



DESIGN GUIDELINES

08/23

BAY
HAVEN ESTATE



We have developed these guidelines to ensure Bay Haven Estate is a beautiful cohesive new community that has great visual appeal and fits seamlessly into the surrounding community. Home buyers in Bay Haven Estate, Victor Harbor, should consider the following design guidelines:

Coastal Charm: Embrace the coastal character of the area, selecting designs that complement the natural surroundings and incorporate coastal-inspired elements.

Sustainability Focus: Prioritise energy-efficient features, water-saving technologies, and sustainable building materials to minimize environmental impact and reduce ongoing costs.

Architectural Harmony: Choose home designs that harmonize with the overall aesthetic of the estate, ensuring a visually appealing and cohesive community.

Outdoor Living: Maximize outdoor spaces, incorporating decks, patios, and gardens to take advantage of the beautiful climate and coastal views.

By adhering to these guidelines, home buyers in Bay Haven Estate can create a sustainable, visually appealing, and connected community that embodies the unique coastal charm of Victor Harbor.

1.0 ARTICULATION ZONE/ ENTRY FEATURE

- 1.1 An entry feature is to be incorporated into the design of your home. This can either be a porch, verandah or deck.

2.0 ROOFS

- 2.1 Roofs are to be constructed of either sheet metal or tile and should be selected from the range of materials and colours (or similar approved) in the recommended range supplied.

Recommended Roof Colours



DESIGN GUIDELINES

3.0 COLOURS, MATERIALS AND FINISHES

- 3.1 For two storey homes, a mix of materials and colour is to be applied to the front façade (and secondary facade for all corner lots).

4.0 GARAGE AND ACCESS

- 4.1 Driveways are to be constructed of a single colour concrete or pavers. Stencilled driveways are allowed, but must be a single stamped pattern and in one colour only.
- 4.2 The driveway colour must be a neutral tone and must complement the dwelling.

5.0 CORNER LOTS

- 5.1 Both the primary and secondary street facades must be addressed with some form of articulation.




6.0 LANDSCAPING

- 6.1 Areas that are not used as a driveway and/or paths in the front setback are to be landscaped with a combination of turf and shrubbery or garden beds.

FOR MORE INFORMATION:

Rob Heaslip: 0439 995 760
Ben Heaslip: 0439 860 891
www.bayhavenestate.com.au



Fencing should be Colorbond Woodland Grey

7.0 FENCING AND RETAINING WALL

- 7.1 Side and rear boundaries fencing must be 1.8m high sheet metal in COLORBOND steel.
- 7.2 No front fencing is allowed within the development
- 7.3 Air conditioning units (ground level), hot water tanks and rainwater tanks are to be located to the rear or side of your dwelling and should be adequately screened.

southcoast
realty



BAY
HAVEN ESTATE