

MIRRABOOKA ESTATE MALLACOOTA

Guidelines for Construction

Building Heights

Dwelling height shall not exceed two (2) storeys in accordance with the building regulations. No roof shall have a pitch of steeper than 45 degrees.

Building Types Permitted

A single or two storey dwelling (being "a building comprising not more than two dwelling units under one roofed area") is permitted within any building envelope applying to the land, provided the relevant permits for construction are obtained from the Responsible Authority. A Unit (being "two or more dwellings on a lot) is only permitted subject to receipt of a planning permit from the Responsible Authority.

Relocatable dwellings are not permitted.

Any dwelling, duplex or multi unit development erected on the site shall have a total floor area of not less than one hundred, and twenty square metres within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola or veranda and must be built only of new materials and not have more than 40% (forty percent) of the external wall area (inclusive of window area) constructed of any material other than bricks, masonry, stone, painted or treated timber -weatherboard or glass or any combination of such materials and shall not have Hardiplank, cement sheet or like materials on any external walls or roof (these materials being acceptable only for eave-lining, gable ends and in-fills) and shall have a roof of slate, clay tiles, cement tile or colourbond material.

All outbuildings exposed to public view from street, reserve or lake shall be designed, constructed and maintained in all ways similar to the principal building on the lot garages/carports shall preferably be incorporated with in the main roof structure. Where detached garages/carports are permitted they shall also be constructed of the same approved materials as stipulated above for the dwelling and be part of an overall integrated design.

Innovative house plans that use materials other than those specified or in proportions greater than those specified will be considered by the Transferor or their nominee for approval upon application of a building permit. It is the responsibility of the property owner to obtain a building permit for any dwelling, outbuilding, pool or pergola in accordance with the Building Regulations and Building Code of Australia.

Building Forms

Simple, clear forms will be preferred for all structures. Unduly fragmented or flamboyant forms will not be preferred. Sun protection of walls, openings and terraces shall preferably be achieved by roof overhangs, verandas, pergolas or other structurally integrated elements.

The construction of dwellings, attached houses or units shall conform to the following:

- Buildings should be designed and developed to minimize visual impacts and consider fire risks.
- Buildings should be designed with sloping roofs which generally repeat the prevailing ground slope. Floor plans, changes of level and entry points should be designed to be in sympathy with ground slopes.

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- Pergolas, decks and shading devices may be used to soften the interface between buildings and surrounding vegetation.
- Split level buildings shall be encouraged on sloping land to reduce the height of the building and general earthworks.

External Finishes and Colours

The objective is to provide a level of finish and colours which are compatible with the natural environment.

- Materials to be used in the construction of buildings shall be appropriate to a high quality development and reflect the colour and texture of the coastal setting. Selection, of materials should take account of colour, texture, durability and weathering characteristics.
- Carports, garages and outbuildings shall be built in the style and materials of the dwelling or unit, or alternatively shall be painted in colours having the same characteristics as those stipulated for the dwelling.

Service Areas

Areas used for the purpose of drying or airing clothes shall be screened from public view from street. Storage tanks shall be concealed from public view. Refuse storage areas shall be totally screened from public view.

Vehicle Driveways/Paved Areas

Vehicle driveways and other paved areas exposed to public view should be constructed of clay brick, masonry pavers, stone sheeted bitumen, asphalt, patterned and coloured concrete or exposed aggregate concrete.

Structural Alternations or additions and changes to external surfaces

The guidelines (as amended) shall also apply to all external, structural alterations and additions and to all changes to external surfaces of buildings and structures on the development. Such alterations additions and changes shall involve the same application and approval procedure as applies to initial building construction.

Fences

In principle it is considered that a park like appearance is appropriate and fences be kept to a minimum subject to the requirements of screening service areas, pool, patios and other outdoor living areas etc. The use of screen planting areas to define boundaries is most desirable.

Fences are excluded from on the street boundary, to which the property is addressed and from the set back from the street front boundary to the dwelling but does not include side boundaries.

Where a solid side and rear boundary fence is sought, the preferred materials shall be post and wire, hardwood, brush, colourbond or picket types. The planting of landscaping to soften such fences will be preferred.