

## MAGENTA SHORES

### ARCHITECTURAL & LANDSCAPE GUIDELINES

The Community Management Statement sets out the management structure and by-laws for Magenta Shores. By law 2 of the Community Management Statement permits the prescribing of Architectural and Landscape Guidelines in order to control and preserve the essence, and ensure that alterations to adjoining buildings, or lots, maintain the general quality and theme of the Magenta Shores Estate.

For the purposes of by law 2 this document comprises both the Architectural and Landscape Guidelines. Any change to a lot (including any building) will require compliance with the by laws included in the Community Management Statement and the Architectural and Landscape Guidelines. By law 3 of the Community Management Statement states that certain proposed work, alterations or amendments, require the consent of the Executive Committee of the Community Association. In addition to approval of the Executive Committee, Owners may also require consent from a Subsidiary Body (such as the Owners Corporation) or Local Council, or other government authorities.

The following standards relate to all lots (including buildings - detached and attached) unless specifically noted.

#### **1.0 GENERAL STANDARDS**

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By law 4 of the Community Management Statement sets standards relating to the design, installation and operation of the following:

- a) Location and visibility of **Transmitting and Receiving Devices** (ie, aerials, satellite dishes, towers, antennas);
- b) Size and approval for **Signs** (ie, advertising "for sale or lease")

#### **2.0 ARCHITECTURAL**

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##### **2.1 MATERIALS & FINISHES**

Any external colours and materials must be consistent in type, finish and colour with those of similar materials used on adjacent dwellings in the Estate.

## **2.6 FENCING & SCREENING**

Fencing in addition to that constructed by the Developer is not to be erected where visible from Community, Strata, Neighbourhood property or the golf course. Any replacement fencing must be of the same colour, height, standard, material and quality as the fence constructed by the developer.

No fences/screens or structures other than those constructed by the developer are to be erected on balconies, terraces or courtyards where visible from Community, Strata, Neighbourhood property or the golf course unless approved by Community Association.

The above does not apply to fencing to be added at the rear of a dwelling constructed by the Developer of a lot in a Neighbourhood Scheme or Development Lot, provided it is in accordance with the detail provided in Appendix 2.

## **2.7 LETTER BOXES**

Replacement of letter boxes in a Neighbourhood scheme or Development Lot must be consistent with the design, colour, standard and quality as specified by the developer.

Installation of a letterbox within a Strata Scheme must be in accordance with the detail provided at Appendix 4.

## **2.8 HEIGHT & BUILDING SETBACKS**

A dwelling homes within a Neighbourhood or Development Lot may only be replaced with a new dwelling home which:

- 1) Is not higher than the dwelling structure originally constructed by the developer, and
- 2) Incorporates setbacks to buildings equal or greater than those constructed by the developer, and
- 3) Is consistent in architectural style and materials to the home originally constructed by the developer, and
- 4) Is in accordance with the By-laws set out in the Community Management Statement.

## **2.9 CLOTHESLINES AND WASHING**

Any replacement clothesline must be wall fixed and located in the identical position as provided by the developer. Towels/clothing etc are not to be hung over balcony handrails.

## **2.2 EXTERNAL STRUCTURES**

The addition of external structures and fixtures (eg, garden shed, gazebos) are not permitted where visible from Community Property, Strata, Neighbourhood property or the golf course unless provided by the Developer.

## **2.3 ROOFS & PERGOLAS**

The addition of privacy screens, dividing barriers or sun shading devices screens fixed to windows, sala's, balconies or pergola structures visible from Community property, Strata property, Neighbourhood property or the golf course are not permitted unless provided by the Developer or approved by the Community Association.

## **2.4 EXTERNAL LIGHTING**

The external lighting has been provided to provide the most suitable levels without interfering with adjoining properties. No alteration should be made to the colour or type of light installed by the developer unless approved by the Community Association.

## **2.5 FLY SCREENS**

When flyscreens are provided by the developer they are to be maintained at all times to dwellings within 80 metres of the heath/shrub land vegetation zone as the screens also assist in the reduction of ember attack in the event of bushfire. Any additional or replacement screens are to be made of non-combustible material. The frame colour of the fly/security screens shall match the powdercoated finish of the window as detailed in the finishes schedule provided in the owners pack or from the Community Manager.

The Owner or Occupier within a Neighbourhood Scheme or Development Lot may install security screens to the entry doors. The specification of the security screens is to be similar to the Crimesafe security system product.

The Owner or Occupier within Strata Scheme must not install flyscreens or security screens to any doors to a Lot without the approval of the Owners Corporation.

## **2.10 WINDOW COVERINGS & OUTDOOR FURNITURE**

Window coverings provided by an owner or occupier within a Neighbourhood scheme are required to comply with requirements in the Neighbourhood Management Statement.

Lots within a strata scheme are required to maintain the window coverings and outdoor furniture to ensure the architectural integrity of a 5 star resort standard. Replacement of window coverings and outdoor furniture must be consistent with the design, colour, standard and quality as provided by the developer.

## **3.0 LANDSCAPE & OPEN SPACE**

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### **3.1 LANDSCAPING**

Any replacement planting is to be consistent with the originally selected species supplied and installed by the developer.

Bitou Bush (*Chrysanthemoides minifera* spp. *rotundata*) is a noxious weed and growth is not permitted on site. All owners and occupiers are to promptly remove any bitou bush that grows on their lot.

### **3.2 VERGES AND PARKS**

The Community Association is responsible for the maintenance of all soft and hard landscaping to all verges and pocket packs. Trees located in the verge are to be pruned to maintain a clear trunk to prevent hazards to pedestrians.

### **3.3 PAVING**

No additional paving is to be installed where visible from Community Property, Strata, Neighbourhood Property or the golf course.

Any replacement paving must be consistent with the colour, standard and quality as that provided by the Developer.

### **3.4 ASSET PROTECTION ZONE PLANTING**

The Community Association will be responsible for maintaining the Asset Protection Zone landscape area in Neighbourhood and Community Property in accordance with the below requirements and the attachment in Appendix 1.

The Owners of the lots located within the Asset Protection Zone will be responsible for maintaining the Asset Protection Zone landscape area

on their lot with the below requirements and the attachment in Appendix 1.

Refer to the concept plan attached to the Community Management Statement for the location of the Asset protection Zone

Requirements:

- a) Trees within the IPA shall not form a continuous canopy (there must be a minimum 2m separation between tree canopies) and part of the tree to overhang within 5m of any building.
- b) Cypress tree types are not to be planted within the 'Inner Protection Area'.
- c) Fuel management within the Asset Protection Zone should be maintained in accordance with the guidelines provided in Appendix 1

### **3.5 PRIVATE GARDENS**

By law 5 requires owners or occupiers to keep lots, buildings and gardens clean and in good repair. All private gardens should be free of weeds/pests and regularly pruned/mowed.

The owner of a development lot or lot in a Neighbourhood Scheme is responsible for the maintenance of the landscaping within their lot.

All landscaped areas are to be maintained (including replacement planting) in a manner which is consistent with the standard, style, species and density supplied and installed by the developer and of surrounding dwellings in the Estate.

In accordance with by law 3 any landscape works will require approval from the Executive Committee

## **4.0 GOLF COURSE**

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The Magenta Shores Golf Course and Landscape Edges are to be maintained to a Five Star Resort Standard in accordance with the Magenta Shores Golf and Country Club constitution.

Playing surfaces are to be maintained to Golf Course industry standards which include acceptable turf density, colour and playing surface quality. Weeds must be controlled through the use of pre and post emergent herbicides to prevent dominance. Reliable and efficient equipment is to be provided and maintained for the upkeep of the golf course and landscape.

The Golf Course and Landscape is to be maintained with suitably qualified and experienced staff who can implement and document industry best practice for the use of chemicals, fertilizers and cultural practices.

The Golf Course Landscape at Magenta Shores resort is typically planted with native endemic species that require lower maintenance. Control of weed growth, pruning of selected plants and replacement of failed plants will be necessary as the landscape matures. Fertilizing of Fairways, Surrounds and Light Roughs should be based on annual soil testing and visual analysis to determine nutrient deficiencies and prevent any excess applications. Soil Testing is also designed to be a record of industry best practice. Insecticides applications should be based on careful monitoring and identification as part of an Integrated Pest management approach.

An Environmental Management Plan and standard operating procedures must be implemented and maintained to comply with Environmental Legislation.

Golf Course Maintenance and Landscape staff are to participate in ongoing professional development and training to ensure industry best practice can be implemented.

The Irrigation System is to be maintained to a standard which provides ongoing reliable operation. Leaking sprinklers and fittings are to be repaired or replaced. The Central Control System including Field Satellites are to be maintained to a standard which provides reliable performance. Programming of the irrigation system must ensure that irrigation is applied using Regulated Deficit Programming principles.

The Golf Course Maintenance Facility and half way house are to be maintained in their current location, design and colour. Replacement of these facilities must be consistent with the colour, standard and quality as that provided by the Developer. These Facilities and all infrastructure is to be maintained to a safe operating standard.

The Maintenance Practises employed on the Golf Course must be fully compliant with NSW EPA Guidelines and the Masterplan DA conditions of Consent.

## **5.0 PONDS**

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There are four ponds in the Magenta Shores Resort development. All four ponds have been constructed using a bentonite liner with 300mm of sand placed over the liner. The 300mm sand layer is for protection of the liner and should be maintained at this level (300mm) at all times.

Regular checks should be carried out by the respective entities to ensure that the sand layer is not depleted by erosion during rainfall events.

All ponds are fitted with aerators the operation of which will be adjusted to suit seasonal demands. Generally longer operating periods will be required when increased water temperatures are experienced. A system of pipes has also been installed to allow the transfer of water between all four ponds.

Grasses & Macrophytes growing around the edges of the pond are an integral part of the pond ecosystem and must be maintained.

The Magenta Shores Golf & Country Club will be responsible for maintaining the water in these ponds to a quality consistent with their use and location.

## APPENDIX 1



## APPENDIX 1 – DETAILS OF ASSET (FIRE) PROTECTION ZONES

### 1.0 INTRODUCTION

The major mitigating factor that limits the effects of wildfire is the amount of fuel available to burn. By reducing the amount of fuel there will be a reduction in the intensity of the fire.

The area in which the fuel reduction occurs is referred to as an Asset Protection Zone. Asset Protection Zones are areas that are usually shown on 'plans' adjacent to either cultural or natural assets (eg. dwelling, rainforest). They act to significantly lessen the impact of intense fire. The Asset Protection Zone can be further identified by two sub-zones.

Each has a specific role to play within an asset protection zone. These sub-zone areas are called the Inner Protection Area (Fuel Free Zone) and the Outer Protection Area (Fuel Reduced Zone). The sub-zones characterise the physical appearance of the landscape and in particular the way the combustible fuels shall appear after they are modified. (See Photos 1 - 6).

The Inner Protection Area is always located immediately adjacent to the asset/value at risk. The Outer Protection Area is located between the Inner Protection Area and the bushland.

When considering bush fire fuel it is important to understand that it occurs in our native bushland in three vertical layers – see Table 1.

Table 1 – Fuel Layers

Fuel Layer Name	Location of Layer in vertical Column	Type of Fuel
Ground Fuels	Below ground level	Peatmoss (always below the surface)
Surface Fuels	0-200 mm	Litter layer (leaves & twigs)
Aerial Fuels	200 – 3000 mm	Shrubs and grasses
Canopy Fuels	> 3000 mm	Tree canopy

### 2.0 INNER PROTECTION AREA (I.P.A)

This area is *almost free* of all fuels, it usually takes the form of grassy areas, car parks, roads, concrete areas, track or trails. It does not imply the wholesale removal of all or every tree - see Table 2 for guidelines on the extent of trees that can occur within this zone.

**Rationale:** By its very nature this zone is intended to stop the transmission of flame and reduce the transmission of radiated heat by the elimination of available fuel. Thus its Inner Protection Area name. This area also allows airborne embers to fall safely thus stopping further outbreaks of fire to begin.

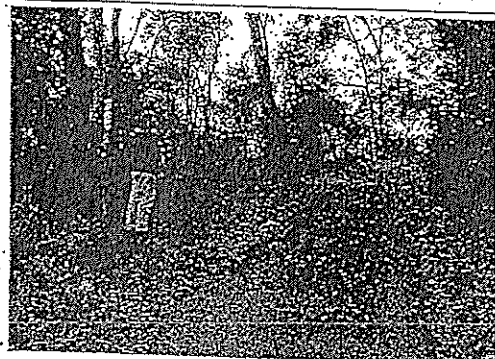
**Fire Fighting Advantage:** This zone allows safe fire fighting operations to occur and clear fire control lines to be implemented by fire fighters.

**Measurability:** A fuel free Inner Protection Area is measured in two ways. The weight of the fuel and the width of the zone. Practitioners measure fuel load in *tonnes per hectare*. It is assessed by measuring the weight of fuel in a small quadrat eg. 300mm by 300mm and equating that to a hectare. The width of the zone is the separating distance between an asset and the bushland.

**Performance Standard:** A safe load is between 0-3 t/Ha.

## Photographic Montage Depicting Inner Protection Area

PHOTO - 1



**Site Description:** The site is a paved roadway. It separates two areas of bushland and is normally called in this instance a fire break.

**Fire Behaviour:** No fire could occur on this fire break but the narrow nature of the break would allow fire to pass between the two bushland areas without difficulty.

**Maintenance:** None required due to paved surface. Do not allow shrubs to grow.

**Fuel Weight:** Zero

PHOTO - 2



**Site Description:** The site is mineral earth. There is no fuel on this narrow strip. The narrow strip forms a narrow fire break between two areas of unmanaged bushland.

**Fire Behaviour:** No fire could occur on this mineral earth but the narrow nature of the fire break would allow fire to pass between the two bushland areas without difficulty.

**Maintenance:** Regular raking and removal of litter layer. Do not allow shrubs to grow.

**Fuel Weight:** Zero

PHOTO - 3



**Site Description:** This is a grassed fire trail on level land adjacent to unmanaged bushland. The grass height on the level lands is 20-50 mm.

**Fire Behaviour:** This area, if mowed regularly, would exhibit flame heights not above 300 mm (12 inches). Note: The grass in the bushland zone is approx. 400-500mm in height and would achieve flame heights approximate to 750 -1200mm (depending on fuel loadings and Fire Danger Index).

**Maintenance:** This fuel free zone is able to be managed by normal mowing means. Raking and removal of litter layer, and/or mowing of grasses; and raking and/or mowing. Fuel Weight in photo 4: < 2 T/Ha.

**Fuel Weight:** < 2 T/Ha.

PHOTO - 4



**Site Description:** This is a grassed Inner Protection Area with scattered trees, no shrub larger and minimal understorey. The grass height is maintained to provide < 3 tonnes per hectare.

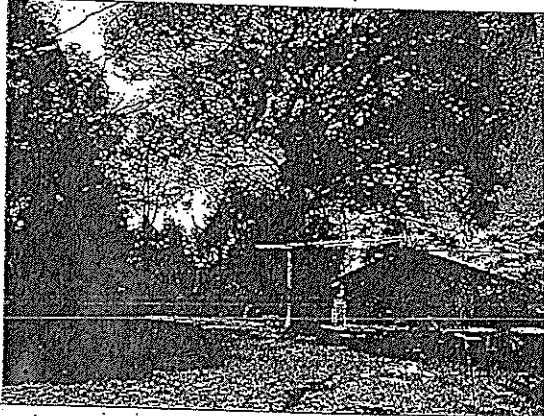
**Fire Behaviour:** This area, if maintained regularly, would exhibit flame height not above 300mm.

**Maintenance:** This Inner Protection Area is managed by mowing, raking and removal of the litter layer.

**Fuel Weight:** < 3 tonnes/hectare.

## Photographic Montage Depicting Inner Protection Area

PHOTO - 5



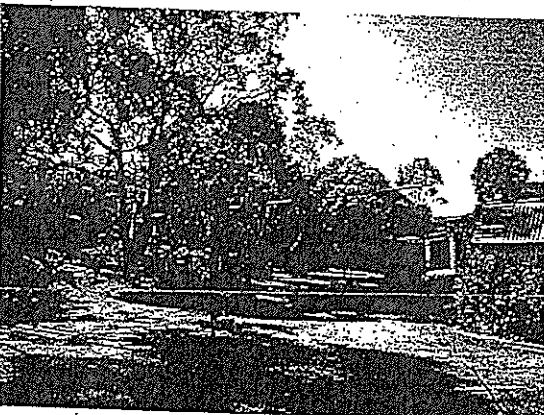
**Site Description:** The site is a grassed Inner Protection Area with large smooth barked tree 5 metres clear of the dwelling. The grass height is maintained to provide < 3 tonnes per hectare.

**Fire Behaviour:** This area, if maintained regularly, would exhibit flame height not above 300mm.

**Maintenance:** This Inner Protection Area is managed by mowing, raking and removal of the litter layer.

**Fuel Weight:** < 3 tonnes/hectare

PHOTO - 6



**Site Description:** This site shows a grassed Inner Protection Area with rock and landscaped areas constituting approximately 15% of the Inner Protection Area. Tree more than 5 metres from dwelling with no canopy connection to adjoining trees.

**Fire Behaviour:** This area, if maintained regularly, would exhibit flame height not above 300mm.

**Maintenance:** This Inner Protection Area is managed by mowing, raking and removal of the litter layer.

**Fuel Weight:** < 3 tonnes/hectare to grass areas landscaped areas 3-4 tonnes/hectare.

PHOTO - 7



**Site Description:** This site shows an Inner Protection Area which includes a paved Access/Fire Trail. Smooth barked trees < 5 metres from fire aspect of dwelling.

**Fuel loading to trail zero** with grassed areas displaying approximately 3 tonnes/hectare.

**Fire Behaviour:** Fires impacting the bushland to the left of the Access/Fire Trail would loose intensity with the provision of the Inner Protection Area.

**Maintenance:** This Inner Protection Area is managed by mowing, raking and removal of the litter layer.

**Fuel Weight:** Nil to Access/Fire Trail. 3 tonnes/hectare to grassed area.

### PRESENCE OF SHRUBS IN AN INNER PROTECTION AREA

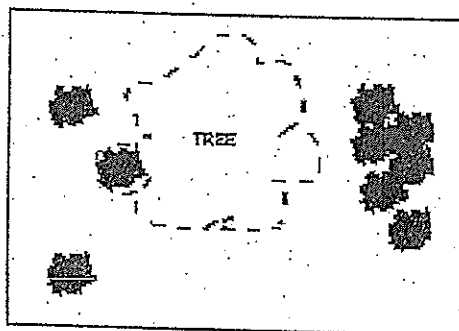
Shrubs may occur within an Inner Protection Area, but only where it is recommended by an experienced bush fire protection manager.

Thus landscaping works within the Inner Protection Area may occur in some instances. Where it is approved to occur, some 10-15% and in some cases up to 30% of the Inner Protection Area may be able to be landscaped but always away from glass in buildings.

The design of the Inner Protection Area will be dependent on species selection and spatial arrangement.

Note: eg. 10 % means that for every 100 square metres (eg. 10 metres x 10 metres) only 10% of that area may have a shrub component. The remainder would be free of shrubs see Figure 1. A 10 % landscaped shrub layer would add a further 1.5 tonnes of fuel to the overall hazard weight. To maintain the aggregate below 3 t/ha the ground fuels must be mown grass, or similar.

Figure 1 – Example of Spatial Arrangement in a Inner Protection Area



If a shrub layer is present the following table shows the additional fuel weights that should be added to the calculated surface fuels.

Shrub cover	Fuel Weight
10-30 %	2.5 tonnes / ha
35-50 %	5.0 tonnes / ha
55-75%	7.5 tonnes / ha

### PRESENCE OF TREES WITHIN AN INNER PROTECTION AREA

A tree may occur within an Inner Protection Area if the canopy does not form a link with shrubs. The reason is to lessen any chance for 'vegetation linking' and the capability for fire to extend into the canopy.

It is a basic premise in fire behaviour understanding that fire cannot occur in the canopy unless surface fuels such as grasses or shrubs are burning. This merging creates opportunity for fire to link with the canopy and therefore increase fire intensity by some significant amount.

Trees that have a canopy beginning near the ground (such as Forest Oaks *Allocasuarina*) form a continuous link with the tree canopy and shrubs. A forest canopy cannot therefore burn without fuel to feed that fire. In a 'tall open forest' where the trees are generally above 20 metres in height the canopy is separated from the land surface by some distance. In an 'open woodland' the low canopy height (usually < 5 metres) merges with the shrubland layer.

Knowing the relationship between the shrub layer and the tree canopy allows fire managers to design safer areas in the asset protection zones. It is for this reason that vegetation such as Forest Oaks are usually excluded from an Inner Protection Area.

Similarly in 'open forests' the height of the forest is sufficiently removed from the shrub layer. As a general rule trees are allowed within an Inner Protection Area where the density of those trees is commensurate with Table 2 below and located on slopes up to 20% with a Westerly aspect.

In respect of trees that can be located in a Inner Protection Area Table 2 provides guidelines.

Table 2 – Tree Density in Inner Protection Area

Distance from dwelling wall	Trees permitted on the exposed side of a dwelling	Trees permitted on the non exposed side of a dwelling
within 5 metres	No trees	No trees
between 5-10 metres	One tree per 100 m <sup>2</sup>	2 trees per 100 m <sup>2</sup>
Between 10-20 metres	>10 tree per 400 m <sup>2</sup>	>10 trees per 400 m <sup>2</sup>

There are variations to Table 2.

- Trees vary in height and tree crown width /depth. Some trees have canopies that extend close to the ground (eg < 5 metres from the ground) whilst other trees have canopies that area high off the ground (> 15 metres off the ground). In some cases these tall trees do not have canopies that are affected by undergrowth / tall shrubs that could cause fire to burn into the canopy. Therefore if trees are isolated they do not form a significant risk.
- Similarly, smooth barked trees are less of a hazard than heavily barked trees. The latter can cause fire to run up into the canopy and if there is sufficient wind the resulting fire can be of high intensity.
- Similar to the above, the number of trees per 100 m<sup>2</sup> depends on an individual assessment being undertaken to determine the 'type / size of tree', and its resultant potential impact upon a dwelling.
- The exposed side of a dwelling is the side that is directly affected by a moving fire particularly when fanned by wind. The non-exposed side of a dwelling is the side where fire is unlikely to come from either from a lack of wind, slope or other factors such as a lack of hazardous fuel.

### 3.0 OUTER PROTECTION AREA (O.P.A)

**Rationale:** This zone is designed to stop the development of 'intense' fires and the transmission of 'severe' radiated heat.

**Physical Appearance:** This area assumes all trees will remain but with a modified shrub / grass and litter layer. In some sparse vegetation communities the shrub layer may not require modification.

**Fire Fighting Advantage:** Reduced fire intensity. It achieves this by denying fire a significant proportion of the fuel to feed upon. Fuels containing small (or fine) leaves such as *Forest Oaks* (or similar) are targeted for removal due to the capacity to burn quickly and therefore feed fire up into adjacent trees.

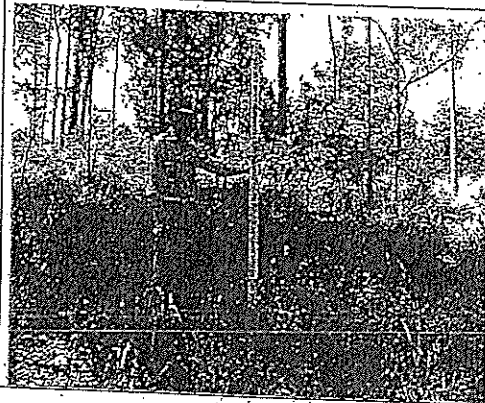
**Measurability:** Practitioners measure fuel load in *tonnes per hectare*. It is assessed by way of measuring the load in a given small quadrat eg. 300mm by 300mm and equating that to a hectare.

**Performance Standard:** A safe load is between 4-6 T/Ha.

**Note:** An experienced / qualified bush fire protection practitioner should undertake an individual assessment of a site to determine the requirements within an Asset Protection Zone.

## Photographic Montage Depicting Outer Protection Area

PHOTO - 1



**Site Description:** This area has a low tree and shrub density but a high presence of native grasses. Almost no litter layer present.

**Fire Behaviour:** The lack of shrubs means that fire behaviour will be less but the presence of the sloping lands and the heavy presence of grass means that fire can burn quickly up the slope with flame heights between 1200-1800mm.

**Maintenance:** Maintain the grass height. Shrubs can grow to what is pictured in Photo 6.

**Fuel Weight:** 2-3 T/Ha

PHOTO - 2



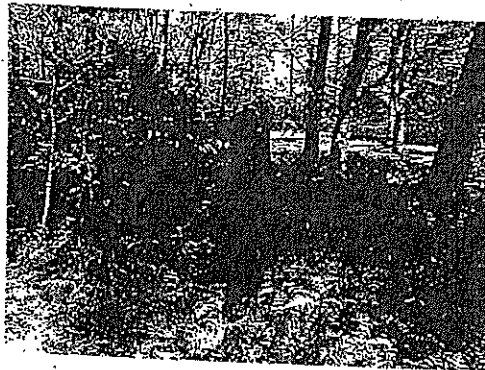
**Site Description:** This area has increased shrub density and the beginnings of those shrubs linking with the tree canopy. Litter layer is present, but less than 3 T/Ha. The shrub layer is approx 3 T/Ha.

**Fire Behaviour:** The increase in shrubs means that fire behaviour will be high. Flame heights would be expected to be between 2000mm - 6000mm (depending on fuel loadings and Fire Danger Index).

**Maintenance:** Maintain the grass height and current density of shrubs.

**Fuel Weight:** 6 T/Ha.

PHOTO - 3



**Site Description:** This area has a low tree and shrub density but a high presence of native grasses.

**Fire Behaviour:** The heavy presence of native grass means that fire can burn quickly through the outer protection area with flame heights of between 1200-3m.

**Maintenance:** Remove and maintain grass layer/leaf litter by slashing/hand removal.

**Fuel Weight:** 6-8 tonnes/hectare

PHOTO - 4



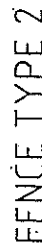
**Site Description:** Outer Protection Area above dwelling showing large rock outcrops, low shrub and tree density.

**Fire Behaviour:** Fires impacting this area would burn down slope to the dwelling. Flame heights in the order of 1-2 metres.

**Maintenance:** Management of this area by slashing/hand removal/burning to maintain fuel loading to < 8 tonnes/hectare.

**Fuel Weight:** < 6 tonnes/hectare  
Nil on rock ledges.

## APPENDIX 2



NOTE: NUMBER AND SPACING OF WIRE CABLES TO BE DETERMINED BY OWNER OF

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1542 Job no.

drawing no. 7-60-076

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Resort Houses

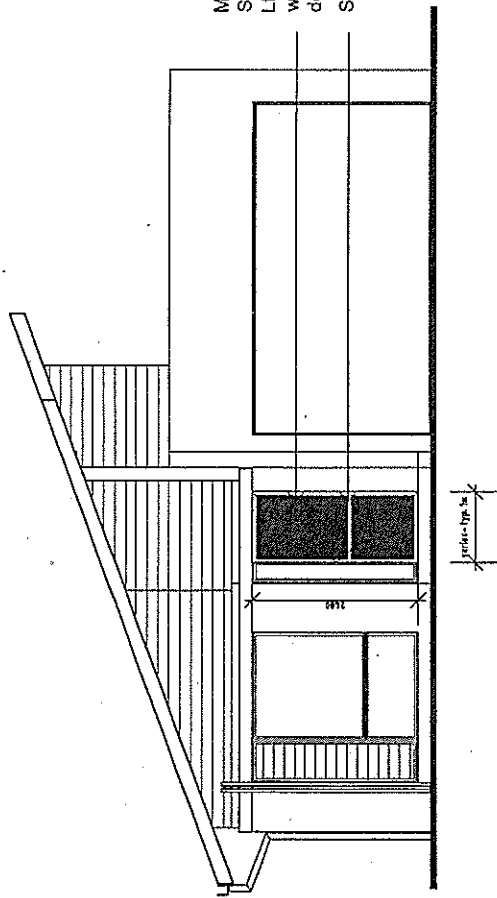
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date	rev	amendment
06.12.05	A	Issued for tender
24.04.06	01	AFC ISSUE - cable note added





## APPENDIX 3



STREET ELEVATION OF HOUSE

## APPENDIX 4

