

# DESIGN CHECKLIST

Utilise the below checklist to ensure all requirements have been met.

LOT DETAILS			
Lot Number:		Lot Type:	
Lot Area:		Builder:	
Building Height Adopted:		Site Cover Achieved:	
Allotment subject to a Building Exclusion Envelope	YES or NO	Allotment subject to a Bushfire Protection Zone	YES or NO
Allotment subject to a Tree Planting Zone	YES or NO	Allotment includes Vegetation to be Retained?	YES or NO
SETBACKS			
Front / Primary Frontage:	4.5m min.	Side:	1.5m min. Ground 2.0m min. First Floor
Corner Lot - Side:	<i>Courtyard allotments: 3.0m min. Ground 3.5m min. First Floor Traditional allotments: 3.7m min. Ground 4.2m min. First Floor</i>	Rear:	6.0m min.
Garage:	4.5m min.	Optional Carport:	0.0m
DESIGNING FOR SLOPE			
What slope characteristics are present on the allotment?	<i>DOWN SLOPE, UP SLOPE or CROSS SLOPE (circle all applicable)</i>	Cut and fill only utilised to establish a suitable garage pad / associated entry features?	YES or NO
Is visual connectivity achieved between front facade of the home and the street?	YES or NO	If applicable, views in to undercroft of home from the street or park are screened by architectural elements?	YES or NO
RETAINING WALLS			
Are interallotment retaining walls 1.0m or lower in height?	YES or NO or N/A	If terraced retaining walls are proposed, do they have a minimum separation of 1.0m between the face of each wall, and is each wall a maximum height of 1.0m?	YES or NO or N/A
If retaining walls are utilised for landscaping purposes, are they 1.0m or lower in height?	YES or NO or N/A	Do you require RPEQ certification for your retaining wall?	YES or NO
BUSHFIRE MITIGATION			
Does allotment contain a Bushfire Protection Zone?	YES or NO	Has a BAL assessment report been prepared and provided?	YES or NO
Is the dwelling design compliant with AS 3959-2018?	YES or NO	Are landscape species selected compliant with planting palette for Bushfire Affected Allotments?	YES or NO
For BPZ allotments, is landscaping designed to comply with <i>Landscaping for Bushfire - Garden design and plant selection?</i>	YES or NO	For BPZ allotments, is fencing constructed of 1.5m high aluminium black tubular "pool" fence and constructed of fire resistant materials?	YES or NO

# DESIGN CHECKLIST CONTINUED

BUILDING DESIGN, ARTICULATION AND MATERIALS			
Does building design consider solar orientation and privacy of adjoining neighbours?	YES or NO	Is passive surveillance provided to the public realm?	YES or NO
Street and Park Frontages: (circle elements incorporated)	Achieve three or more: - Verandah / balcony - Porches - Awnings and/or shade structures - Variation of roof and building line - Inclusion of window openings - Variation of building materials	Do external materials and colours compliment the natural environment and nearby dwellings?	YES or NO
Clearly indentifiable front door that is sufficiently sheltered	YES or NO	Is the letterbox clearly visible from the street and of high quality / custom built?	YES or NO
GARAGE / CARPORT DESIGN			
Location adopted as per POD	YES or NO	Design visually consistent with dwelling design	YES or NO
If garage located forward of the building line, is it incorporated into the dwelling design and does not impede surveillance of the street?	YES or NO	Is an open carport proposed? If so, does it comply with location and design requirements?	YES or NO
PRIVATE OPEN SPACE			
Is an Uncovered outdoor space located in the front yard with a minimum size of 30sqm (minimum 3m dimension in any direction) - excluding driveway?	YES or NO	Is a Covered outdoor living area provided that is accessible from an internal living area and measures a minimum of 10sqm (minimum dimensions of 2.4m in any direction)?	YES or NO
FENCING			
Is fencing located forward of the front building line?	YES or NO If YES, ensure compliance with criteria	Fence heights	Front / Park: Side: Rear:
SERVICES AND BIN STORAGE			
Bin Storage not visible from the street / park and suitably screened.	YES or NO	Household services screened and/or located to avoid visual impact to the Street.	YES or NO
SUSTAINABILITY			
Roof colour and solar absorption rating:		NatHERS rating achieved:	
Ceiling fan locations:		Heat pump hot water system:	YES or NO
Ducted kitchen rangehood:	YES or NO	Air conditioner system with required features and energy ratings:	YES or NO
Dishwasher with <245kWh per annum energy consumption:	YES or NO	LED internal lighting:	YES or NO
Compliant solar PV, battery and inverter system:	YES or NO	Dedicated AC circuit to garage:	YES or NO
Minimum 5000L rainwater tank:	YES or NO	WELS rated fixtures and appliances:	YES or NO
Low emission floor coverings and paint:	YES or NO	Use of local manufacturers and suppliers:	YES or NO
EO rated engineered wood products:	YES or NO	Sealant to external door frames:	YES or NO