

BUILDING APPROVAL GHMVRAI CHECK LIST



GHMVRAI will limit construction within the Marine Village to buildings which, in the Committee's opinion conform to the concept. (Owners' Scheme Procedures)

Name: Site:

THE BUILDING REQUIREMENTS

Refer to the document GHMVRAI Building Standards for a colour photo of these standards and GHMVRAI Colour Standards for the approved colours

- ☐ Roof – Monier Terra Cotta clay tiles 35 degree pitch, simple hip gable or combination of both. Up to 15% of roof exempted. Ridge lines square with building walls
- ☐ Dormers, Belvederes, Birdhouses, Chimneys –symmetrical across face
- ☐ Skylights – limited to 10% of roof area
- ☐ Conservatories – glass attached to house only
- ☐ Walls, Exterior – Stucco finish, bagged brick, timber weatherboards, maximum unarticulated length 12.5m painted
- ☐ Walls, Common – Solid concrete, concrete filled blockwork, high standard of acoustic privacy required
- ☐ Exterior Wall Openings – Deep reveals required, as approved
- ☐ Exterior Wall Returns – Ground floor returns required at primary waterway front opening
- ☐ Balconies – Concrete, 2m maximum cantilever, as approved
- ☐ Exterior Entrance Doors (entry court side) – Timber, glass panel and lights desirable
- ☐ Waterway Front Doors – Timber or aluminium powder coated to marine standards, bi-fold doors required at primary waterway front openings on ground and first floor
- ☐ Joinery – Timber stained or painted, or aluminium powder coated to marine standards
- ☐ Glazing – Clear glass to 10% tint, limited to 40% of any façade. Multipane windows required
- ☐ Spouting / Downspouts – Copper not painted on painted timber fascia boards
- ☐ Fascias – Timber, stained or painted
- ☐ Garage Doors – Timber, stained
- ☐ Pergolas, Shutters, Privacy Screens – Timber, stained
- ☐ Railings – Galvanised / aluminium powder coated to marine standards
- ☐ Awnings – Fabric, as approved
- ☐ Aerials – One Sky dish per building, UHF aerials work well under clay tile roofing

THE SITE REQUIREMENTS

- ☐ Walls (retaining or garden) – Stucco over blockwork or keystone wall blocks
- ☐ Quay Walls Facing Waterway – Stucco over blockwork or keystone wall blocks, split-level ground wall 60 to 90 cm minimum in height and upper wall 70 to maximum 1 m high with garden in centre approximately 70 to 80 cm wide
- ☐ Safety Railing, Handrails, Balustrades –aluminium powder coated to marine standards
- ☐ Lighthouses – MV Standard
- ☐ Private Garden Fencing – as per MV Standard, or as approved
- ☐ Other Fencing – generally discouraged, as per consent plans
- ☐ Gates - MV Standard *Wedgwood blue Dulux Duralloy 91550279 for road frontages or Bond River Gum Dulux Duralloy 91552027*
- ☐ Paving: Driveways & Entry Courts – London Pavers, as per MV Standard
- ☐ Paving: Patios & Private Gardens – MV Standard
- ☐ Privacy Screens – Timber louvres and trellis, stained, MV Standard
- ☐ Mailboxes - MV Standard
- ☐ Rubbish Screens - MV Standard
- ☐ Kerbs – Module pre-cast concrete, MV Standard
- ☐ Landscaping – Throughout site, MV Standard plants include Bird of Paradise, Rosemary, Lavender, Palms, Ferns, Agaves, Flax, Hibiscus, etc
- ☐ Site Lighting - MV Standard, quay fringe lights must be on during darkness
- ☐ Swimming Pools and Spas – must not be in view of the waterway
- ☐ Air Conditioning Units – must not be in view of the waterway
- ☐ Air Condensing Units – must not be in view of the waterway
- ☐ Drying Yards, Clotheslines – not permitted

If there are **no crosses** the GHMVRAI Committee can proceed with the approval under the above conditions (Constitution Schedule 4 section 2), but this approval must be recorded in the minutes of a GHMVRAI Committee Meeting.

Signed Chair: Signed Convenor of Building & Environment

Sub Committee: Dated:

If there are any **crosses** the developer/builder may wish to make the necessary alterations so that the plans comply and then reapply to the GHMVRAI Committee for approval.

If the developer/builder does not wish to make the changes, then the items outside the Owners' Scheme must be approved by a General Meeting of the GHMVRAI Members.