

8 Miscellaneous

8.1 Swimming pools and spas

While swimming pools can contribute to a home's amenity, their construction on sloping sites may involve considerable excavation and benching, and they may be unsuitable for some homesites. Substantial embodied energy is involved in the construction of a swimming pool. Filling and maintaining them also requires extraordinary amounts of potable water, electricity and chemicals.

Objectives

- Minimise the impact of pools on the natural landform and soil profile.
- Reduce reliance on potable mains water, by encouraging the use of tank water when filling and maintaining pools, and by undertaking pool water conservation measures.
- Minimise unreasonable impacts of pools and pool use on neighbouring properties.
- Promote environmentally sensitive water conservation and water heating techniques.
- Encourage pools of modest scale, consistent with the Mullum Creek vision and environmental objectives.
- Minimise the amount of non-renewable energy used in heating pools.

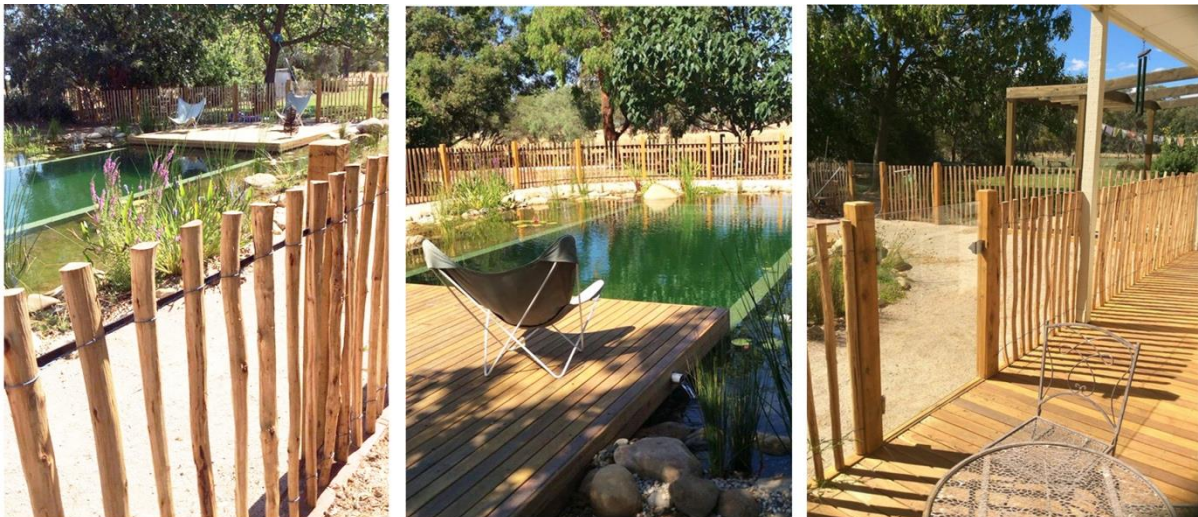


Figure 29. Examples of pool fencing and a natural pool that are in keeping with Requirement R60.

Detailed Requirement

R61 *Pools must be sited to minimise disruption to the site's topography, and to avoid disturbance to neighbours with respect to noise and privacy.*

Guides

- G66 Swimming pools should be fitted with an insulating cover to minimise evaporation and heat losses.
- G67 Pools should be filled and topped up with rainwater, rather than mains water, whenever possible.
- G68 Ensure that pool fencing accords with current regulations.
- G69 Consider installing a fiberglass pool rather than a concrete pool as fibreglass has much less embodied energy.

Additional information

The City of Manningham requires that a planning permit be obtained to construct an outdoor pool. Pool fencing must comply with the Victorian Building Regulations and satisfy Sections 3, 6 and 8 of these Guidelines.

8.2 Clothes lines

Objective

- Reduce reliance on non-renewable energy for drying clothes.

Detailed Requirement

R62 *An outdoor clothes drying area must be provided on each homesite.*

8.3 Tennis courts

A tennis court is permitted only where noted on the Lot Plan.

Objectives

- Minimise the impact of tennis courts on natural landform and soil profiles.
- Maximise the integration of tennis courts with the landscaping of lots.
- Promote the use of environmentally friendly materials in the construction of tennis courts.
- Minimise the impact of tennis courts (lighting, noise, overlooking and appearance) on the amenity of neighbouring lots.

Detailed Requirements

- R63** *A tennis court must not be constructed on a homesite where the Lot Plan for the homesite indicates that it is not suitable for a tennis court, except with the consent of the DRC.*
- R64** *The surface of any tennis court must be permeable. Tennis court lighting must be directed downward, shielded against stray light projection, of energy efficiency no less than 80 lumens per watt, and with colour temperature not exceeding 4000°K.*
- R65** *Tennis court fencing must be demountable.*

8.4 Letterboxes

Letterboxes that complement the design of homes and provide creative interest are encouraged. They can stand alone or be designed into a garden feature wall. If you prefer to buy something off the shelf, keep to simple contemporary forms.

Objective

- Promote letterbox treatments that are creative, contemporary and contribute to a high-quality environment.



Figure 30. Letterbox examples.

8.5 Construction waste management

Mullum Creek promotes the reduction of waste and discourages its disposal to landfill. Your builder must be aware of best practice waste management systems to ensure that the development is not polluted with construction waste. Especially on sloping sites, silt management systems must be employed to minimise potential run off to neighbouring sites, roads and stormwater drains. Refer to the **Construction Waste Management Guide** on the Mullum Creek website for more information.

Objectives

- Reduce the amount of construction waste that ends up as landfill.
- Maximise the amount of construction material that can be reused or recycled.
- Minimise contamination of homesites with construction material, including small items that are so difficult to remove from soil, like discarded fasteners and insulation foam shavings.
- Minimise run-off, soil erosion and movement of silt.

Detailed Requirements

R66 Owners must ensure that builders:

- *provide general waste and recycling facilities.*
- *empty stockpiles and skips on a regular basis.*
- *do not place non-recyclable materials in the recycling bins.*
- *place waste directly into skips to avoid litter, broken glass and rubble spreading through soil.*
- *close bin lids at the end of every work shift.*
- *engage a waste-recycling contractor who can fulfill the specifications detailed in the Construction Waste Management Guide on the Mullum Creek website.*
- *Install silt barriers, absorptive bales or similar measures to prevent sediments in run-off entering the stormwater and creek systems.*

R67 A site waste management plan must be submitted to the DRC for approval prior to the commencement of construction.

8.6 Building site and maintenance

Mullum Creek homeowners are required to maintain their property in good order. Property maintenance for bushfire safety is also necessary. For example, all roof gutters and downpipes must be kept clean of leaves and twigs. Refer to Bushfire Attack Level maintenance requirements on the Building Authority's website to ensure you are maintaining a fire-safe home environment.

Objective

- Undertake adequate maintenance across your homesite to sustain a high quality appearance and protect against the threat of wildfire.

8.7 Pets

Cats and other domestic animals provide companionship and enjoyment for many Australian households, but can also pose a serious threat to indigenous wildlife. Pet owners at Mullum Creek are encouraged to help provide a secure habitat for our indigenous fauna by responsibly securing their pets.

Objective

- Minimise the impact of domestic animals on native fauna.

Detailed Requirements

R68 *Cats must be kept indoors or in a secured cat enclosure at all times. Proposed cat enclosures must be documented for Step 2 Developed Design Review.*

R69 *Dogs may only be kept in accordance with Council by-laws.*

Guide

- G70** Consider limiting your dog's access to certain areas of your homesite to avoid impacts on wildlife, with particular attention to protecting areas which adjoin reserves.