

DESIGN GUIDELINES APPROVAL CHECKLIST



This checklist must be completed and accompany all house plans submitted to the developer's representative, Western Corporate, for assessment against the Taylor Private Estate Design Guidelines.

Please e-mail this checklist and A3 digital copies of the proposed site, floor and elevation plans to
pmsupport@westerncorporate.com.au

LOT NO & STREET NAME: _____

PURCHASER SURNAME(S): _____

PURCHASER PHONE: _____

BUILDER: _____

BUILDER CONTACT: _____

BUILDER EMAIL: _____

BUILDER PHONE: _____

BUILDER POSTAL ADDRESS: _____

Lot Type:	<input type="checkbox"/> Traditional (R20)	<input type="checkbox"/> Cottage (R30)	<input type="checkbox"/> Terrace/Flute (R40)
House Size:	<i>170m² or greater</i>	<i>140m² or greater</i>	<i>110m² or greater</i>
Site Coverage:	<i>60% maximum</i>	<i>50% maximum</i>	<i>50% maximum</i>
Front Setback:	<i>Min 3.0m, Ave 4.0m</i>	<i>Min 2.0m, Ave 3.0m</i>	<i>Min 2.0m, Ave 3.0m</i>
Garage:	<input type="checkbox"/> Setback not less than 4.5m from the front boundary (<i>applies only to front-loaded lots</i>); <input type="checkbox"/> Setback not less than 1.0m from the rear boundary (<i>applies only to rear-loaded lots</i>); <input type="checkbox"/> Takes up less than 50% of the home frontage and is integrated with the main residence; <input type="checkbox"/> Does not protrude more than 2.0m in front of the main building line; <input type="checkbox"/> Roof/door design compliments the colours and materials of the home.		
Corner Lot:	<input type="checkbox"/> Applicable <input type="checkbox"/> Mandatory habitable room is overlooking secondary street; <input type="checkbox"/> Secondary street fencing is articulated and visually permeable.		<input type="checkbox"/> Not Applicable
Materials & Architectural Elements:	<input type="checkbox"/> Primary street facing elevation has a minimum external wall height of 31 standard brick courses (excluding eaves); <input type="checkbox"/> Primary street facing elevation has a minimum of two wall materials (textures) or two wall colours (minimum 10% of facade area each); <p style="margin-left: 20px;"><i>Primary street facing elevation has two or more of the following features:</i></p> <input type="checkbox"/> Gable or roof gablet; <input type="checkbox"/> Bay window; <input type="checkbox"/> Portico (minimum 1500mm wide); <input type="checkbox"/> Blade wall; <input type="checkbox"/> Timber or weatherboard cladding; <input type="checkbox"/> Projecting sill course or masonry corbels; <input type="checkbox"/> Verandah (minimum 1500mm deep and for at least 50% of the elevation). 		
Roof Design & Drainage:	<input type="checkbox"/> Roof pitch is a minimum of 24 degrees; <input type="checkbox"/> Roof is to be constructed of clay/concrete tiles or custom orb metal deck sheeting and is of a suitable colour; <input type="checkbox"/> Roof drainage is connected to the Council stormwater system and no soakwells are to be installed.		
Driveway:	<input type="checkbox"/> Driveway is 4-6m in width and to be constructed from brick paving, liquid limestone or exposed aggregate concrete.		
Front Fencing:	<input type="checkbox"/> Front fencing is not greater than 1.2m in height and contains visually permeable fencing between 0.75-1.2m in height.		
Air Conditioning Units:	<input type="checkbox"/> A/C units are of similar colour to the primary roof material and are located to minimise nuisance to neighbours (roof-mounted units only); <input type="checkbox"/> A/C units are not visible from the public domain (ground & roof-mounted units).		
Solar Hot Water Units:	<input type="checkbox"/> Roof-mounted hot water units are integrated and match the roof profile to minimise visibility from the street.		
Misc.	<input type="checkbox"/> Letterbox is to be located adjacent to driveway or integrated into the front fencing; <input type="checkbox"/> Clothes lines are to be screened from view of streets, laneways and POS.		
Detailed Area Plan Provisions:	<input type="checkbox"/> Dwelling complies with all general and specific provisions relating to the lot, as per the relevant Detailed Area Plan (if applicable).		

Note: This checklist does not form a complete list of all covenants relating to Taylor Private Estate and should be used as a guide only. Refer to the restrictive covenants of the relevant lot and the estate Design Guidelines for a full list of restrictions applying to the site.