

BUILDING COVENANT CHECKLIST

APPROVED



OFFICE USE ONLY

NOTE: APPROVAL IS SUBJECT TO ANY REVIEWER COMMENTS PROVIDED BELOW

LOT NUMBER:
AREA OF LOT:
STREET:

BY: _____

DATE: _____

HOUSE SITING AND DESIGN

REVIEWER COMMENTS

BUILDING SITING

Maximum site cover does not exceed the applicable site coverage stipulations in siting guidelines.

Built to boundary wall does not exceed the relevant maximum length stipulated in the guidelines.

Minimum floor area of 180m².

Building is sited within applicable setbacks nominated in the covenant setback requirements.

Lot is used for a single dwelling, unless approved by developer.

Double garages are to be set back a minimum 1.0m behind the main facade of the dwelling.

STREET FRONT DESIGN

Design enhances the primary and secondary street front-ages and compliments the streetscape.

Design contains a minimum of one habitable room window which has a minimum area of 1m² or multiple rooms with a combined area of 2.5m² overlooking each adjoining public space.

FACADE ARTICULATION

The following design attributes must be considered:

- Windows recessed into the facade
- Balconies or Porches
- Architectural screens
- Architectural hoods

Buildings must include two or more of the following:

- Roof overhang/eaves
- Balcony or Porch
- Awning or permanent shade structure

MATERIALS & COLOURS

Design uses a mix of two building materials to provide texture and articulation with the use of render and/or cladding combined.

Primary street front does not incorporate face brick (unless specialty type) and is not only a face brick and render.

Design uses predominantly natural/earthy colours. Bright colors will only be considered on merit in small applications.

Design does not incorporate any raw or unfinished and reflective materials externally.

ROOF DESIGN

All roofs incorporate a minimum of 450mm eaves to majority of residence

Hip/gable roof between 20-35° OR skillion roof between 10-15°.

Concrete tile, terracotta or non-reflective Colorbond roof material.

EXCAVATION & SLOPE

Retaining walls are concrete or masonry construction. Timber retaining only permitted to areas not visible from street unless for minor landscape purposes.

Any retaining wall more than 1.0m above the lots designed surface level must obtain a building approval.

DRIVEWAYS & CROSSOVERS

Driveway and crossover is nominated as either exposed aggregate concrete or coloured concrete.

Driveway extends from kerb edge to garage

GARAGES

Constructed under the main roof of the dwelling and is an integrated element of the design.

Constructed along the build to boundary side.

Double garages are set back min 1m behind the main facade

ANCILLARY SPACES & STRUCTURES

Located away from the primary and secondary frontage and screened from public view.

CARPORTS

If applicable, proposed carport aesthetic is consistent with main dwelling and in accordance with building setback requirements.

OUTBUILDINGS & SHEDS

If applicable, proposed outbuilding or shed is separated from the residence, located at the rear, and concealed from street with fencing and/or landscaping. Material is to be non-reflective.

LANDSCAPE REQUIREMENTS

Proposed landscaping to street frontage and secondary (if applicable) is satisfactory.

Proposed letter box complements the house design and surrounds and is non-reflective.

Front lawn is turfed not seeded. No artificial turf.

FENCING

No fencing to the primary street frontage.

Fencing to side boundaries and return fencing are to be constructed of timber and must not exceed 1.8m in height.

Strictly no Colorbond, cement fibre sheeting, wire sheet steel, thatch, plain concrete or composite material fencing.

AMENITIES

Amenities below are not visible from the facade or concealed where possible:

- Rubbish and compost bins
- Air-conditioning units
- Hot Water Systems
- Satellite dishes and antennas
- Clotheslines
- Solar panels