



Sanctuary Lakes Resort Services Ltd

Nature Strip Policy 2016

APPROVAL PROCESS

All nature strip alterations must obtain written approval from the Architectural Review Committee (ARC) prior to any works commencing.

A cover letter and design plan showing streets, footpaths, crossovers, all pits, treatment and/or plants to be used etc. must be submitted for each application.

All design plans are to be emailed to ocmanager@sanctuarylakes.com.au or submitted to our office at 72 Greg Norman Drive, Sanctuary Lakes.



Nature Strip Installation Policy

1.0 Preamble

This policy was developed in response to many requests from Lot Owners for an alternative to turf.

In developing this policy several aspects were taken into account. This includes and is not limited to the following:

1. That the street landscape be of uniform treatment
2. The development of nature strips does not increase off street parking
3. Ease of maintenance of assets within the nature strip be maintained
4. A small suite of plants growing to no more than 300mm be approved
5. Sight lines at intersection and changes in road direction be maintained

During its development parties such as the Sanctuary Lakes Resort Services Advisory Council (SLRSAC), Sanctuary Lakes Resort Services Ltd (SLRS – the Manager), the Developer, the Architectural Review Committee (ARC) and Wyndham City Council (WCC) were consulted.

1.1 Where does this policy apply?

This policy applies to all nature strips except the nature strips on the Boulevard.

All nature strips on the Boulevard must be covered in turf and are maintained by Sanctuary Lakes Resort Maintenance.

1.2 Who does this policy apply to?

This policy applies to all residential nature strips within Sanctuary Lakes.

1.3 What is permitted?

- Natural turf, except Kikuyu
 - A limited selection of plants growing to 300mm (refer to page 5)
 - Tuscan Pebbles or Tuscan Toppings with appropriate planting as indicated on page 5
- NB – Nature strips in gated communities are common property. This is privately owned by the specific owners corporation, and thus does not fall within the jurisdiction of WCC. Issues of liability raised by non compliance will be a matter for the specific owners corporation to deal with.**

1.4 What is not permitted?

Anything not listed above, to include, but not limited to:

- Boulders or rocks of any size, and any other solid decorations
 - The creation of an area or use of materials (especially Lillydale toppings or over use of Tuscan toppings without appropriate plantings) deemed to be suited for parking
 - Any permanent structure such as letter boxes, garden bed edging, borders, fountains or ponds
 - Additional street trees, or in fact unapproved removal of Resort street trees (rectification costs will be charged to the lot owner)
 - Any other material other than Sanctuary Lakes approved mulch around the base of the street tree
 - Synthetic turf is not permitted
- NB – Whilst WCC has approved the Sanctuary Lakes Nature Strip Policy, any issues of liability raised by non compliance in non gated areas will be referred to the Council for their action.**

****Compliance with the Sanctuary Lakes Resort Nature Strip Policy means you will automatically comply with the Wyndham City Council Nature Strip Guidelines****



1.5 The nature strip

The nature strip contains many assets. Some of these assets are Sanctuary Lakes Resort Maintenance responsibility, whilst the majority of the assets will be the responsibility of other authorities. If either Sanctuary Lakes Resort Maintenance or another authority have to excavate the nature strip to do works, neither Sanctuary Lakes Resort Maintenance nor the Authority will be responsible for re-instating the nature strip to its former state.

1.6 Is ARC approval required?

For all nature strips, other than natural turf, approval from the ARC and Sanctuary Lakes Resort Maintenance is required.

The streetscape will be considered with each application, when alternative methods are being requested. A uniform approach is to be maintained to retain the characteristics of the streetscape.

1.7 Where can I put my letterbox?

The letterbox must be placed on the owner's land. Under the ARC rules it must be an approved type, refer to the Sanctuary Lakes Homeowner Building Code.

Australia Post by law requires access to the letterbox. Consideration must be given to the location of the letterbox to provide easy access for the post person on non footpath sides of the street. Where there is no footpath, 1.2 metres from the property line is to be kept clear of planting to allow access for the postman.



2.0: Procedure for nature strip installation

Stages	Natural Turf	Plants	Tuscan Pebbles or Toppings	Any Other
Application to ARC required	No	Yes	Yes	Yes
Responsibility for works	Lot Owner	Lot Owner	Lot Owner	Lot Owner
Aftercare	Lot Owner	Lot Owner	Lot Owner	Lot Owner
Cost of Landscaping	Lot Owner	Lot Owner	Lot Owner	Lot Owner

3.0 What can I do with the nature strip?

- The only permitted treatments on the nature strip are all types of turf (excluding *Kikuyu*), Tuscan Pebbles or Tuscan Toppings.
- Plants that grow to a maximum of 300mm must be planted (see list below). Plants should be planted at a density of 9 per square metre (general indication).
- Treatment with Tuscan Pebbles and Tuscan Toppings **must** include appropriate plantings, approved by the ARC, to prevent the nature strip being used as a car park.
- All street trees must have a 1.0 metre tree ring of Sanctuary Lakes mulch.
- Tree boxes, boulders, ornaments, etc are not permitted.
- Where there is no footpath, 1.2 metres from the property line is to be kept clear of planting to allow safe pedestrian access and access for the postman.

Treatments to the nature strip other than turf must be approved by the Architectural Review Committee.

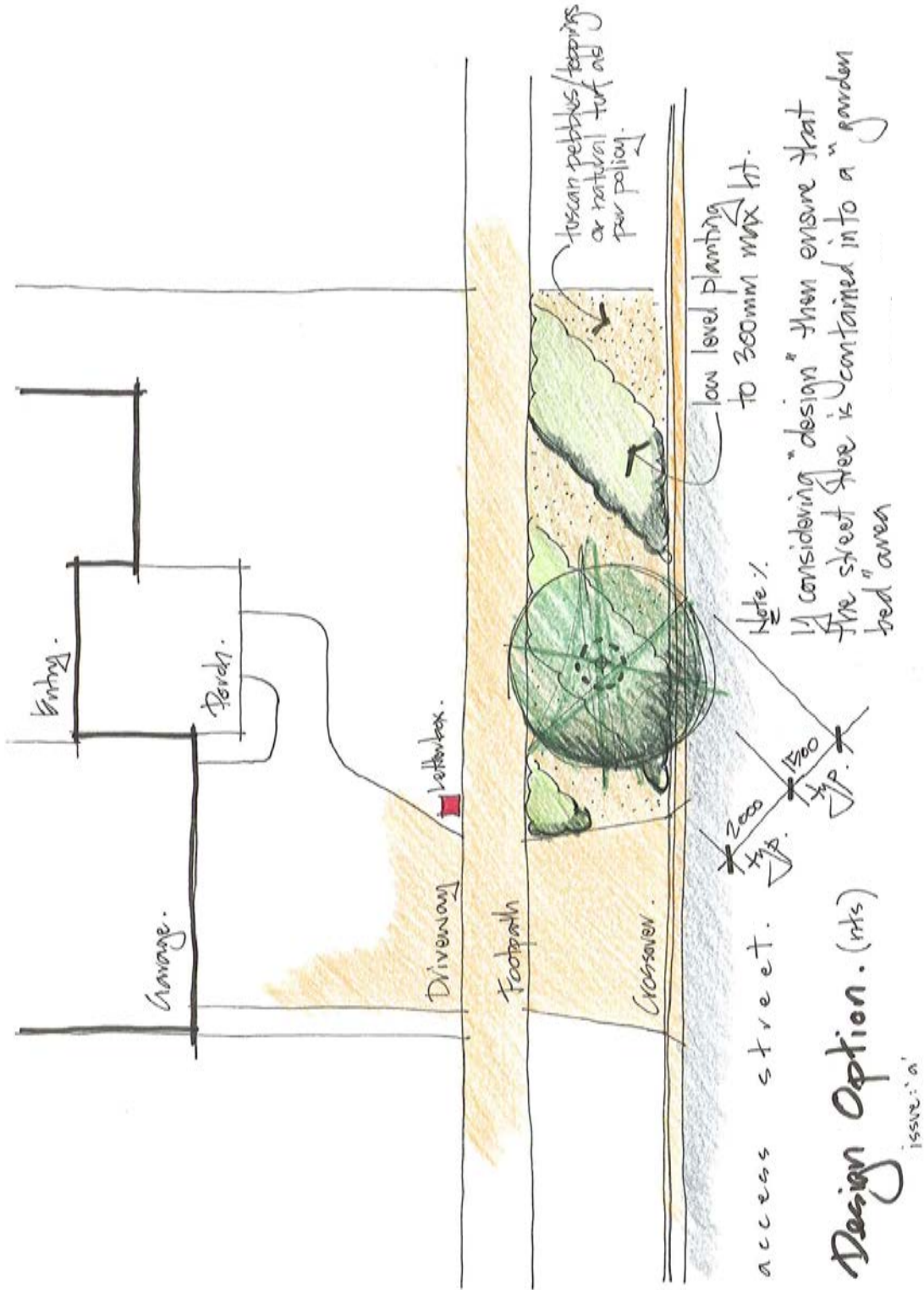
4.0 Maintenance of the nature strip

It is the Lot Owner's responsibility to maintain the nature strip, except where the nature strip is on the Boulevard. Normal Owners Corporation rules apply to the care and maintenance of the nature strip. The mowing and care of the Boulevard nature strips is the responsibility of the Resort Maintenance team by agreement of Wyndham City Council.

5.0 Plants that grow to a maximum of 300 mm

- *Carex testacea*
- *Libertia* and cultivars such as "Goldfinger and Taupo Blaze"
- *Lomandra* cultivars such as "Stormy Seas, Lime Wave, Seascape, Savannah Blue and Tanika"

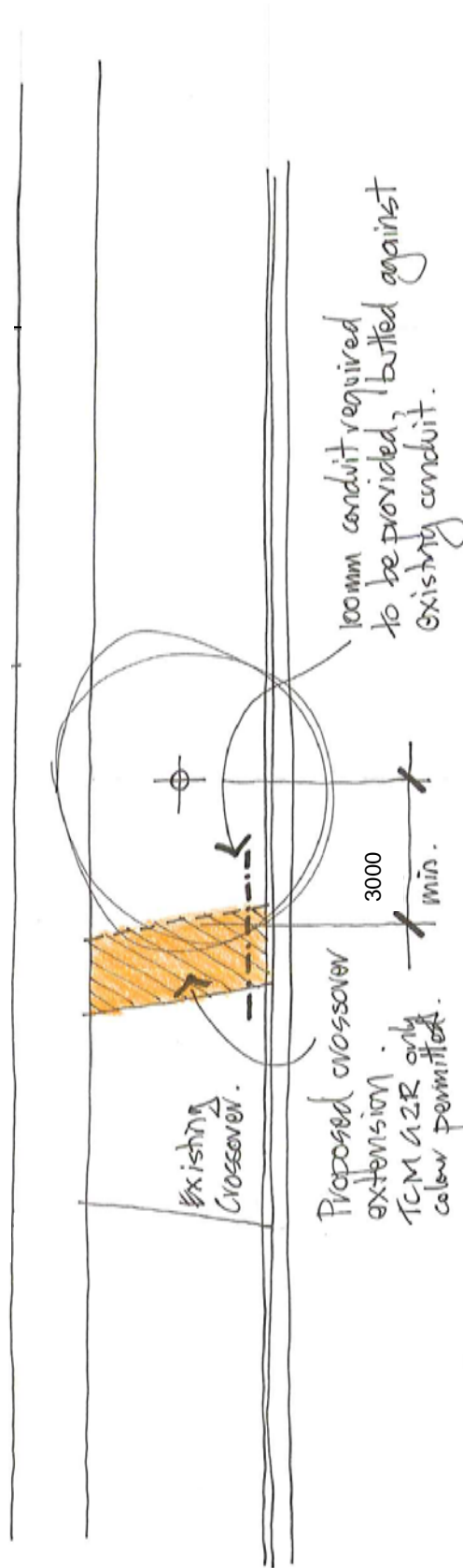
NB: If you have difficulty locating the above plants please contact our office on 9394 9400 opt 1. Additionally, further plants outside the above selection and growing to a maximum of 300mm may be considered. Please submit your application to the ARC for approval.



Note: All driveways and crossovers must align.

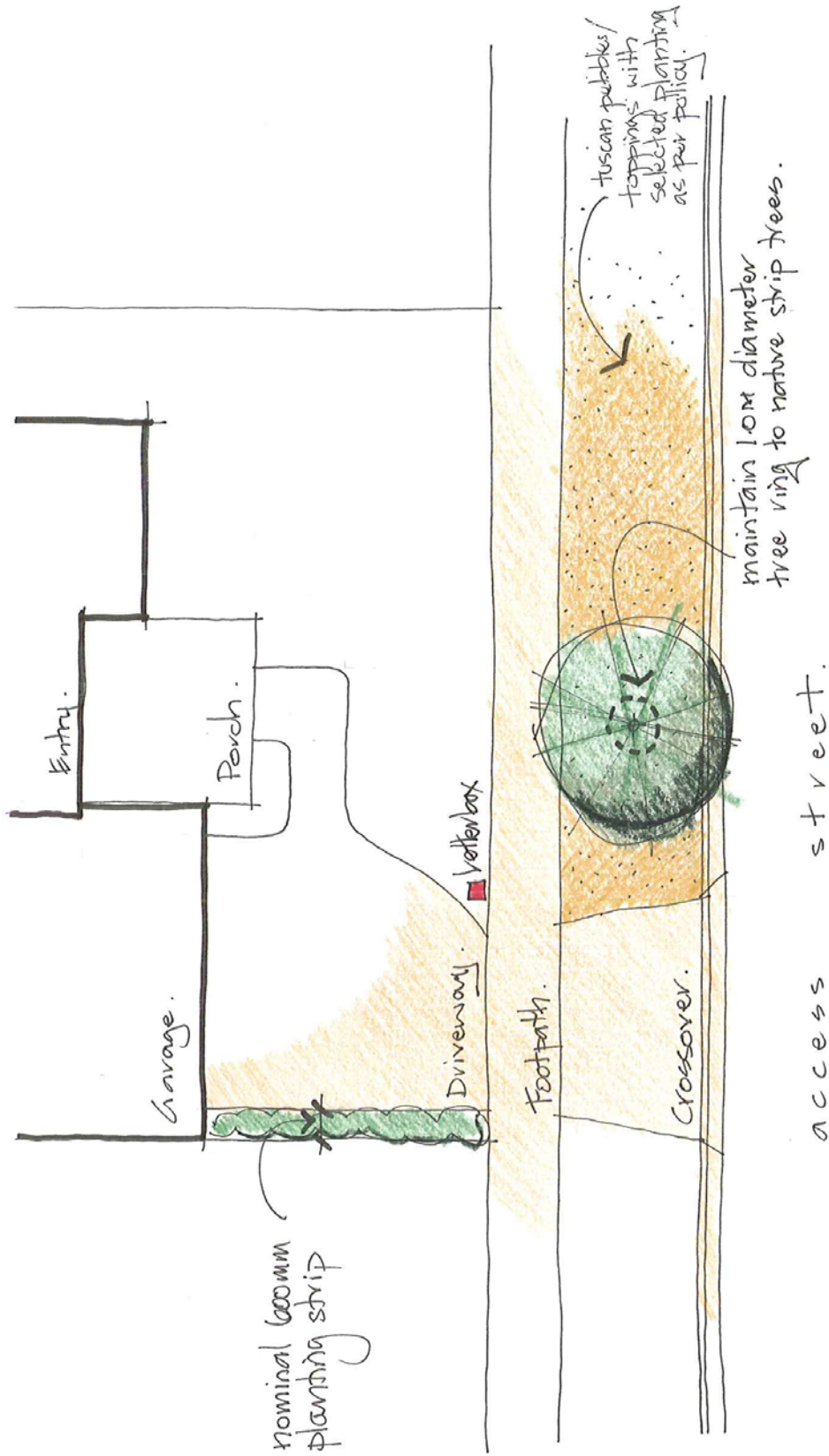
Note: All driveways and crossovers must align.

For crossover extensions contact
Sanctuary Lakes Resort Maintenance on
9394 9420 or alternatively Sanctuary Lakes
Resort Services on 9394 9400 opt 1.



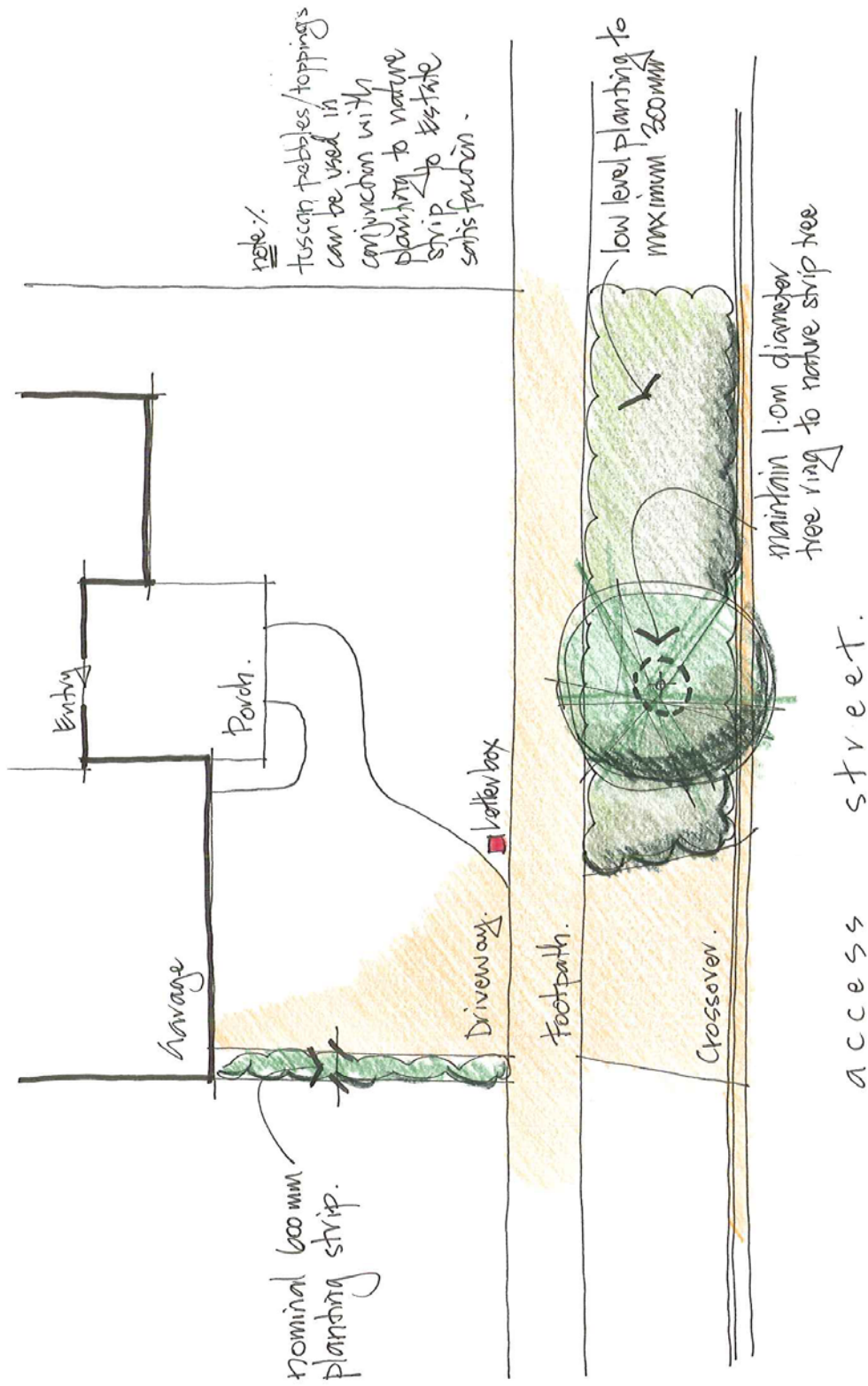
Typical Crossover Extension.
Issue: 'a'

Note: All driveways and crossovers must align.

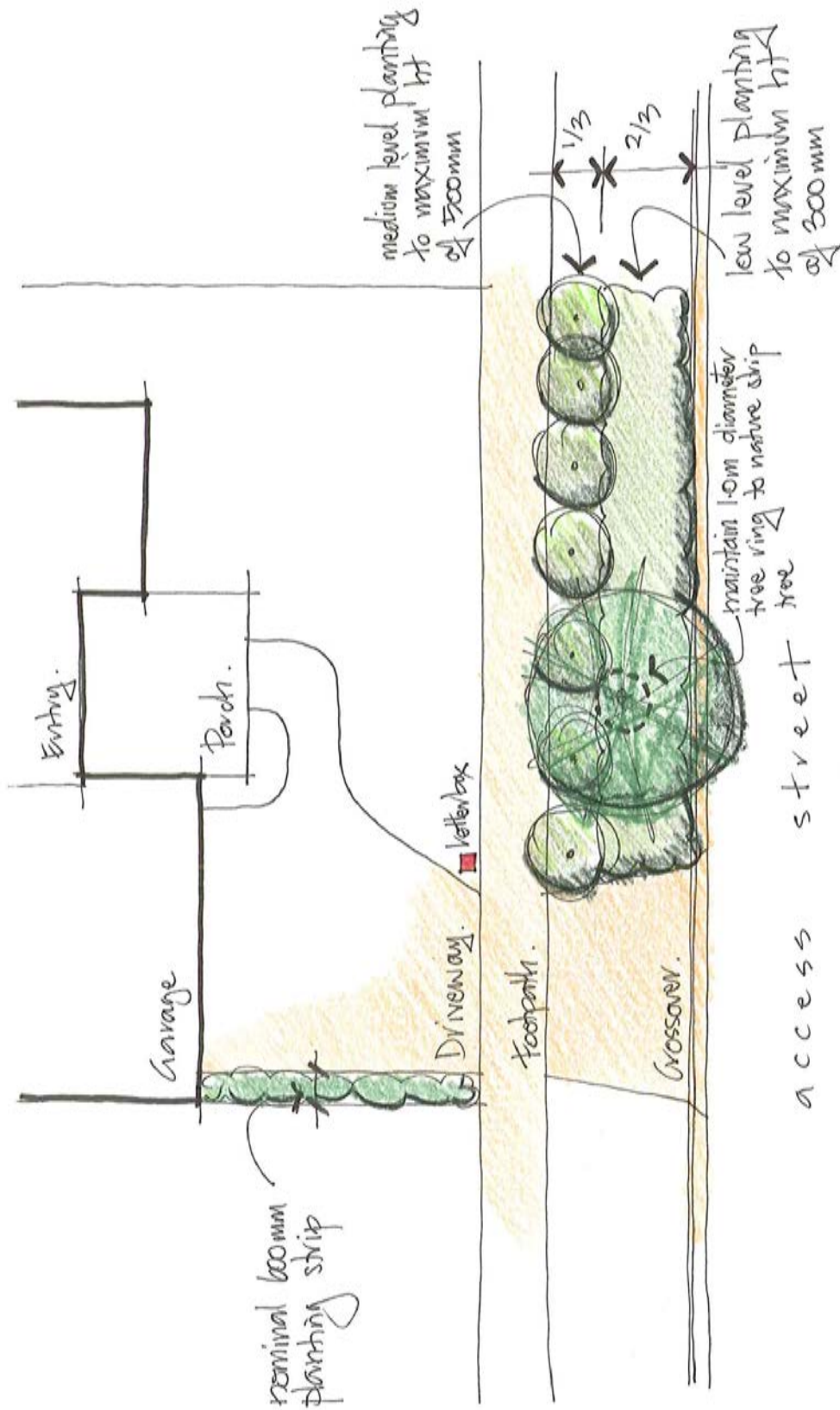


Option 1. (nts)
issue: 'a'

Note: All driveways and crossovers must align.



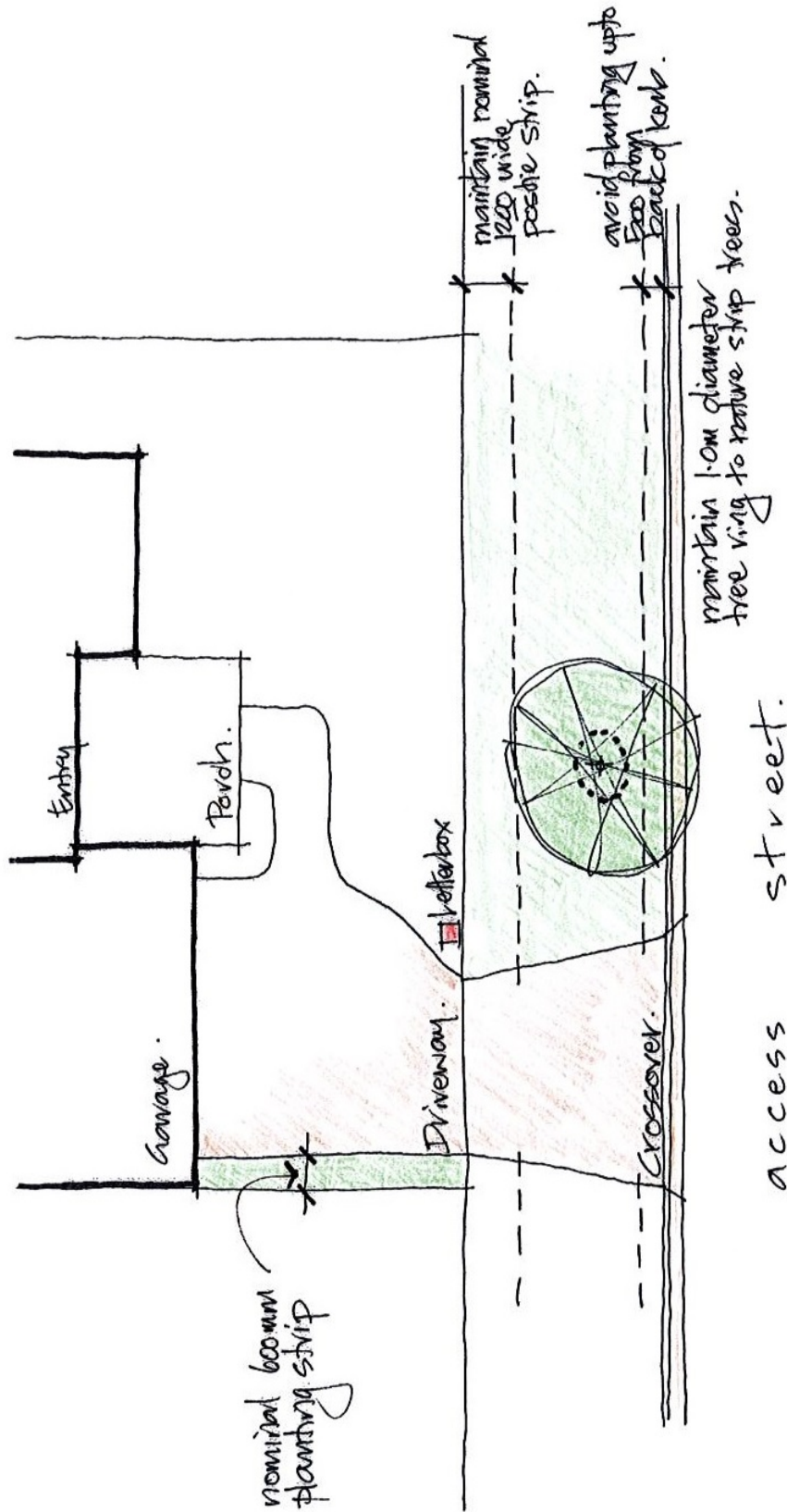
Note: All driveways and crossovers must align.



Option 3. (nts)

Issue: 'a'

Note: All driveways and crossovers must align.



Option 4. (nts)
Kessie: 'N'