf Coast Shire Indigenous Planting Guide (https://www.surfcoast.vic.gov.au/My_Environment/Environment_Publications)





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