

external service areas well buffered from adjoining properties by planting.

4.4 TV Antennae and Roof Mounted Plant

The location of TV antennae must be indicated on stage 2 application drawings. Antennae should be located as discreetly as possible with maximum heights above ridgelines not to exceed 1m.

Roof mounted plant equipment should not be visible from public spaces. Air conditioning and other plant equipment should generally be located in service areas.

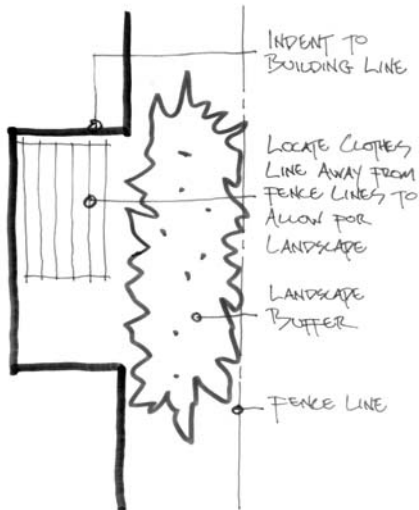


DIAGRAM
4.1

5.1 Schematic Design Stage

A key aim of The Sands is to establish a high quality coastal landscaped environment. Buildings should be designed as part of the landscape and should not dominate. In time, the landscape should be the dominant feature.

To achieve this, stage one applications must include schematic landscape design to indicate:

Opportunities for substantial planting – particularly to the front and side setbacks and the general extent of hard and soft landscape.

Applicants are encouraged to involve their landscape designers at the schematic stage of the building design so that the landscape and architecture are successfully integrated.

There are a number of strategies which can be considered when landscaping the front setback area: (Refer to diagram 4.1)

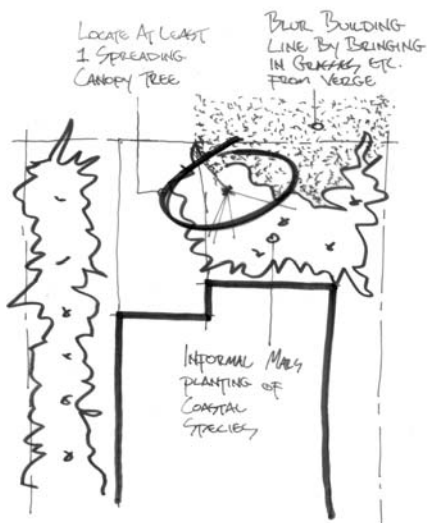
- Avoiding a clear demarcation of the front boundary line by bringing the verge planting into the block and inseting taller planting. This will avoid a standard suburban approach of manicured lawns with formal arrangements of edge planting.
- Minimising lawn areas to front setbacks with greater emphasis on mass coastal planting including groundcovers, native grasses and indigenous shrubs and trees.
- Locating at least one canopy tree with a mature height of at least 8m to the frontage to soften the view to two storey buildings beyond. This can often assist to relieve the appearance of a garage.

There are 5 approved species which will reach 8m at maturity as follows:

Allocasuarina verticillata, *A. littoralis*, *Eucalyptus leucoxylon* ssp. *bellarinensis*, *E. ovata* var. *ovata* and *Melaleuca lanceolata*.

These species should be planted 6 metres or more away from the house or foundations.

- Providing sufficient planting to the edge of driveways.
- Minimising hard paved area to frontages eg: using alternative finishes



5.0 Landscape

to concrete driveways and avoiding separate pedestrian entry paths.

5.2 Setbacks

Adequate setbacks are required to accommodate a range of planting including taller spreading species eg. Melaleuca, Casuarina and Banksia to both front and side setbacks.

Taller species can only be accommodated where sufficient distance is provided to the building line.

The Torquay Sands Landscape Architect is available for early advice regarding appropriate species selection and required clearances to structures.

5.3 Fencing

Applicants are encouraged to contact the adjoining lot owner to co-ordinate proposed fencing and associated costs.

Generally, paling fences are discouraged due to their suburban appearance. Less formal fencing solutions are preferred such as lightweight fencing or timber battens to support planting.

There has been some confusion regarding the requirements for double-sided paling fences. Where there is no adjoining owner, the applicant will be required to provide a full double sided paling arrangement preferably stained to a subdued colour.

5.4 Turf Selection

Applicants should use either tall fescue or Santa anna as an appropriate turf selection in their backyards. It's important to note, tall fescue is the preferred species.

Tall fescue is only to be used at the front of the property.

NB. Kikuyu and buffalo are not acceptable under any circumstances.

5.5 Treatment of Common Reserve Areas

In the case of those lots which located next to a reserve/vacant area ie, lots 1, 7, 8, 31, 32, 52, 53, 65, 66, 70, 71, 86, 119, 138, 144, 154, 178, 196, 286, 287, 336, 337 applicants note, planting beyond the boundary will not be permitted. A landscaping template for the above areas is available from the Sales Office.

Also note, planting on nature strips is not permitted.

6.0 Three Level Development

Many of the lots within the development fall within the Zone 2 height control of 10.5m, which provides an opportunity for three level development.

Where three levels are proposed, there is obviously the potential for the building forms to be visually prominent in the landscape. The additional height (and associated visual impact) of three level proposals needs to be adequately compensated by substantial landscaped zones around the building.

Site coverage must be reduced and setbacks increased to facilitate these more intense developments. **Minimum side setbacks (ie 2m or less) or building to boundary will not be permitted in these circumstances.**

Footprints must be kept as compact as possible to achieve landscape zones where taller planting can be accommodated- generally at least 3m width with greater setbacks preferred.

Setbacks to the 3rd level must be at least 5.5m from side and rear boundaries (as
