

DESIGN GUIDELINES APPROVAL CHECKLIST (LIFESTYLE/TRANSITION LOTS ONLY)



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"/> Lifestyle/Transition (R5)
House Size:	250m ² or greater
Setbacks:	Min 3.0m front, min 1.5m sides
Garage:	<input type="checkbox"/> Capable of housing two (2) cars, parked side by side. <input type="checkbox"/> Setback not less than 4.5m from the front boundary; <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"/> Not Applicable <input type="checkbox"/> Mandatory habitable room is overlooking secondary street; <input type="checkbox"/> Secondary street fencing is articulated and visually permeable.
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); <i>Primary street facing elevation has two or more of the following features:</i> <input type="checkbox"/> Gable or roof gablet; <input type="checkbox"/> Timber or weatherboard cladding; <input type="checkbox"/> Bay window; <input type="checkbox"/> Projecting sill course or masonry corbels; <input type="checkbox"/> Portico (minimum 1500mm wide); <input type="checkbox"/> Verandah (minimum 1500mm deep). <input type="checkbox"/> Blade wall;
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 metal sheeting and is of a suitable colour. <input type="checkbox"/> <i>Other Zones:</i> Roof drainage connected to the Council stormwater system (no soakwells). <input type="checkbox"/> <i>R5 Transition Lots Only:</i> Roof drainage connected to internal soakwells.
Sheds & Outbuildings: (Includes detached garages)	<input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable <input type="checkbox"/> Is less than 100m ² in floor area; <input type="checkbox"/> Maximum roof height is not greater than 4.2m and maximum wall height is not greater than 3.0m.
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 with roof profile to minimise street visibility.
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).
Transition Lot Management Plan Provisions:	<input type="checkbox"/> Dwelling complies with all general and specific provisions relating to the lot, as per the relevant Transition Lot Management 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.