



SANCTUARY COVE PRINCIPAL BODY CORPORATE	POLICY DP405001	
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BACKGROUND

The Sanctuary Cove Principal Body Corporate (PBC) is responsible for the management, repair and maintenance of the infrastructure and facilities within the residential zones, which includes the landscaping on Secondary Thoroughfare. The PBC is also responsible for the management of its Residential Zone Activity By-laws which regulate the activities of residents within the residential zones, and management of the Development Control By-laws (the Site) in conjunction with Mulpha Sanctuary Cove Developments (the Adjacent Site) which regulate building activities throughout the residential zone. Maintaining a beautiful landscape environment for residents to enjoy is a primary objective.

The natural beauty of the Sanctuary Cove landscape is characterized by diverse manicured and open formal parkland; natural park and connected buffer zones; sweeping and undulating grassed open spaces and luxurious green tree lined avenues with an abundance of ornamental trees and natural turf verges.

The Landscape Management Plan has been approved and is currently being implemented by the PBC across the Resort to revitalize this unique landscape and effectively protect the character and value of Sanctuary Cove for the next circa 20 years. An integral part of this upgrade programme is the rejuvenation of natural turf areas across the site including the verge areas adjacent to Primary and Secondary connectors.

Residents have been encouraged to complement the natural landscape of Sanctuary Cove with their individual private garden design and maintenance.

Over the last few years, an increasing number of residents have been drawn to the perceived convenience, aesthetics and low maintenance benefits of synthetic turf. To date, an informal policy has restricted its use to “behind the fence” applications on private property. In the majority of instances, the guidelines have been adhered to.

However, there have been recent incidents of unauthorised installation of synthetic turf on Secondary Thoroughfare areas. The PBC now believes it is the appropriate time to initiate an in-depth analysis of the pros and cons of synthetic turf; define its optimal role and appropriate use in Sanctuary Cove and develop a concise Synthetic Turf Policy recommendation for PBC and community approval.

POLICY PURPOSE

To ensure that the natural beauty of the Sanctuary Cove landscape is preserved by finding the best fit between the existing landscape and the inherent convenience of synthetic turf.

To be responsive to a cross section of residents growing appreciation of the benefits of synthetic turf and their preference for the use of synthetic turf in and around private properties.

To provide concise and clear guidelines to the community to ensure adherence to the PBC Synthetic Turf Policy.



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To ensure the use and application of synthetic turf across the Resort does not negatively impact or impede on the effective roll-out of the Landscape Master Plan.

WHAT IS SYNTHETIC TURF

Any of various synthetic, carpetlike materials made to resemble turf and used as a playing surface for football and baseball fields, to cover patios, effective substitute for natural turf and landscaping in private residences etc.

ADVANTAGES OF SYNTHETIC TURF FOR RESIDENTS*

- Low maintenance and cost following installation v natural turf.
- Durability (12 – 15 years).
- No irrigation costs.
- Aesthetics of good quality turf. Colour is close to natural turf.
- Consistent green visual impact and well-groomed appearance.
- Weather resistant and insect resistant.
- Stain resistant.
- Fade resistant with UV protection.
- Permeable base assists with water penetration, drainage and turf life expectancy.
- Softer more natural turf feel.

* Subject to the laying of good quality synthetic turf

DISADVANTAGES OF SYNTHETIC TURF FOR RESIDENTS

- Cost of good quality synthetic turf.
- Inability to consistently match the height of natural turf (natural turf mown to between 25 - 40mm at its lowest.
- Ongoing maintenance which includes:
 - Use of blower vac to remove debris.
 - Regular grooming with a rake.
 - Annual manicuring with a power broom.
 - Regular weeding to ensure natural turf does not grow through.
 - Treatment of any staining.
 - Treatment for moss and algae. Annual application of moss-killer and / or algaecide.
 - Regular removal of animal soiling to ensure no spread of disease.
 - Joint and seam replacement.
 - Ground infill level repair and maintenance.



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DISADVANTAGES OF SYNTHETIC TURF FOR RESIDENTS WHEN LOW QUALITY SYNTHETIC TURF IS INSTALLED

- Inability to match existing natural turf colouration, which in turn leads to an unacceptable visual impact.
- Greater sensitivity to staining
- Greater sensitivity to fading as a result of harsh climate conditions
- Reduced life expectancy (5 – 6 years) which increases installation/ replacement costs
- High heat load for those walking in bare feet or for animals, with a potential for fire due to the combustible material. A public liability matter in some cases.
- Lack of water penetration due to a non-permeable base can lead to increased prevalence of mould, algae, moss etc. Poor ground drainage can cause waterlogging and increased flood risk.
- Impact concerns- for any softscape in areas of pedestrian foot traffic and leisure activities, the use of synthetic turf does not provide for any soft scape – children’s play areas etc. It does not soften any fall.

RECOMMENDATION

From the time of adoption of this policy;

1. That the installation of synthetic turf continues to be restricted to “Behind the Fence” only, being within the property boundary of the Lot owner (both rear and front). Installation of synthetic turf is not permitted to be installed on Secondary Thoroughfare.

Residents have no legal authority to lay synthetic turf on Secondary Thoroughfare, being land owned by the PBC. Secondary Thoroughfare areas are highly visible and have high traffic (pedestrians). They are vitally important to the natural beauty of Sanctuary Cove and are an integral part of the streetscape. All residents within Sanctuary Cove should be able to have uninhibited enjoyment of the Secondary Thoroughfare.

Installation of synthetic turf on Secondary Thoroughfare will impede accessibility to important infrastructure and services owned and maintained by the PBC and located underground, underneath the Secondary Thoroughfare. Quick access to these areas is imperative. Costs will escalate with impeded access.

Health and safety factors further prevent the use of synthetic turf on Secondary Thoroughfare (heat, public liability on slipper surface (moss, algae), trip and fall, lack of soft fall).

2. That BCS undertakes a comprehensive audit of areas where synthetic turf has been laid on Secondary Thoroughfare with a view to evaluate each on its own merits and to consider either replacement or retrospective approval if deemed feasible.

Each infraction to be assessed separately to determine its degree of visibility, use by the community and infrastructure impact. Any areas identified as not being viable or appropriate



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will be replaced with natural turf at the expense of the PBC, in keeping with recent decisions of the PBC for areas within the Bauhinia body corporate.

3. That the PBC will adopt a policy for Synthetic Turf, which ensures the best fit between natural turf, the natural environment of Sanctuary Cove and the authorised use of synthetic turf installation within the Lot boundary of residences, to incorporate:
 - (i) A high-quality standard for synthetic turf to be set which is as close as possible to the “look” of natural turf for all future installations. The natural turf comparison to be used being “A” grade Green Couch (*Cynodon dactylon*) as per the Landscape Master Plan. Areas of use include both the front and rear gardens which have varying visibility from the street, golf course and water. By having one (1) standard, visual consistency between natural turf and synthetic turf is ensured.
 - (ii) The “Transition Zone”. Best practice guidelines to be established for “Transition Zone” areas, being areas where natural turf and synthetic turf are adjacent to each other. Buffer zones, planting beds and other landscaping to be required to soften the transition between these areas, especially where highly visible.
 - (iii) A high-quality development standard in keeping with the Landscape Master Plan to ensure consistency and the protection of Sanctuary Cove’s natural beauty.
 - (iv) Conditions for the installation, maintenance and replacement of synthetic turf across the Resort.
 - (v) A condition that only 50% of the area of the proposed Synthetic Turf may contribute to the required 30% of softscape needed on each Lot (Residual Area), softscape being the part of landscaping which permits water to absorb into the ground (i.e., gardens, lawns, loose pebbles). An increase in non-absorbing (non – permeable) landscape area means stormwater goes straight into the drainage network, rather than being absorbed into the ground, potentially overloading the network and increasing the flood risk. Applicant is required to provide the softscape calculation at the time of application.

APPLICATIONS FOR RELAXATION

It is anticipated that there will be exceptions and special circumstances that will need to be considered with minor non-compliance with the DCBLs to be dealt with on a case-by-case basis and each on their own merits. On the basis that the application is considered not to have an adverse effect on the amenity of the community due to its shape, size, location, accessibility etc, a relaxation with conditions will be considered.

When an application is considered for relaxation for installation of synthetic turf on Secondary Thoroughfare, strict conditions will be imposed with regards to the repair and maintenance of the turf, which will be at the expense of the Lot owner, in instances where access to underground infrastructure and services by the PBC is required.



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QUALITY STANDARD

The quality standard has been developed to deliver the desired performance levels in three (3) critical areas:

1. Natural turf compatibility
2. Resilient and long-lasting aesthetics
3. Effective Softscape absorption capability.

Synthetic turf is characterized by the length of the yarn or height of the product, the density of the yarn, a single or varied product colour, the quality of the backing, the sub-base, the density and the durability of the yarn.

Turf Characteristic	Quality Standard
Pile Height	Min 40mm soft to touch
Colour	Varied – Green with Brown Fleck. E.G field/olive green
Yarn Stitch Rate	Min 17 per 100mm
Base Composition	60 – 80mm aggregate and sand base with a sand infill
UV Stability	Protection against UV degradation
Warranty	Min 10-year warranty

The below is a practical example of a commercially available synthetic turf product, which has the proposed quality standard characteristics;

SYNLAWN - LUSH

Lush is a two-tone green 40mm soft to touch artificial turf with a rich, green thatch layer. It is made with SYNLawn's Entanglement and exclusive COOLplus™ cooling technology. This heavy-weight landscaping solution is intertwined with natural thatch colours which provides you with a very real finish.

Features and Benefits

- 40mm soft to touch artificial turf
- Combined Field Green / Olive Green colours for a fully green natural appearance
- Exclusive COOLplus™ cooling technology reflects UV rays reducing the temperature of artificial grass by up to 20%
- Creates an ultra-soft touch heavy-weight landscaping solution
- 3.71m wide roll
- 15-year warranty
- Made in Australia from Australian Made yarn



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Product Details

Product Code	12028
Application	Synthetic Lawn / Leisure
Pile Height (mm)	40mm
Colour	Field/ Olive Green with Green sub-pile
Total Product	2,960 g/m ² Weight g/m ²

Supply

Available Width	3.71m
Standard Roll Length	20.0m

Infill Materials

Stabilising Infill	Fine
Grained Silica Sand (20kg/ sqm)	
Performance Infill	N/A

Product Warranty

Warranty	15 years
limited as per manufacturer Standard terms	

Configuration

Machine Gauge	9.52mm
Stitch Rate	17 per 100mm

Yarn Weight	2010 g/m ²
No. of Tufts (m ²)	17,857
Perforated	Standard

Yarn Properties

Yarn Construction	PE Monofilament with Texturised PE
Linear Density	600 Tex and 680 Tex
Environment	Environmentally friendly Heavy Metal Free
UV Stability	Protected against UV degradation to the highest level

Primary Backing

Construction	Woven PP/ Non-woven
Primary Layers	Multilayer

Secondary Coating

Compound Base	Hybrid Emulsion
Tuft Anchorage	40 Newtons Min
Antioxidising Agent	Present





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TRANSITION ZONE

Areas where natural turf will directly abut synthetic turf.

Examples of these areas are shown below;



Examples of appropriate buffer zones shown below;





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MAINTENANCE REQUIREMENTS

- Top dress the grass with an even sprinkling of fine, washed and dried silica sand to a depth of 15-20mm. A broom can be used at this stage to sweep in the sand evenly and to also brush the grass blades straight and vertical.
- Minimum annual brushing.
- Water/ hosing applications based on specific type of synthetic turf.
- Normal yard maintenance as required by Sanctuary Cove Residential Zone Activity By-laws, including weeding, cleaning, maintenance, stain removal.

APPLICATION REQUIREMENTS

To be incorporated into the Development Work Deed.

- Aerial colour image (Google Maps / Near Maps) of property and proposed location of synthetic turf v existing location of natural turf.
- Specification / data sheet for proposed synthetic turf including installation specifications.
- Detail of existing underground services/ meter boxes on Secondary Thoroughfare and within the Lot boundary.
- Sample (min 300mm x 300mm) of proposed synthetic turf.
- Softscape calculation to show that only 50% of the proposed Synthetic Turf contributes to the required 30% of softscape of the Lot (Residual Area).
- Details of drainage plan to show run off from the Lot.
- Installation contractor details including insurance certificates and warranty assurance.
- Images of existing landscaping adjacent to proposed synthetic turf area/s
- For New Dwelling all of the above to form part of submission of Landscaping Plan.