



## PLANNING GUIDE DEFINITIONS

### PREAMBLE

The definitions below are provided as an addendum to the original Planning Guidelines as a result of a desire for objectivity and are to be used as an aid to determine allowable built elements on the Estate. The intention of these definitions is to create firmer regulations for various built structures while still allowing the objective decision making of the Estate Architects

### 1. PLANTING SERVITUDES

The following structures are permitted within the planting servitudes:

- Screen walls including masonry and timber screens
- Service yards
- Decking
- Pool fences
- Pools

#### **ALLOWANCE FOR STRUCTURES IN PLANTING SERVITUDE**

The total linear meterage extent of boundary facing side of any of these structures within the planting servitude is not to exceed 40m. Masonary walls in this allowance must not exceed 50% of the total allowance.

#### **ROAD FRONTING SERVITUDE**

- This servitude is to have a higher control level than other servitudes to allow for maximum planting. No service yards are permitted in these servitudes.
- Garages are permitted to encroach within this servitude to a maximum of 5m from the boundary line but extent of encroachment will be included in overall allowance.

#### **SIDE & REAR SERVITUDE**

Screen walls and service yard walls located in these servitudes are to be situated on the boundary.

#### **SECURITY SERVITUDE**

On Villa sites the rear servitude encompasses a 3m security servitude adjacent the Estate boundary which must remain free of any built structures including retaining walls, screen walls or parking bays. Security servitudes may only be grassed and must be clear of any other form of landscaping.

### 2. RETAINING WALLS / BARRIER FENCES

Retaining walls are permissible only where they are utilized to retain the natural ground level on the upper cut portion of the site. Retaining walls are not permitted to be used to extend the building platform i.e. on the lower portion of the site. A 26° bank is to be utilised in this situation.

Retaining walls are to be located a minimum of 800mm (at top point) off the boundary to allow for planting.

Retaining walls higher than 1m will require a barrier fence as a council requirement. Any retaining wall situated in the planting servitude and over 1m in height will be included in the 40m overall allowance.

Barrier fences to be as approved design.

### 3. DRIVEWAYS

Driveways are to be a maximum 7m width where crossover of front servitude occurs and a minimum of 800mm from a side boundary line where the driveway runs parallel to this boundary.

#### 4. SWALE

Swales are an important part of the Estate infrastructure and their integrity must be retained. Swale positions, depths and widths should be maintained. Only driveways are permitted to cross the swale areas and concrete piping has been installed at the anticipated driveway crossover position. These can be moved at the purchaser's expense if required. No other hard surface is to be built over the swale.

#### 5. POOL FENCING

- Approved fence types to be utilised.
- Use of non-approved fence types is only permitted where:
  1. The fence is heavily landscaped to be completely screened.
  2. A Landscaping drawing is submitted to HOA to indicate this and approved prior to installation.
  3. Location for fence is suitable for Landscaping.
- Fences to be positioned min. 800mm off boundary line to allow substantial planting to both sides of fence.

#### 6. A/C CONDENSOR UNITS

To be located in screened or walled service yards. Alternatively located on roof where invisible from without the property. Neighbours consent is to be obtained for condensers located in planting servitudes. Adequate timber screening to unit is to be provided to max. height 1.8m which is to integrate with the design of the building.

#### 7. GEYSERS

To be located within building. Solar geysers to be located where not visible (as for A/C units) or hidden by screening designed to be an integral part of the building.

#### 8. TV ANTENNAE & SATELITE DISHES

To be located where not visible from outside the building.

**NOTE:** Where any of the items in points 5, 6 ,7 & 8 above are intended to be included in the design they must be clearly indicated on Local Authority Drawings for HOA approval.