

The Sands, Torquay

Building and Environmental Management Code

September 2010



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1.0 Introduction

The Sands, Torquay is a diverse, unique and integrated residential golf course project located adjacent to a sensitive foreshore environment and the Karaaf Wetlands within the Surf Coast Shire. The Karaaf Wetland contains both wet and dry saltmarsh and is particularly significant because of the adjacent Poa grassland and dunal system. The dunes along this stretch are culturally significant to the Wathaurong Aboriginal Cooperative, and are an important environmental conservation area with many remnant indigenous species including Moonah woodlands.

The Sands, Torquay Building and Environmental Management Code has been prepared to properly guide and ensure appropriate and consistent housing styles, materials and a 'lifestyle' environment. The Sands, Torquay Management is committed to ensuring a high quality living environment for all residents. To this end it is essential that individual lot owners ensure their homes and gardens are in harmony with the overall concept.

The Sands, Torquay development will provide enhanced streetscapes, lakes, public reserves and valuable community amenities. This Code is designed to facilitate and complement this development by encouraging a consistency of housing and a unified neighbourhood character and environment. It is also intended to protect your lifestyle and investment by ensuring a high standard of design, construction and maintenance of all dwellings and landscaping; and by providing owners and builders with guidance and feedback on their home and garden designs.

The Code allows flexibility in housing styles without compromising the prestige and character of the development. It will ensure a high level of amenity and privacy within the development, and address a series of design issues such as the siting, form and composition of buildings, the type of materials, textures & colours used, and the relationship of buildings to the coastal character of the area.

An Architectural Review Committee has been established to expeditiously manage the approvals process. Its principle role is to provide guidance and approve home and garden designs. It will continue to operate in the long term to ensure that ongoing development and future landscaping is consistent with and does not compromise the amenity or prestige of the Estate.

PURPOSE OF GUIDELINES

The purpose of the Building and Environmental Management Code is to:

- Establish appropriate architectural standards for all buildings and works, drafted in such a way that all buildings must be designed to comply with the objectives of the Council's Surf Coast Design Policy.
- Incorporate design standards that generally comply with Council's Coastal Development Policy relating to the siting, design and architectural articulation of buildings, including but not confined to minimising building bulk, height and the visual impact of development on the landscape.
- Highlight obligations or matters requiring the co-operation of owners or occupiers contained in the Environmental Management Plan that establishes and sets environmental standards for this development. (A copy of these obligations is attached as Appendix 1 to this Code).

The Code will be used to assess plans for single dwellings in accordance with Schedule 2, Clause 4 of the Comprehensive Development Zone in the *Surf Coast Planning Scheme*. It will also be used to assess planning permit applications for medium density housing and subdivision under the Comprehensive Development Zone.

Unless otherwise specified in this Code, development must also comply with the relevant provisions of ResCode (clauses 54 to 56) in the *Surf Coast Planning Scheme* (hereafter referred to as the ResCode provisions).

KEY DESIGN OBJECTIVES

- To promote contemporary, site responsive design that provides visual harmony between the houses and coastal landscape, and complements and enhances the natural coastal features and character of the area.
- To provide an integrated vision for the development through complementary roof forms, building materials and colours which avoid clashing or competitive development.
- To select colours and materials which respond to surrounding coastal vegetation, ie. subdued darker colouration.
- To introduce design elements which acknowledge the coastal environment, ie. overhanging roofs with extended eaves and verandahs to control sun and create shadow.
- To ensure site planning responds to the topography and views within the development.
- To ensure that development incorporates "Surf Coast Design" elements, ie
 - Architecture that has a 'coastal' character, rather than period style replicas and 'suburban' buildings
 - Buildings that have a lightweight appearance rather than one of mass, weight and bulk
 - Disaggregated or discrete structures with interesting spaces and projections rather than solid bulky structures and blank walls.
 - Roof lines, proportions and architectural forms that convey a combination of simplicity and distinction without fussy detail and decoration.
 - Facades that utilise light, shade and texture rather than smooth uninterrupted, single coloured surfaces.
 - The use of timber, natural materials and other lightweight cladding in preference to conventional use of bricks and blockwork.

2.0 Approval Process

ARCHITECTURAL REVIEW COMMITTEE

This Code was prepared by The Sands, Torquay Architectural Review Committee (ARC) constituted under an agreement with the Surf Coast Shire Council. The four member Committee comprises a representative of The Sands, Torquay Management, two representatives of the Surf Coast Shire Council and an architect appointed jointly by The Sands, Torquay Management and the Council.

The committee has nominated The Sands, Torquay Architect and The Sands, Torquay Planner for administering the Code to the satisfaction of the Council and is committed to ensuring the objectives and standards of the Code are upheld. The ARC will meet quarterly to review the operation of the Code and the approval process. Determinations on individual plan requirements under clause 4 of Schedule 2 will be delegated to Council planning officers. The Sands, Torquay Planner is also responsible for assessing and recommending a position to Council officers on building and landscaping plans required under Clause 4 (Construction and extension of dwellings) of Schedule 2 to the Comprehensive Development Zone in the *Surf Coast Planning Scheme*.

DESIGN REVIEW AND APPROVAL PROCESS

There are two stages involved in obtaining approval of plans.

Stage 1 – Sketch concept design and siting plans

Prior to submitting final plans for approval, preliminary concept design and siting plans will be prepared for comments by The Sands, Torquay Architect who will be happy to meet with the owner and or your designer to discuss the plans and any queries and give advice and guidance on the design objectives in the Code. These plans should be lodged with The Sands ARC, C/- Mark Mead, 6 Star Street Geelong, Vic 3220) accompanied by the required fee (refer to the application fee structure section of this Code). Comments and guidance from The Sands, Torquay Architect on preliminary design plans will be provided within ten working days of receiving them.

It should be noted The Sands, Torquay Architect's preliminary comments prior to lodgement of Stage 2 do not constitute a formal approval. Final plans must be submitted to The Sands, Torquay Architect for Stage 1 and subsequently Stage 2, following approval.

Information Requirements for Stage 1

Two copies of scaled plans to at least A3 size, showing the following information:

- A site analysis including the location of adjoining buildings and the impact of proposed works on the amenity of neighbouring properties. The analysis will provide the basis for the design and the assessment of all proposed buildings and works and should include the same level of information as that required under section 54.01-1 of the *Surf Coast Planning Scheme*, including the location of any view corridors of neighbouring properties. If there is no completed dwelling adjacent to the site, the site analysis should consider probable locations of future building and open space areas.
- A features and levels survey indicating existing levels and relationship to the street and adjacent properties. A copy of topographical information is available from The Sands, Torquay Management.
- A floor plan indicating the proposed building envelope, setback dimensions, plot ratio and site coverage (including buildings and hard surface coverage), general internal layout and outdoor spaces.
- Schematic elevations of all sides of the building to indicate architectural style, overall height and massing, and major external materials and finishes.
- Schematic landscaping showing hard and soft landscaping including all paved areas, decks driveways, areas of planting and general landscaping.

Stage 2 (A) – Detailed design and construction documents

Stage two, section A involves submitting formal plans for approval by The Sands, Torquay Planner and then to Council.

Three copies of the detailed working drawings must be lodged at The Sands ARC office, 6 Star Street Geelong, Vic 3220 together with the standard application fee (refer to the application fee structure section of this Code). The Sands, Torquay Planner will assess the plans against the Code and will contact the owner if required. The application will then be forwarded to the Surf Coast Shire for final approval/permit.

Where significant changes to the building and environmental management code are proposed by the owner/applicant and supported by The Sands, Torquay planner and The Sands, Torquay architect these proposals will then be put to the council officer prior to finalisation of the stage two assessment.

A final recommendation will then be prepared by The Sands, Torquay Planner and submitted to the Surf Coast Shire for endorsement in accordance with Council's requirements.

It is important to note that it is the owner's responsibility (not the building contractor's), to ensure that the dwelling is built in accordance with the endorsed plans. Failure to comply with the endorsed plans will result in non compliance action by the Body Corporate. Similarly, the Surf Coast Council also has powers under the *Planning and Environment Act 1987* to enforce compliance with the approved plans.

Information Requirements Stage 2(A)

As well as information referred to in Stage 1, construction drawings and specifications, and preliminary landscaping plans are to be submitted, including but not limited to:

- Construction drawings & specifications (3 copies)
- Site plan indicating the position of the dwelling and outbuildings including front, side & rear boundary set backs (3 copies)
- Fully detailed elevations and sections (3 copies) with one set coloured with proposed colour selection
- Summary of development data including gross floor areas, plot ratio and % site coverage (including building area, covered decks/verandahs and hard surface area including pools etc)
- Clear indication of extent of external colours including manufacturer and code either noted in each location on the elevations or scheduled
- Clear indication of extent of external materials & finishes
- Dimensioned floor plans and sections nominating boundary setbacks on all plans including roof plan
- Location of driveway and car parking areas and ground surface treatment i.e. materials/ finish
- Energy assessment indication at least 4 star energy rating (5 star energy rating beginning July 2004)
- Roof plan indicating the following: drainage, plant equipment ie, air conditioners, aerals, flues etc

The construction plans shall be reviewed by The Sands, Torquay Architect, and once approved, will be endorsed and returned to the applicant. The applicant may then proceed to obtain a building permit from a registered building surveyor and commence construction.

Stage 2 (B) – Detailed Landscaping Plans

Detailed landscape plans (in accordance with the requirements of section 6.0 of this Code) are to be submitted together with your Stage 2 submission.

These Stage 2(B) landscape plans should be lodged together with the Stage 2(A) **detailed design and construction documents** at The Sands ARC, 6 Star Street, Geelong, Vic 3220).

Information Requirements Stage 2 (B)

Checklist

- Plans should be drawn to scale. Preferable drawing scale is 1:100 or 1cm = 1metre
- Showing boundaries, area from kerb to boundary and position of cross over
- Street name
- North point
- Scale
- Title block to include name address and phone number of applicant and Landscape Designer

Graphics in plan with detailed description of elements in a legend:

- Position of dwelling, outbuildings, pergolas, awnings, sails etc
- Position of neighbouring dwelling and/or future possible building envelope and respective private open space areas
- Hard surfaces such as paths, driveway, paving and decking indicating materials and colours to be used
- Surface drains including grid, linear and pit drains
- Proposed fencing to indicate heights, materials and finishes
- Location of outdoor fixtures such as clothesline, sheds and pool filtration equipment
- Plans sections and details of pool, spas or other water features
- External lighting indicating type to be used
- Position and type of letter and paper receptacle
- Garden features such as rocks, stone or timber
- Retaining walls stating materials and colours
- Garden and lawn edging stating materials and colours
- Trees, shrubs, ground covers and climbers showing the exact location, indication of spread at maturity, labelled with identification code and quantities.
- Turf/specify species

Plant Selection

Make selection from the list provided in The Sands, Torquay Building and Environmental Management Code (Appendix 2). Indigenous species should be used in preference to native or exotic species. Use of inappropriate species will require further changes to landscape plans and therefore delays to the approval process. Non-indigenous species may be planted in private areas provided they cannot be viewed from the streetscape or golf links at maturity and do not pose as a weedy species. The planting or propagating of environmental weeds is prohibited and a comprehensive list is provided of species that should not be planted.

Plant Schedule

- Include identification code from plants in plan
- Botanical name
- Common name
- Total quantities

Comments to include brief description including height and spread at maturity (example indigenous shrub 2m x 2m).

To ensure that adequate landscaping is undertaken as part of the main building works, landscaping that will be visible from public spaces must be completed in accordance with the approved landscape plan within six months of occupation of the dwelling. As with building works, failure to comply with the endorsed plans will result in non compliance action by the Body Corporate.

APPLICATION FEE STRUCTURE

1. Stage 1
A fee of \$ 572.00 (including GST) plus an administration fee of \$594 (including GST) is payable to the The Sands, Torquay Developer (MHY Handbury Joint Venture Pty Ltd) to cover preparation of comments for the Stage 1 submission.
2. Stage 2 (A & B)
A standard fee of \$836.00 (including GST) is payable to The Sands, Torquay (MHY Handbury Joint Venture Pty Ltd) to cover the assessment of the detailed design plans and landscaping against the Code. If the design is not approved, the applicant will be required to resubmit amended plans for a further review. The fee allows for this review.

Note: If the design still does not meet the guideline requirements after the plans are resubmitted and reviewed, an additional fee of \$198.00 (including GST) per submission will be required.

3.0 Building Works Guidelines

SITE PLANNING & DESIGN

All dwellings should optimise the opportunities provided by the site having regard to orientation, slope, views, prevailing winds, streetscape and the amenity of neighbouring dwellings.

Street Address

Siting of buildings should allow for an interactive and active frontage to the street. The provision of entries, windows and balconies which address the street are encouraged to increase surveillance and safety for the residents; and to create an attractive streetscape character.

Corner Sites

Designs for corner sites should address both street frontages. Side elevations should be given equal attention on these sites to create 'multi-sided' buildings.

Orientation

Siting of buildings should optimise the benefits of northerly orientation and sunlight into indoor and outdoor living areas as well as to private open space. Most lots are designed either to afford good solar access, or alternatively are wide and deep enough to enable siting which maximises views as well as the benefits of solar access.

Energy efficiency

All dwellings must achieve at least a 4 star energy rating using the Sustainable Energy Authority's 'First Rate' system or equivalent, through consideration of the following principles:

- Development should be sited so that solar access to north facing habitable room windows is maximised.
- Location of living areas and private open space on the north side of the development if practicable.
- Placement and sizing of windows to maximise winter sun penetration and minimise uncontrolled summer sun.
- Provision of external shading devices to control heat gain.
- Insulation of ceilings, walls and raised floors.
- Incorporating internal mass eg. masonry walls and concrete floors, for reducing the temperature range.
- Locating windows to allow for natural cross ventilation.
- Zoning of internal spaces to increase efficiency of heating and cooling systems.

Adequate daylight and solar access to existing north facing habitable room windows on adjoining properties must be protected and will be assessed against the standards of ResCode.

Overlooking

All dwellings, particularly two and three storey designs, must seek to minimise overlooking to adjacent properties from living areas or other active habitable spaces. Secluded private open space and habitable rooms of adjacent dwellings must be reasonably protected from direct overlooking.

As a guide the standards in ResCode will be used to assess compliance with these objectives.

OVERSHADOWING

Building envelopes must minimise overshadowing of habitable room windows in adjacent dwellings and private open space. Dwellings should be sited so that sunlight to north facing habitable room windows will be maintained in the future and this may be best achieved by positioning private open space areas in front of such windows.

Shadow diagrams must be submitted for September 22 at 9am, 11am, 1pm and 3pm.

As a guide the standards is ResCode will be used to assess compliance with these objectives.

Access & Driveways

One crossover per lot is permitted.

The width of driveways should be minimised and a maximum driveway width of 3.0m is permitted at the road boundary.

A maximum crossover width of 3.6m at the road boundary tapering to 3.0 is now permitted.

Planting strips between driveways and boundary fences are encouraged to soften the appearance of driveways and large areas of paving must be avoided.

BUILDING SETBACKS

Building setbacks are designed to create articulated streetscapes which respect view corridors. Setbacks should also ensure good solar access is maintained to all habitable room windows and private open space, and avoid excessive amenity impact between lots. Daylight and solar access to habitable rooms in adjacent dwellings should not be significantly reduced.

Dwellings must be sited in accordance with the building envelope as shown on the plan of subdivision. Where a lot does not have a building envelope the following minimum setbacks will apply:

Front 4.5m to main roads

3.0m to nominated minor roads and cul-de-sacs

Rear -

3.0m to lower level for standard lots

5.0m on lots of depth greater than 40m

5.0m to upper levels of all lots

Side

Generally 1.2m at lower levels with upper levels to comply with the provisions of ResCode. Single storey walls and garages may be built to the boundary if it can be justified by demonstrating efficiency and amenity benefits and provided they comply with the provisions of ResCode. Dwellings will not be permitted to have zero lot line setbacks on both side boundaries.

SITE COVERAGE

To promote the quality and extent of landscaped areas throughout the development, all lots should have a maximum site coverage of 60%, inclusive of all **buildings and impervious surfaces** (eg. garages, outbuildings, verandahs, ground floor decks, driveways, paths and other hard surface areas).

A maximum plot ratio of 0.5 will be used as a guide in assessing the intensity of development on any single residential allotment. Designs with plot ratios in excess of 0.5 should increase areas of landscaping and reduce site coverage to ensure that the building bulk is not excessive and quality landscape areas are provided.

Consideration of sensitive and innovative site planning and architecture promoting these objectives will be taken into account when assessing site coverage and plot ratio.

PRIVATE OPEN SPACE

A minimum area of private open space shall be provided in accordance with the provisions of ResCode. Solar access to open space should be maximised and will be assessed in accordance with ResCode.

BUILDING DESIGN

A uniformity of housing will create a consistency of neighbourhood and environment. In general, contemporary, coastal, site responsive building design will be encouraged that complements and enhances the coastal character of the area.

Buildings that are lightweight, airy and open in appearance are encouraged. The construction of buildings with an appearance of mass, weight, bulk and monolithic building treatments will not be supported. Use of timber cladding and other lightweight construction is preferred to the use of conventional bricks and blockwork, and the combination of materials must be carefully considered and well detailed. Historical styles and period replicas are not allowed to ensure that The Sands, Torquay evolves into a unique, integrated and outstanding example of innovative design.

Dwelling type

- Detached single dwellings will be constructed on all lots except on designated lots where approval is given by the Council for multi unit development.
- Each house site is limited to one habitable dwelling.
- Nominated golf course allotments are restricted to single storey dwellings.

Building design

House designs will achieve well resolved proportions and appropriate scale in relation to lot size and the existing streetscape. Architecture will be well articulated to break up and give interest to visible façades and avoid the appearance of mass, weight and large uninterrupted expanses of wall.

To assist in achieving this articulation:

- Areas of upper levels should be visibly less than the lower level when viewed externally.
- There should be changes in colours, materials and textures.
- Verandahs, pergolas and other approved features should be used to break up lengths of uninterrupted wall.
- Buildings should be designed to create disaggregated or discrete structures with interesting spaces and projections and should not display any uninterrupted expanses of wall on facades visible from the streetscape

Roof design

To avoid a visually conflicting and obtrusive roof scape consistency of roof design is critical to achieve a coherent image for the development. Roofs should be simple and low profile without fussy detail and decoration.

- Roof forms and colour on garages and carports should be complementary to the roof of the main dwelling.
- Simple roof forms with low profile or shallow roof pitches (in general to a maximum 22.5 deg slope) are encouraged to create a consistent profile for the development. Consideration will be given to architectural projections and features provided they are part of the architectural theme approved for the dwelling by the Architectural Review Committee.
- Multiple hips and valleys are not encouraged.
- Simple gable roof forms are acceptable provided there is sufficient overhang of eaves to create depth and shadow.
- Extended roof eaves are encouraged to control sun and create shadow.
- Low profile roofs are preferred on the single storey dwellings located on golf course frontage allotments.

External structures

- Use of verandahs, pergolas and other external shading devices in approved colours, are encouraged to provide shelter and solar protection. They provide the opportunity to define entries, enhance external space and provide architectural detail.
- Verandah roofs should complement the main roof form.

BUILDING HEIGHT

Buildings shall not exceed 7.5m above natural ground level in Zone 1 nominated on the Comprehensive Development Plan attached to this Code (Appendix 5), or 10.5m above natural ground level in Zone 2.

GARAGES & CARPORTS

Siting should allow for accommodation of two cars with one fully enclosed car parking space for each dwelling. The following techniques will be used to assess the suitability of garages and carports to ensure that they avoid visually dominating the streetscape:

- Double garage doors addressing the street frontage will be strongly discouraged and as a guide, the width of enclosed garages addressing the street will not be greater than the width of the dwelling as viewed from the street. Innovative and sensitive design led solutions in line with the key building design objectives will be considered for applications seeking dispensation in this regard.
- A tandem arrangement is encouraged when the doors address the street and two enclosed spaces are provided.
- Carports are encouraged for the second car space and should be compatible with the main building design.
- Garages should be setback a minimum of 1metre behind the front wall of the main dwelling.
- Garages may be either under the main roof of the house or freestanding providing the design complements the design of the dwelling and the adjoining properties.
- Doors should be setback a minimum of 500mm from the front wall of the garage to create depth & shadow.
- Pergola elements in front of the garage doors are encouraged to create a layered effect.
- Panel lift doors should be used with materials and colours compatible to the building design. Roller doors are not permitted.
- Other large vehicles such as trucks over two tonnes, boats and caravans must be parked out of view from the street.

EXTERNAL FIXTURES & OUTBUILDINGS

External fixtures

Clotheslines, antennae, hot water systems and mechanical equipment should be designed to minimise their visibility from public spaces.

- Antennae should be located within roof spaces or concealed behind ridgelines.
- Roof mounted plant must be articulated with the building structure.
- Plumbing pipes to be concealed within walls. Downpipes to be discreetly located.

Outbuildings

Storage should generally be provided within garages and dwellings. Separate outbuildings such as garden sheds will only be considered where they are not visible from public areas and are designed to complement the main dwelling.

Approval will be required for all future outbuildings not approved as part of the original development.

Signage

Discrete street numbering is permitted. Additional signage is not permitted with the exception of:

- builder's signs during construction. (two total) or,
- where a residence has been completed and the owner has written approval from the Body Corporate.

Mailboxes should be lightweight and designed to complement the dwelling and streetscape.

Rubbish Bins

Storage areas for garbage and recycling bins should be accommodated.

Composting of garden refuse on site is encouraged.

Other

Design of recreational facilities such as swimming pools and tennis courts must be approved by the Architectural Review Committee and should be located behind dwellings. Setbacks to boundaries, fencing, buffer planting and lighting should be designed to make these facilities visually unobtrusive and maintain privacy and minimise noise impacts for adjoining residences. Approved landscaping using vegetation from the attached planting list will be required to screen tennis courts from the streetscape. All tennis courts must comply with the provisions of the Code of Practice – Private Tennis Court Development, Revision 1, March 1999 (Department of Infrastructure).

4.0 Architectural Character, Building Materials & Finishes

The architectural style and character of buildings in The Sands, Torquay is critical to achieving a unique coastal style development. Accordingly each building will be carefully assessed to ensure that its architectural features comply with the objectives of this Code. The suitability of the proposed materials and colours will be assessed in the context of the streetscape to avoid incompatible design.

Building materials and finishes will complement the natural coastal environment and coastal vegetation. A palette of subdued, non-reflective materials and colours is preferred to promote this integration and provide a consistent image for the development.

ROOF MATERIALS

Roofs must be Colorbond corrugated profile metal decking.

Non-reflective subdued colours are to be selected from the following range:

- Slate grey, armour grey or similar as approved by the Architectural Review Committee.
- Roof plumbing (downpipes and gutters) should be painted or pre finished to match the roofing or wall colour of the dwelling.
- If required, clear glazed roof lights that follow the profile of the main roof are preferred. White polycarbonate roof lights are not permitted.

WALL MATERIALS

Buildings should have a lightweight image rather than an appearance of mass, weight and bulk. This can be achieved in the way the building is articulated (see comments in “Building Design” above); and by using a combination of materials with a diversity of texture rather than a single monolithic treatment. Innovative use of a combination of wall materials is encouraged to achieve this visual lightness and articulation. Large expanses and uninterrupted use of conventional brickwork and blockwork is strongly discouraged.

Wall construction and finishes are to be selected from the following approved materials:

- Timber cladding in varying horizontal or vertical profiles and weatherboards painted to the approved colour palette are encouraged.
- Other lightweight cladding materials are also encouraged but samples must be provided for approval
- Natural stone and masonry such as bagged or rendered brick or blockwork, rammed earth or mud brick will be considered provided they do not create an appearance of mass and weight, and verandahs, pergolas or other approved features are included and designed to create a lightweight appearance.
- Face brickwork within the approved colour range of natural tones is acceptable provided it complements the other materials, is not a key feature of the building and does not dominate the appearance of the building. Raked joints are not permitted. Again, the building should create a lightweight appearance that complements the coastal character of the area.

WINDOWS

- No small multi-pane windows are permitted.
- Window frames should be timber painted to approved colour palette, or aluminium, finished in an approved ‘powdercoat’ colour.
- Clear glazing is preferred.
- Light coloured tinted glass will not be permitted. Dark coloured tinted glass may be permitted where it can be demonstrated that there will be energy efficiency gains.
- Reflective glass is not permitted.

COLOUR PALETTE

External colours must be approved by the Architectural Review Committee and must comply with the Surf Coast Shire Council subdued colours policy.

Darker colours are preferred and should be natural and recessive not bright and reflective. This will create a predominant base colour that blends more effectively with the colours of the surrounding coastal environment.

5.0 Fencing

STANDARD REQUIREMENTS

Fencing design will be subject to approval by the Architectural Review Committee. It is preferred that fencing is not visually dominant and is softened or replaced with boundary planting.

To enhance the integration of dwellings into the landscape, fences will not be permitted forward of the main building line.

Fencing is only permitted to the following locations:
Side boundaries starting back from the main building frontage.
Rear boundaries adjoining other lots or fronting the golf course.

To avoid a standard suburban appearance of fully fenced blocks, substantial boundary planting is encouraged as an alternative to conventional fencing along side boundaries. Where fencing is required, it should be lightweight and natural in appearance.

The following range of fencing types is acceptable:

- Side and rear fencing adjoining other lots to a maximum height of 1.8m.
- Lightweight mesh to support indigenous vegetation with samples to be provided for approval.
- Trellis or vertical timber battens with horizontal wires to support indigenous vegetation and stained to an approved subdued colour.
- Black metal rods to the The Sands, Torquay standard specification.
- Double sided paling fence preferably stained to an approved subdued colour.
- Brushed fencing
- Sections of masonry walls will be considered by the Architectural Review Committee provided the finish matches and blends with the wall finishes of the main dwelling and the fencing does not create an enclosed or suburban appearance.

Other fencing types may be considered subject to review and approval by the Architectural Review Committee.

Rear fencing addressing the golf course or the lake must be constructed from black metal rods with corner timber bollards at 1.2m height to a specification provided by the The Sands, Torquay management.

This fencing is designed to create a consistent and unobtrusive demarcation to the golf course and lake and will be softened with landscaping to the golf course edge. The fencing material will conform to pool fencing controls.

Three metre returns to the side fencing must be constructed to match the rear fencing where either neighbour requests a fence along this part of the boundary. If provided, the fence height must then rake up from 1.2m to 1.8m height over the next three metre section. A diagram illustrating this relationship is attached.

6.0 Landscape

STANDARD OF FINISH

Landscaping should enhance the house and streetscape as well as add to the comfort and privacy of indoor and outdoor living. Appropriate selection of plant species, provision of boundary screening and minimisation of hard paved areas to driveways and gardens will be assessed by the Architectural Review Committee.

The Sands, Torquay sits within a sensitive coastal environment. The landscape design should enhance the overall image for the development and respond to the architectural character and quality of the natural environment.

SPECIES LIST

The Sands, Torquay is designed to create a unique coastal residential development. Accordingly an approved list of indigenous coastal species has been prepared (attached as Appendix 2), and all landscaping plans should select plants from this list.

A list of banned weeds has also been prepared (attached as Appendix 3) to minimise the spread of noxious and environmental weeds as well as maintaining the character and integrity of vegetation in the Estate.

To this end, the following landscaping and planting requirements are made:

- Only native, predominantly indigenous vegetation will be used in the planting and landscaping of private gardens except that vegetable gardens and non native (exotic) shrubs may be planted in backyards provided that they cannot be viewed from the streetscape when measured at mature height.
- The planting or propagating of environmental weeds is prohibited.

As part of the landscape plan, owners will be responsible for landscaping the area from the street kerb to the site boundary. The Sands, Torquay management will provide street trees, and the required landscaping outside the owners property boundary.

APPENDIX 1 - ENVIRONMENTAL MANAGEMENT PLAN (EMP) OBLIGATIONS ON OWNERS OF RESIDENTIAL LOTS AND COMMERCIAL LAND

Clause 8.1 of an Agreement between The Sands, Torquay and Surf Coast Shire Council, and Schedule 2 to the Comprehensive Development Zone in the *Surf Coast Planning Scheme* makes provision for an Environmental Management Plan applying to all development in this Estate. Section 7 of the Environmental Management Plan includes certain obligations on the owners and occupiers of residential and commercial land. These are summarised as follows:

Element 1

The Sands, Torquay shall raise public awareness of the importance of the Conservation Zone in this development, by producing information sheets and providing copies of these to each new owner at the time of purchase.

Element 2

Public access to the Saltmarsh (shown on the Comprehensive Development Plan) is restricted and all domestic pets must be controlled to prevent them from straying onto the Saltmarsh.

Elements 4 and 10

Owners must not plant or propagate any weedy or potentially weedy plant species listed in the Appendix 3 of this Code. This includes any environmental weeds as published in Surf Coast Shire's booklet "Environmental Weeds Invaders of our Surf Coast", a copy of which is to be provided to prospective purchasers.

Owners are required to use native, predominantly indigenous, vegetation in the planting and landscaping of their properties except that vegetable gardens and non native shrubs may be planted in backyards provided they cannot be viewed from the street when measured a mature height. A copy of the list of indigenous species is attached as Appendix 2 to this Code.

Element 11

The EMP seeks to restrict access of domestic animals (cats and dogs) in environmentally sensitive habitats such as the Saltmarsh, Beach/Shoreline and the Moonah Coast Wirilda Shrubland Conservation Zones. Accordingly:

- The keeping of cats is prohibited on all properties east of a north south line 200m from White's Road that bounds the western edge of the development.
- Council's domestic pet regulations require cats to be securely confined to the owner's premises between sunset and sunrise.
- A Conservation Covenant lodged in 1995 introduces exclusion zones for domestic pets in the Moonah Coast Wirilda Shrubland Conservation zones.
- All dogs within the development must be restrained by leads.
- Owners are encouraged to confine, register and de-sex their pets; and to use "doggy loos" or "pooch patches" to ensure the removal of dog faeces from beaches and walking tracks.

Element 15

Owners are responsible for ensuring that certain practices are carried out by contractors during the construction of any buildings and works on their property. This includes minimising dust and sedimentation runoff, and confining and disposing of hard rubbish, waste food and food scraps left on site.

APPENDIX 2 - INDIGENOUS PLANT SPECIES POTENTIALLY SUITABLE FOR LANDSCAPE AND AMENITY PLANTINGS, THE SANDS, TORQUAY GOLF COURSE AND RESIDENTIAL DEVELOPMENT, TORQUAY.

KEY

Height ST = Small Tree MT = Medium sized Tree LT = Large Tree

Growth Rate S = Slow M = Moderate F = Fast

Life Span (Trees & Large Shrubs)

SL = Short lived to approx 15 yrs

ML = To around 30 yrs

LI = Long lived

Life Span (Smaller shrubs & other lifeforms)

SI = Short lived to approximately 7 yrs

MI = To 12 yrs

LI = Long lived

Growth Habit

D = Dense Me = Medium O = Open W = Weeping Rh = Rhizomatous St = Stoloniferous

T = Tussock like Sp = Spreading foliage Su = Suckering H = Hedging Qualities P = Prickly B = Berries

t = Tubers with summer lifecycle below ground DOM = Dense initially but becoming more open with maturity

SS = Spreads by seed

Conditions

1st = Frontline Coastal

2nd = Secondline Coastal

3rd Protection from salt winds

Sh = Shade Ps = Partial shade Sn = Sun

Soil Conditions

WD = Wet in winter, dry in summer

Hs = Heavy soil

Cs = Coastal Sands

Mo = Moisture preferred

GD = Good Drainage preferred

Maintenance (Trees, Shrubs, Prostrate or low groundcover)

Np = No pruning

Tlp = Tolerates light pruning

Thp = Tolerates heavy pruning

Phsp = Prefers heavy summer pruning once established

Grasses

Ans = annual slashing

Tm = Tolerates mowing

Ab = Annual burning in autumn is useful (where possible)

Ts = Tolerates slashing

Species	Common name	Description of Growing Conditions (Refer to Key)	Broad environments	POTENTIAL APPLICATIONS		
				Street trees	Median strips/traffic islands	General landscape plantings
Trees						
Acacia implexa	Lightwood	ST, M, LL, D, 3 rd , Sn, GD, Np	Non-coastal	✓	✓	✓
Acacia melanoxylon	Blackwood	MT, M, LL, D, Su, 3 rd , Ps-Sn, Np	Non-coastal, non-saline	✓	✓	✓
Acacia pycnantha	Golden Wattle	ST, F, SL, DOM, 2 nd , Sn, GD, Np	Coastal, non-coastal	✓	✓	✓
Acacia retinodes var. uncifolia	Wirilda	ST, M, ML, Me, Su, 2 nd , Sn, GD, Cs, Np	Coastal	✓	✓	✓
Allocasuarina littoralis	Black She-oak	MT, M, LL, O, 3 rd , Sn, GD, Np To be planted at least six metres from dwelling.	Non-coastal	✓	✓	✓
Allocasuarina verticillata	Drooping She-oak	MT, M, LL, O, W, H, 2 nd , Thp To be planted at least six metres from dwelling.		✓	✓	✓
Banksia marginata (tree form)	Silver Banksia	ST, M, ML, Me, 2 nd , Sn, GD, Np or Tlp	Non-coastal	✓	✓	✓
Bursaria spinosa var. spinosa	Sweet Bursaria	ST, S, LL, Me, H, P 3 rd , Ps - Sn, GD, Thp	Non-coastal	✓	✓	✓
Eucalyptus leucoxylon ssp. bellarinensis	Bellarine Yellow Gum	LT, M, LL, O, 3 rd , Hs, WD, Np To be planted at least six metres from dwelling.	Non-coastal	✓	✓	✓
Eucalyptus ovata var. ovata	Swamp Gum	LT, F, LL, O, 3 rd , Sn, Hs, WD, Np To be planted at least six metres from dwelling; can drop limbs.	Non-coastal, non-saline	✓	✓	✓

Species	Common name	Description of Growing Conditions (Refer to Key)	Broad environments	POTENTIAL APPLICATIONS		
				Street trees	Median strips/traffic islands	General landscape plantings
Melaleuca lanceolata	Moonah	MT, S, LL, DOM, H, 1 st , Ps - Sn, Tip To be planted at least six metres from dwelling.	Coastal	✓	✓	✓
Large Shrubs						✓
Acacia paradoxa	Hedge Wattle	F, SL, DOM, 2 nd , Sn, GD, Tlp	Coastal, non-coastal			✓
Acacia verticillata var. verticillata	Prickly Moses	F, SL, P, DOM, 3 rd , Sn, WD, Mo, Tlp	Non-coastal, non-saline			✓
Adriana quadripartita	Coast Bitter-bush	F, SL, D, 2 nd , Sn, GD, Cs, Tlp			✓	✓
Atriplex cinerea	Coast Saltbush	F, ML, D, H, Sp, 1 st , GD, Cs, Tlp				✓
Daviesia latifolia	Hop Bitter-pea	M, ML, O, 3 rd , Sn, GD, Thp	Non-coastal		✓	✓
Leucopogon parviflorus	Coast Beard-heath	S, LL, D, B, 1 st , Sn, GD, Cs, Thp	Coastal	✓	✓	✓
Myoporum insulare	Common Boobialla	F, ML, D, DOM, 1 st , GD, Sn, Hs, Np	Non-coastal		✓	✓
Myoporum viscosum	Sticky Boobialla	F, SL, D, Sp, DOM, 3 rd , Sn, GD, Tlp				✓
Ozothamnus turbinatus	Coast Everlasting	F, SL, Me, 1 st , Sn, GD, Cs, Np	Non-coastal			✓
Pomaderris paniculosa ssp. paniculosa	Coast Pomaderris	M, ML, D, H, 1 st , Ps-Sn, GD, Tlp	Non-coastal		✓	✓
Solanum laciniatum	Kangaroo Apple	F, SL, D, B, 3 rd , Ps-Sn, Mo, Tlp	Non-coastal		✓	✓
Medium Shrubs					✓	✓
Alyxia buxifolia	Sea Box	S, LI, D, H, B, 1 st , Ps-Sn, GD, Np	Coastal		✓	✓
Goodenia ovata	Hop Goodenia	F, MI, D, Sp, 3 rd , Sh-Sn, WD, Tlp			✓	✓
Indigofera australis	Austral Indigo	M, SI, O, 3 rd , Sh, GD, Np	Non-coastal			✓
Olearia axillaris	Coast Daisy-bush	F, SI, Me, 1 st , Sn, GD, Cs, Np	Coastal		✓	✓
Olearia glutinosa	Sticky Daisy-bush	F, SI, Me, 1 st , Sn, GD, Cs, Np	Coastal		✓	✓
Pimelea serpyllifolia ssp. serpyllifolia	Thyme Rice-flower	S, LI, Me, H, 1 st , Ps-Sn, GD, Thp	Coastal		✓	✓
Spyridium parvifolium	Dusty Miller	M, MI, 3 rd , Ps-Sn, GD, Tlp	Non-coastal		✓	✓

Small Shrubs						
Correa alba var. alba	White Correa	F, MI, D, Sp, 1 st , Sn, GD, Thp	Coastal		✓	✓
Correa reflexa var. reflexa	Common Correa	F, MI, Me, Sp, 2 nd , Ps-Sn, Tlp	Non-coastal		✓	✓
Dillwynia glaberrima	Smooth Parrot-pea	M, MI, O, 3 rd , Sn, GD, Thp	Non-coastal			✓
Hibbertia riparia	Erect Guinea-flower	M, MI, Me, 3 rd , Sn, GD, Phsp	Non-coastal		✓	✓
Hibbertia sericea var. sericea	Silky Guinea-flower	M, MI, D, 3 rd , Sn, GD, Phsp	Non-coastal		✓	✓
Lasiopetalum baueri	Slender Velvet Bush	M, MI, Me, Sp, 2 nd , Sn, GD, Tlp	Coastal		✓	✓
Leucophyta brownii	Cushion Bush	F, SI-MI, D, 1 st , Sn, GD, Cs, Np	Coastal			✓
Malva australiana (syn. Lavatera plebeia var. plebeia)	Australian Hollyhock	F, SI, O, 1 st , Sn, Cs, GD, Tlp	Coastal		✓	✓
Olearia ramulosa var. ramulosa	Twiggy Daisy-bush	F, SI – MI, DOM, 3 rd , Sn, GD, Tlp,	Coastal, Non-coastal		✓	✓
Pimelea glauca	Smooth Rice-flower	M, LI, Me, 2 nd , Sn, GD, Phsp	Coastal		✓	✓
Senecio spathulatus var. 3	Variable Groundsel	F, SI, Me, Sp, 1 st , Sn, GD, Cs, Tlp			✓	✓
Scramblers						
Einadia nutans ssp. nutans	Nodding Saltbush	F, MI, B, Sp, 3 rd , Ps – Sn, GD, Thp	Coastal, Non-coastal		✓	✓
Rhagodia candolleana ssp. candolleana	Seaberry Saltbush	F, LI, D, H, B, Sp, 1 st , Sh-Sn, Cs, GD, Thp	Coastal		✓	✓
Tetragonia implexicorma	Bower Spinach	F, MI, D, B, Sp, 1 st , Sh-Sn, Cs, GD, Thp	Coastal		✓	✓
Zygophyllum apiculatum	Coastal Twinleaf	F, SI, D, Sp, 1 st , Sn, Cs, GD, Tlp	Coastal			✓
Woody Vines						
Billardiera scandens var. scandens (Twiner)	Common Apple Berry	M, LI, O, B, 3 rd , Ps-Sn, GD, Tlp	Non-coastal		✓	✓
Clematis microphylla var. microphylla	Small-leaved Clematis	F, LI, D, Sp, 2 nd , Sn, GD, Thp	Coastal, Non-coastal		✓	✓
Comesperma volubile (Twiner)	Love Creeper	S, MI, O, Sp, 3 rd , Ps-Sn, GD, Np				✓
Muehlenbeckia adpressa	Climbing Lignum	F, MI, D, Sp, 2 nd , Sn, GD, Thp	Coastal		✓	✓
Prostrate or low ground covers: herbaceous						
Actites megalocarpa	Dune Thistle	F, MI, Me, Su, 1 st , Sn, GD, Cs				✓

Arthropodium strictum	Chocolate Lily	F, T, 3 rd , Sn, WD, GD	Non-Coastal			✓
Bulbine bulbosa	Bulbine Lily	F, t, 3 rd , Sn, WD, GD	Non Coastal			✓
Carpobrotus rossii	Karkalla	F, Sl, Sp, DOM, 1 st , Sn, GD, Cs, Thp	Coastal			✓
Disphyma crassifolium ssp. clavellatum	Rounded Noon-flower	F, Ll, D, Sp, 1 st , Sn, GD, Thp	Coastal		✓	✓
Lotus australis	Austral Trefoil	F, Sl, Me, Sp, 1 st , Sn, GD, Cs, Np				✓
Swainsona lessertiifolia	Coast Swainson-pea	F, Sl, MI, Me, Sp, 1 st , Sn, GD, Cs, Np	Coastal		✓	✓
Prostrate or low ground covers: woody						
Chrysocephalum apiculatum	Common Everlasting	F, MI, Su, Sp, DOM, 3 rd , Sn, GD, Phsp	Coastal, Non-coastal		✓	✓
Enchylaena tomentosa	Ruby Saltbush	M, MI-LI, D, B, Sp, 2 nd , Ps-Sn, GD, Tlp	Coastal		✓	✓
Kennedia prostrata	Running Postman	F, Sl, Sp, DOM, 3 rd , Sn, GD, Tlp	Coastal, Non-coastal		✓	✓
Goodenia ovata (prostrate coastal form from Jan Juc)	Hop Goodenia	F, MI, D, Sp, 3 rd , Ps-Sn, GD, Tlp	Coastal		✓	✓
Pultenaea tenuifolia	Slender Bush-pea	F, MI-LI, D, Sp, 2 nd , Sn, GD, Tlp	Coastal		✓	✓
Threlkeldia diffusa	Coast Bone-fruit	M, MI-LI, D, 1 st , Ps-Sn, GD, Cs, Tlp	Coastal		✓	✓
Veronica gracilis	Slender Speedwell	M, MI-LI, Su, O, Sp, Sn, WD, Mo, Thp				✓
Tussock forming grasses or graminoides						
Austrodanthonia caespitosa	Common Wallaby	F, T, SS, 3 rd , Sn, GD, Ans, Ab	Coastal, Non-coastal		✓	✓
Austrodanthonia geniculata	Kneed Wallaby Grass	F, T, SS, 2 nd , Ps-Sn, GD, Ans, Ab	Non-coastal		✓	✓
Austrodanthonia setacea	Small Flowered Wallaby Grass	F, T, SS, 2 nd , Sn, GD, Ans, Ab	Non-coastal		✓	✓
Austrodanthonia racemosa	Clustered Wallaby Grass	F, T, SS, 2 nd , Sn, GD, Ans or Ab	Coastal, Non-coastal		✓	✓
Austrostipa flavescens	Spear-grass	F, T, SS, 2 nd , Sn, GD, Ans or Ab	Coastal		✓	✓
Austrostipa mollis	Soft Spear-grass	F, T, SS, 3 rd , Sn, GD, Ans or Ab	Coastal, Non-coastal		✓	✓
Austrostipa stipoides	Coast Spear-grass	F, T, 1 st , Sn, GD	Saline		✓	✓
Dianella brevicaulis	Coast Flax-lily	F, Ll, D, B, T, 1 st , Ps-Sn, GD, Ts	Coastal, Non-coastal		✓	✓
Lomandra longifolia ssp. longifolia	Spiny-headed Matrush	F, D, T, 3 rd , Sh-Sn, WD, Mo, Ts	Coastal, Non-coastal		✓	✓
Poa labillardierei	Common Tussock Grass	F, T, SS, 3 rd , Ps-Sn, WD, Mo, Ans or Ab	Non-saline		✓	✓

Poa poiformis var. poiformis	Coastal Tussock Grass	F, T, SS, 1 st , Sn, GD, Ts or Ab	Coastal, Non-coastal, Saline		✓	✓
Themeda triandra	Kangaroo Grass	F, T, SS, 3 rd , Sn, WD or GD, Ans or Ab	Coastal, Non-coastal		✓	✓
Rhizomatous perennial herbs or grasses						
Dianella aff. revoluta (coastal)	Black anther Flax-lily	F, LI, D, B, T, 2 nd , Sh-Sn, GD, Ts	Coastal, Non-coastal		✓	✓
Distichlis distichophylla	Australian Salt-grass	F, LI, D, 1 st , Sn, Mo, Ts	Saline		✓	
Ficinia nodosa	Knobby Clubrush	F, LI, Me, 1 st , Sn, Mo or GD, CS, Ts	Coastal, Non Coastal		✓	✓
Lepidosperma gladiatum	Coast Sword-sedge	S-M, LI, D, 1 st , Sn, Cs, GD, Ts	Coastal		✓	✓
Lepidosperma congestum	Clustered Sword-sedge	S, LI, D, 2 nd , Hs, Sn, GD, Ts	Non-Coastal		✓	✓
Microleana stipoides	Weeping Grass	F, LI, 2 nd , Sh-Sn, WD, Mo, Tm	Non-Coastal		✓	✓
Spinifex sericeus	Hairy Spinifex	F, O, 1 st , Sn, GD, Cs	Coastal		✓	
Aquatics/Edge species						
Carex pumila	Strand Sedge	F, O, Rh, 1 st , Sn, Mo, Cs, GD	Saline			
Chorizandra enodis	Black Bristle-rush	S, D, Rh, 3 rd , Ps-Sn, WD, Mo	Non-coastal			✓
Juncus revolutus	Creeping Rush	F, D, Rh, 1 st , Sn, Mo	Saline			✓
Lobelia alata	Angled Lobelia	F, Me-O, St, 2 nd , Sh-Sn, Mo	Swamps, Saline			✓
Neopaxia australasica	White Purslane	F, Me, St, 2 nd , Sn, Mo	Swamps			✓
Samolus repens	Creeping Brookweed	F, O, St, 1 st , Sn, Mo	Saline			✓
Selliera radicans	Swampweed	F, D, St, 2 nd , Sn, Mo	Swamps			✓
Schoenus nitens	Shiny Bog-rush	M, O, Rh, 1 st , Sn, WD, Mo, Ts	Semi-saline			✓

APPENDIX 3 - PLANT SPECIES WITH WEED POTENTIAL THAT SHOULD NOT BE PLANTED WITHIN THE THE SANDS, TORQUAY RESIDENTIAL LAKES AND GOLF COURSE, TORQUAY.

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia</i> var. <i>longifolia</i>	Sallow Wattle
<i>Acacia longifolia</i> var. <i>sophorae</i>	Coast Wattle
<i>Acacia retinodes</i> var. <i>retinodes</i>	Wirilda
<i>Acacia saligna</i>	Golden Wreath Wattle
<i>Aeonium haworthii</i>	Pinwheel Aeonium
<i>Agapanthus praecox</i> ssp. <i>orientalis</i>	Agapanthus
<i>Aloe maculata</i> (syn. <i>A. saponaria</i>)	Broadleaf Aloe
<i>Araujia hortorum</i>	White Bladder-flower
<i>Arctotis venusta</i>	White Arctotis
<i>Aristea ecklonii</i>	Aristea
<i>Asparagus acparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus Fern
<i>Banksia integrifolia</i>	Coast Banksia
<i>Carpobrotus aequilaterus</i>	Angled Pigface
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Chasmanthe floribunda</i>	African Corn-flag
<i>Clematis vitalba</i>	Travellers Joy
<i>Coleonema pulchrum</i>	Golden Diosma
<i>Coprosma repens</i>	New Zealand Mirror-bush
<i>Cortaderia jubata</i>	Pink Pampas Grass
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cotoneaster divaricata</i>	Cotoneaster
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Cotoneaster pannosus</i>	Cotoneaster
<i>Crataegus monogyna</i>	Hawthorn
<i>Crocosmia x crocosmiiflora</i>	Montbretia
<i>Cytisus palmensis</i>	Tagasaste or Tree Lucerne
<i>Cytisus scoparius</i>	English Broom
<i>Delairea odorata</i>	Cape Ivy
<i>Dietes iridioides</i>	Dietes
<i>Dimorphotheca ecklonis</i>	Dimorphotheca
<i>Dimorphotheca pluvialis</i>	Cape Marigold
<i>Dipogon lignosus</i>	Dipogon
<i>Erica lusitanica</i>	Spanish Heath
<i>Fraxinus rotundifolia</i> ssp. <i>rotundifolia</i>	Desert Ash
<i>Freesia</i> species and hybrids	Freesia
<i>Gazania linearis</i>	Gazania
<i>Gazania rigens</i>	Gazania

Botanical name	Common name
Genista linifolia	Flax-leaf Broom
Genista monspessulana	Montpellier Broom
Hakea laurina	Pincushion Hakea
Hakea petiolaris	Sea-urchin Hakea
Hakea salicifolia	Willow-leaf Hakea
Hakea suaveolens	Sweet Hakea
Hedera helix	Ivy
Ixia spp.	
Kunzea ambigua	Burgan
Leptospermum laevigatum	Coast Tea-tree
Ligustrum lucidum	Large-leaf Privet
Lonicera japonica	Japanese Honeysuckle
Melaleuca armillaris	Giant Honey-myrtle
Melaleuca decussata	Totem-poles
Melaleuca diosmifolia	Green Honey-myrtle
Melaleuca hypericifolia	Red Honey-myrtle
Melaleuca nesophila	Mauve Honey-myrtle
Melaleuca parvistaminea	Rough Paperbark
Myrsiphyllum asparagoides	Bridal Creeper
Myrsiphyllum scandens	Myrsiphyllum
Oenothera glazioviana	Evening Primrose
Olea europaea ssp. europaea	Olive
Paraserianthes lophantha	Cape Wattle
Passiflora mollissima	Banana Passionfruit
Pennisetum alopecuroides	Swamp Foxtail-grass
Pennisetum villosum	Feathertop
Pinus radiata	Monterey or Radiata Pine
Pittosporum crassifolium	Pittosporum
Pittosporum undulatum	Sweet Pittosporum
Polygala myrtifolia	Myrtle-leaf Milkwort
Protasparagus densiflorus	Protasparagus
Psoralea pinnata	Blue Psoralea
Pyracantha angustifolia	Orange Firethorn
Pyracantha crenulata	Nepal Firethorn
Rhamnus alaternus	Italian Buckthorn
Rumex sagittatus	Climbing Dock
Senecio angulatus	Climbing Groundsel
Sollya heterophylla	Bluebell Creeper
Sparaxis bulbifera	Harlequin-flower
Tradescantia albiflora	Wandering Jew
Tritonia lineata	Lined Tritonia
Verbascum thapsus	Great Mullein
Vinca major	Blue Periwinkle
Watsonia borbonica	Watsonia
Watsonia meriana 'Bulbillifera'	Bulbil Watsonia

Botanical name	Common name
Watsonia versfeldii	Watsonia
Zantedeschia aethiopica	White Arum Lily

APPENDIX 4 – TORQUAY SANDS ARCHITECTURAL REVIEW COMMITTEE

TORQUAY SANDS ARCHITECTURAL REVIEW COMMITTEE TERMS OF REFERENCE (As at April 04)

1. Establishment of the Committee

The Committee is appointed pursuant to an agreement under Section 173 of the Planning and Environment Act 1987. It is also required by clause 2 of Schedule 2 to the Comprehensive Development zone in the Surf Coast Planning Scheme.

The Committee will comprise four members with full voting rights.

2. Responsibilities of the Committee

The Committee is responsible for reviewing the implementation of the Code and plans for approval processes through quarterly meetings.

3. Objectives of the Committee

To ensure the following elements of the Code are implemented:

To ensure that development is sited and designed to protect and enhance the environmental qualities and landscape values of the Torquay coastal environment.

To ensure site responsive design that will achieve visual harmony between buildings and the coastal landscape and minimise the visual impact of development having regard to building size, height, bulk, siting, site coverage and external materials and colours.

To ensure planting and landscaping with indigenous species that will enhance streetscapes and protect the character and natural landscape features of coastal areas.

To recognise that views form an important part of the amenity of a property and to provide for a reasonable sharing of views of significant landscape features, including views of the ocean, coastal shoreline and notable cultural features.

To encourage design that maximises solar access and energy efficiency.

To ensure that buildings are designed and sited to complement and enhance the coastal character of the area, giving attention to architectural style, massing, articulation, and type of materials used.

To ensure that design features and external colours address and comply with the principles of Council's Surf Coast Design and Colours Policy.

To ensure plans for approval under Clause 4 of Schedule 2 to the Comprehensive Development Zone are processed in a timely and effective manner.

4. Appointment of Members

Membership of the Committee shall include two Shire representatives; a representative of the owner of the Torquay Sands development; and an architect appointed by agreement between the Council and the owner of the Torquay Sands development. . Substitute members may be appointed to the Committee but may only sit a maximum of four times on the Committee per year. A substitute member for the architect appointed to the Committee may only be appointed by agreement between the Council and the owner of the Torquay Sands development.

7. Committee Procedures

7.1 Operation of the Committee

Meetings will be held at a time and location to be agreed upon by the Committee.

Reasonable notice of meetings of the Committee will be provided to persons who have lodged plans for approval. (As a general reference, reasonable notice is deemed to be five (5) days prior to the meeting, however the Committee reserves the right to give lesser notice if the circumstances warrant.)

An agenda for each meeting will be prepared by an officer of the Shire and forwarded to Committee members at least four (4) days prior to the meeting.

The Chairperson of the Committee will be appointed by the Council.

The quorum for a meeting will be three (3) voting members.

The Committee decision shall be by majority vote. In the event of there being an equal division of votes, the Chairperson will not have a casting vote and the plans shall be referred to Council for determination. The Committee may at any time refer plans to the Council for determination.

Administrative and secretarial assistance for the Committee will be provided by the Council.

Note:

The original Terms of Reference for the Committee were approved by Surf Coast Shire Council on 18 September 2001.

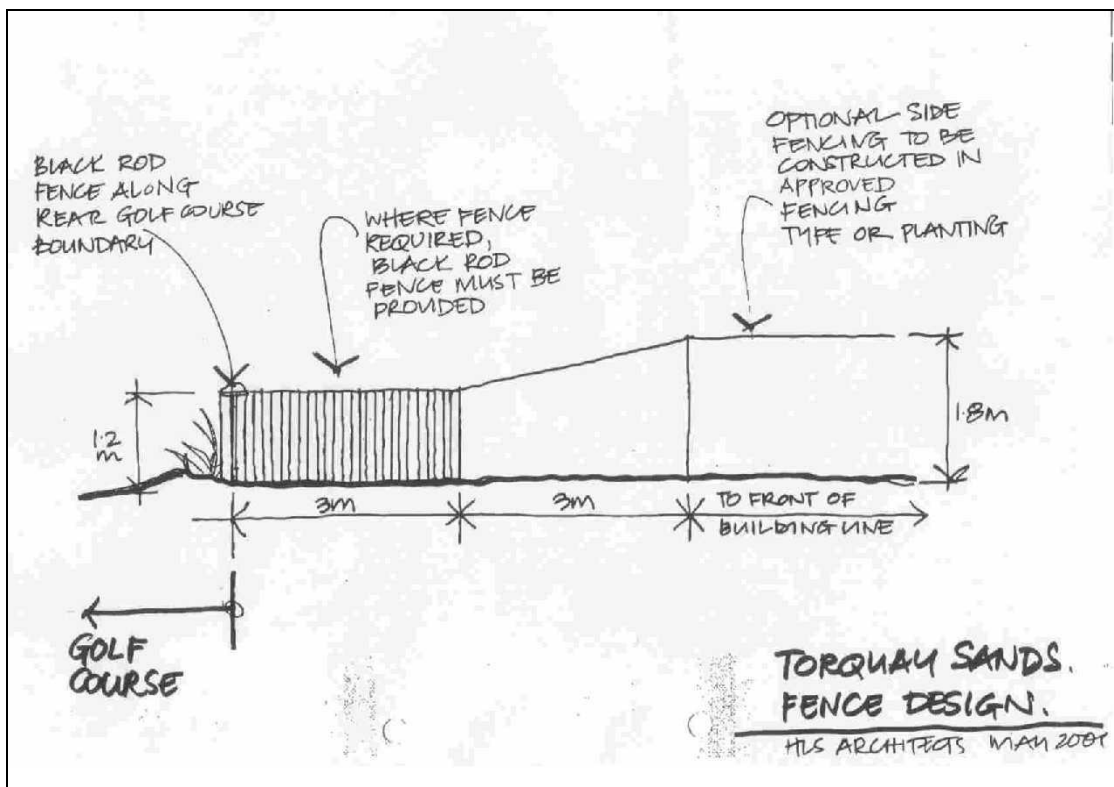
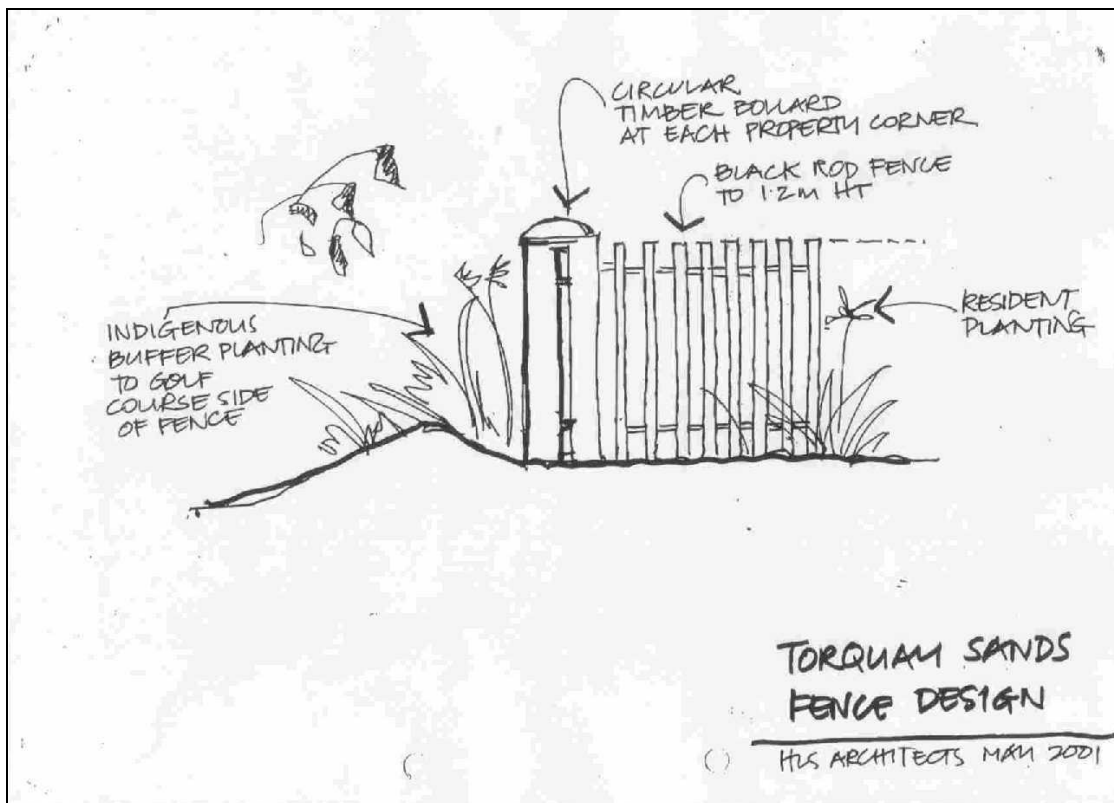
Surf Coast Shire Council amended the Terms of Reference on 16 April 2002 to allow the appointment of substitute members to the Committee.

Surf Coast Shire Council amended the Terms of Reference on 17 December 2002 to revoke the status of the Committee under Section 86 and establish the Committee as an advisory Committee only.

Surf Coast Shire Council amended the Terms of reference on 6 April 2004 to change the responsibility of the Committee to review the implementation of the Code and the processing of plans for approval through delegation to officers on a quarterly basis.

APPENDIX 5 – THE SANDS, TORQUAY COMPREHENSIVE DEVELOPMENT PLAN

FENCING DETAIL



NB. Smorgon Fencing is able to provide the black rod fencing in three metre lengths;
BOLLARDS are to be square not circle at the rear of the boundary