

## DEVELOPER BUILDING APPROVAL CHECKLIST



**This checklist must be completed and accompany all house plans submitted to the developer's representative, Western Corporate, for assessment against Design Guidelines & Restrictive Covenants.**

Please e-mail this checklist and A3 digital copies of the proposed site, floor and elevation plans to:

[pmsupport@westerncorporate.com.au](mailto:pmsupport@westerncorporate.com.au)

*Document Revision Date: 22/10/2020*

**LOT NO & STREET NAME:**

**CLIENT SURNAME(S):**

**CLIENT PHONE:**

**BUILDING COMPANY:**

**BUILDER CONTACT:**

**BUILDER EMAIL:**

**BUILDER PHONE:**

**BUILDER POSTAL ADDRESS:**

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| <b>Lot Density Coding:</b> | <input type="checkbox"/> <b>R5 (R20)</b> | <input type="checkbox"/> <b>RMD-25</b> | <input type="checkbox"/> <b>RMD-30</b> | <input type="checkbox"/> <b>RMD-40</b> | <input type="checkbox"/> <b>RMD-60</b> |
| <b>Lot Type:</b>           | <i>Transition</i>                        | <i>Traditional</i>                     | <i>Cottage</i>                         | <i>Townhouse</i>                       | <i>Townhouse</i>                       |
| Minimum Home Size:         | 250m <sup>2</sup>                        | 140m <sup>2</sup> – 200m <sup>2</sup>  | 110m <sup>2</sup> – 140m <sup>2</sup>  | 70m <sup>2</sup> – 110m <sup>2</sup>   | 70m <sup>2</sup> – 85m <sup>2</sup>    |
| Minimum Front Setback:     | 3m to dwelling                           | 3m to dwelling<br>1.5m to porch        | 2m to dwelling<br>1.5m to porch        | 2m to dwelling<br>1.5m to porch        | 2m to dwelling<br>1m to porch          |

*Note – Minimum home sizes may vary. Refer specific minimum home size in Restrictive Covenants*

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| <b>Outdoor Living Area:</b> | <input type="checkbox"/> An area of 10% of the lot size or 20m <sup>2</sup> , whichever is greater.<br><input type="checkbox"/> Directly accessible from a habitable room of the dwelling<br><input type="checkbox"/> Located behind the street setback area<br><input type="checkbox"/> At least 70% of OLA is uncovered<br><input type="checkbox"/> OLA has a minimum 3m length or width dimension | <input type="checkbox"/> <b>Not Applicable</b><br><i>(R5 Lots only – refer specific OLA requirements on the relevant Local Development Plan)</i> |
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| <b>Garage:</b> | <input type="checkbox"/> Setback not less than 4.5m from the front boundary ( <i>applies only to front-loaded lots</i> ) or not less than 4.0m where a footpath is present to the back of kerb;<br><input type="checkbox"/> Setback not less than 0.5m from the rear boundary ( <i>applies only to rear-loaded lots and subject to sufficient clearance from incoming service connections</i> );<br><input type="checkbox"/> Takes up less than 50% of the home frontage and is integrated with the main residence;<br><input type="checkbox"/> Does not protrude more than 2.0m in front of the main building line;<br><input type="checkbox"/> Roof/door design compliments the colours and materials of the home. |
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| <b>Corner Lot:</b> | <input type="checkbox"/> Mandatory habitable room is overlooking secondary street; <input type="checkbox"/> <b>Not Applicable</b><br><input type="checkbox"/> Secondary street fencing is articulated & visually permeable. |
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| <b>Materials &amp; Architectural Elements:</b> | <input type="checkbox"/> Primary street facing elevation including garage has either a minimum or average external wall height of 31 visible standard brick courses (excludes eaves);<br><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); |
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*Primary street facing elevation has two or more of the following features:*

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| <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;                    | <input type="checkbox"/> Other Feature: _____                       |

*Note – approval of 'Other Features' is at the discretion of the developer's representative.*

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| <b>Roof Design &amp; Drainage:</b> | <input type="checkbox"/> Roof pitch is a minimum of 24 degrees (modular) or 8 degrees (singular);<br><input type="checkbox"/> Roof is to be constructed of clay/concrete tiles or custom orb metal deck sheeting and is of a suitable colour;<br><input type="checkbox"/> Roof drainage is connected to the Council stormwater pit and no soakwells are installed. |
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| <b>Driveway:</b>                          | <input type="checkbox"/> Driveway is 4-6m in width and to be constructed from brick paving, liquid limestone or exposed aggregate concrete.   |  |
| <b>Front Fencing:</b>                     | <input type="checkbox"/> If front fencing is proposed, it is not greater than 1.2m in height and contains visually permeable fencing between 0.75-1.2m in height.   | <input type="checkbox"/> <b>Not Applicable</b>   |
| <b>Air Conditioning Units:</b>            | <input type="checkbox"/> <b>Ground or Wall Mounted Unit</b><br>Unit is not visible from the public domain and top of unit is not higher than 1.8m from ground level.  | <input type="checkbox"/> <b>Roof Mounted Unit</b><br>Unit is of similar colour to the primary roof material and is located to minimise nuisance to neighbours. |
| <b>Solar Hot Water Units:</b>             | <input type="checkbox"/> Roof-mounted hot water unit is integrated and matches the roof profile to minimise visibility from the street.   | <input type="checkbox"/> <b>Not Applicable</b>   |
| <b>Misc.</b>                              | <input type="checkbox"/> Letterbox is to be located adjacent to driveway or integrated into the front fencing;<br><input type="checkbox"/> Clothes lines are to be screened from view of streets, laneways and POS. |  |
| <b>Local Development Plan Provisions:</b> | <input type="checkbox"/> An applicable Local Development Plan has been reviewed and all general and specific provisions relating to the subject lot/house have been satisfied.                                      | <input type="checkbox"/> <b>No LDP Applicable</b>  |

***Please 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 specific restrictive covenants of the relevant lot and the estate Design Guidelines for a full list of restrictions applying to the site.*