

Design Guideline Checklist

Lot Number:

Stage Number:

Address:

SITE PLAN – SCALE 1:100 OR 1:200

Y N

North point

Existing site contours

Lot boundaries and front, side and rear setbacks dimensions to proposed dwelling

Proposed floor levels

Proposed location of driveway and cross-over

Location of external services (e.g. hot water units, rainwater tanks, air-conditioning units etc.)

SECTIONS AND ELEVATIONS – SCALE 1:100

Y N

Roof pitch 22.5° for double storey or 25° for single storey

Eave dimensions (minimum 450mm wide)

Proposed ceiling heights and floor levels

Proposed cut and fill levels

Location of external services (e.g. hot water units, rainwater tanks, air-conditioning units etc.)

Covered entry minimum depth 1.5m from front door and minimum width 3m

Materials and colours on the front facade return a minimum 1m on non-corner lots

Single storey parapet wall element less than 50% of the facade width

Maximum 75% of front facade wall cladding – single storey only

Double storey full parapet facades – reduced dominance through additional articulation and changes in colour and materials

Secondary street facade includes materials and colour that wrap around from the primary facade

Corner lot – maximum wall length 12m and a step of at least 480mm provided for a minimum length of 3m

Is a ground floor habitable room window provided that faces the secondary street frontage of your home and is positioned forward of the fence line on a corner lot

FLOOR PLAN – SCALE 1:100

Y N

Internal layout with room names

All room and house dimensions

Dwelling areas

Location of external services (e.g. hot water units, rainwater tanks, air-conditioning units etc.)

EXTERNAL MATERIAL AND COLOUR PALETTE

Y N

Face brick colour

Roof material and colour

Garage door profile and colour

Driveway colour

Feature wall cladding, material and colour

Gutters, fascia and downpipe colour

Window and door frame colour

Fence material and colour

All external paint colours and details of feature materials

Retaining wall material and colour

LANDSCAPE PLAN – SCALE 1:100 OR 1:200

Y N

Plant and tree list including species, quantity and size

Driveway location, material and colour

Driveway crossover finished in plane off-white concrete

Retaining wall location, height and material

Location of pedestrian paths or hardscape material and colour (minimum width of pedestrian path 0.9m wide)

Clothesline location

Brick pier letterbox location, height, colour and finish

1.8m high side gate location, colour and material

Location of external services (e.g. hot water units, rainwater tanks, air-conditioning units etc.)

Location of bin storage area

Colorbond boundary fence 1.8m high in Woodland Grey

Front boundary hedge plants proposed 0.5m apart and 300mm pot size

Front yard to include one small tree minimum 75ltr (standard lot)

Corner lot front landscaping provide a minimum two trees 75ltr each