

7.3 Suspended Shade Structures

The Sands ARC supports the use of Suspended Shade Structures.

Approval Process

Approval must be sort by the Sands ARC for the provision of a shade structure. For approval to erect a shade structure house owners must provide a schematic plan & drawings to scale that accurately define the shade structure's appearance, dimensions and location on site to scale. Supportive material such as brochures and images should be supplied. A fee of \$150 is applied to the approval and payment for this fee must accompany the submission.

Note 1. *The ARC reserves the right to refuse any application for the inclusion of a suspended shade structure if they feel it will contribute to visual pollution and is not suitable in regard to colour character and form*

7.4 Cubby House

The Sands ARC supports the use of cubby houses. However key objectives are to be achieved in the design & construction or selection of a proprietary cubby house. These are:

Design & Location:

- All cubby houses must not exceed an overall dimension of 1.5m x 1.5m x 1.5m.
- They must be constructed from natural materials with subdued colours and low in decorative features.
- They must not be built above natural ground level more than 400mm
- They cannot be attached to boundary fences.
- They must not be visible from the street, golf course and side boundary view corridors.

Approval Process

Approval must be sort by the Sands ARC for the provision of a cubby house. The proposed cubby house must meet the requirements of the key objectives above.

For approval to erect a cubby house owners must provide a schematic plan & drawings to scale that accurately define the cubby house, appearance, dimensions and location on site to scale. Supportive material such as brochures and images should be supplied. A fee of \$150 is applied to the approval and payment for this fee must accompany the submission.

Note 1. *The ARC reserves the right to refuse any application for the inclusion of a cubby house if they feel it will contribute to visual pollution and is not suitable in regard to colour character and form.*

8.0 Colours and Materials

8.1 Natural Material

The Promotion of and defining of natural materials

The ARC recognises and promotes the use of natural materials. These materials are a means to attaining a non-painted or artificially applied surface. The following materials and applications are defined as natural and encouraged by the ARC:

A) Natural Stonework utilising stone types found locally such as 'Barrabool Stone', 'Castlemaine Slate', 'Hillview Stone', Airey Inlet Sandstone and Western District Basalt.

Note 1. *The choice of rock cannot be lighter than the stone colour present on the Sands club house*

Note 2. *The use of natural stone must not exceed more than 50% of the total façade of the dwelling.*

Note 3. *Natural stonework must not in any way shape or form be a motif or re-representation of any 'heritage or 'period' building' style.*

B) Split faced or smooth faced concrete block work with an un rendered finish either in a stretcher or stacked bond

Note 1. *The choice of block work cannot be lighter than the stone colour present on the Sands club house*

Note 2. *The use of block work must not exceed more than 50% of the total façade of the dwelling.*

Note 3. *Block work must not in any way shape or form be a motif or re-representation of any 'heritage or 'period' building' style.*

C) Natural timber cladding in a shiplap or sheet form with a clear oiled finish or pigmented stain such as the quantum series of exterior wood stains

D) Natural galvanised hot rolled steel members

E) Pre-rusted mild steel work

F) Natural finished 'Dulled' Zinc plate and Copper Sheetting

G) Natural finished Compressed Fibre Cement sheetting with Natural timber battens or expressed shadow line joint

H) A-Grade 'off form' concrete in small amounts non finished

Note 1. *The use of off form concrete must not exceed more than 50% of the total façade of the dwelling.*

Note 2. *'Off form' must not in any way shape or form be a motif or re-representation of any 'heritage' or 'period' building style.*

8.2 Colour Schedule

Additions to the existing colour palette

Additional Colours

We have provided colour selection tables from two major paint suppliers for increased market value. These tables are available from the Sands Land Office

The ARC's colour selection criteria still remains the same as follows:

In order for the buildings to successfully integrate with the coastal environment, it is critical that the colours used are responsive to the surrounding landscape

It is the vegetation rather than the beach, which should generate the palette for colour and materials. The landscape will provide a backdrop to the housing and in time will surround it.

Darker, natural colours are generally stipulated, because they will create a recessive base colour compatible with the surrounding landscape.

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The following lists form the selected subdued colour palette.

PAINT
COLOURS

Haymes	Appleby	Balmoral	Black Sheoak
	Black Wattle	Blackrock	Bunker
	Coastal	Cobden	Correa
	Druids	Dune Thistle	Dunes
	Gleneagles	Grey Sea	Hanners
	Harrow	Karaaf Wetlands	Lomond
	Links	Loch	Manna Gum
	Mat Rush	Moonah Grey	Peppers
	Saltbush	Sea Box	Sea Storm
	Silver Banksia	Spear Grass	Spike
	Spinfex	St Georges Way	Swamp Gum
	The Esplanade	The Nineteenth	Thompson Creek
	Torquay	Torqx	Tussock Grey
	Wallaby Grass	Wathaurong	Whites Beach
		Yellow Gum	
Dulux	Hildegard PG1.E5	Bottle Green PG1.E6	Western Myall PG1.F7
	Spanish Eyes PG1.F9	Luck PG1.G9	Goanna Grey PG2.C8
	Army Issue P15.B5	Swampy P15.B6	Ticking PG1.A7
	Antique P16.B5	String Deep P16.B6	Bronze Fig P16.B7
	Grey Mountain 40YY 25/074	Plateau Grey 40YY 20/081	Jumbo P16.A7
	Bronze 40YY 13/094	Caisson Green 45YY 24/158	Juvenile PG1.E7
	Grey Hearth 30YY 16/032	Grey Tweed 30YY 22/059	Burnt Bark 30YY 08/082
	Forest Black 30YY 10/038	Mansard Stone 30YY 20/029	Namadji PG1.F8
	Domino PG1.A8	Klute PG1F5	Monk PG1G8
	Otto's Boy PG1G7	Pelaco PG1G4	Ruskie PO9D6
	Tea House PG1F6	Tristan PG2C5	Wistow PG1E4
	Taj PO9.D8	Guitar P10.B8	Nile Clay P13.B5
	Mudbath P15.B8	Ancient Olive P13B9	Brick Brown P13B8
	Carriage P13B7	Columbia P10B7	Namibia P10B6
	Picaninny PO9D7	Catfish 39C-3D	Oyster Gray 39C-4D
Wattyl			
	Pepper 39B-4D	Le Sabre 39A-1A	
Taubmans	Treacle B162.12		

TIMBER FINISH COLOURS			
Quantum	Ginkgo	Quartz	Gumleaf
	Resida green	Swampgum	Ironstone
	New snowgum	Weathered cedar	Sea House grey
	Ebony	Onyx	Charcoal
	Old gum		
Wood Tones	Dark oak	Black	Walnut
COLORBOND COLOURS			
	Woodland Grey	Windspray	Night Sky
	Jasper	Ironstone	Bushland
	Plantation		

HAYMES PAINT SELECTION FAN DECK AVAILABLE

For purchasers from the Land Sales Office 2 Sands Blvd open daily from 11am to 4pm

8.3 Material Schedule

The aim is to use high quality materials to achieve a distinctly coastal appearance, which is responsive to the natural environment.

The following materials form the material palette:

- Timber cladding in varying horizontal or vertical profiles
- Other lightweight materials such as Shadowclad and Colorbond cladding (**in the recommended Colourbond colours**) **This** will be considered and assessed on the merits of the overall design response.
- Restricted sections of natural stone, rendered masonry, face blockwork and brickwork, provided they are relieved by lighter elements such as pergola structures and screens to avoid an appearance of mass & weight. This too will be assessed on the merits of the overall design response.

The following materials will not be approved:

- Metal panel systems such as Alucobond