

## DESIGN APPROVAL CHECKLIST

# 4.2

3.6.3	The home has an entrance defined by a portico, verandah or porch, which is a minimum area of 4m <sup>2</sup> and is at least 1.5m deep.			
3.6.7	The home presents a major opening from a habitable room to the street, public open space and parkland.			
3.6.8	Windows to living areas facing north, east and west are shaded by eaves, canopies or hoods.			
3.6.10	Glazing on elevations facing a street are transparent or clear glass.			
<b>3.7 SITING AND BUILDING SETBACKS</b>				
3.7.1	The home is sited in accordance with the relevant Site Plan.			
3.7.2	For benched lots (single pad and split pad), the pad height has not be altered from the finished surface level by more than 150mm.			
3.7.3	On sloping lots (where at settlement the majority of the lot has a slope greater than 4%):			
	Excavation or fill does not exceed 2.0m in height from the as constructed surface level.			
	Retaining walls do not exceed 1.5m from the finished surface level as constructed by Cedar Woods.			
	Retaining greater than 1.5m are terraced, with terraces separated by 1.0m and landscaped.			
<b>3.8 ROOFING</b>				
3.8.1	All pitched roofs are a minimum 22.5 degrees.			
3.8.2	The overall roof design is articulated to create interest, with flat pitched, skillion or curved roofs incorporating multiple planes.			
3.8.3	Roofing is either matt finish powder coated metal, custom orb profile; or matt finish flat shingle style tiles.			
3.8.4	Pitched roofs have a minimum roof overhang of 450mm. Skillion roofs have a visible overhang. Openings under parapet roofs are shaded.			
<b>3.9 GARAGES</b>				
3.9.1	The home includes provision for two car parking spaces, one of which is undercover in a garage.			
3.9.2	The garage is stepped back a minimum of 840mm from the building line.			
3.9.3	Parking for trailers, caravans and boats are located such that the vehicle is kept out of view from the street.			
3.9.4	For Standard Lots, the external width of the garage does not exceed 50% of the width of the lot and does not exceed 7.0m.			
	For 10m wide Lots with a 2 storey home, a double garage is provided.			
	For 10m wide Lots with a 1 storey home, a single garage is provided.			
3.9.5	Garage doors to the front façade or any elevation that faces the street are a sectional overhead door that is complementary to the external colour scheme of the home.			
<b>3.10 DRIVEWAYS AND LETTERBOXES</b>				
3.10.1	The driveway is constructed of exposed aggregate concrete.			
3.10.2	There is a planting strip between the boundary and driveway.			
3.10.3	A 90mm PVC pipe or similar will be installed beneath the driveway, 1.0m from the front boundary.			
3.10.4	The letterbox is positioned on the front boundary adjacent to either the driveway or path with the house number clearly displayed and is purpose built and replicates the colour, material and style of the home.			
<b>3.11 LOT FENCING</b>				
3.11.2	Side wing fencing and gates between the side boundary and the house are set back 800mm from the front façade and are a feature type design.			
3.11.3	Front fencing is used to enclose a front courtyard and is constructed using rendered masonry with horizontal infill panels and is integrated and complementary to the home.			
<b>3.12 EXTERNAL BUILDING AND OTHER ITEMS</b>				
3.12.1	Outbuildings such as sheds, are located to the rear of the property and are not visible from the street.			
3.12.5	Roof mounted solar hot water system tanks (not including solar panels), pool heating systems, antennas and satellite dishes:			
	Are not visible from the street and are screened or sited unobtrusively from public areas.			
	At their highest point, do not exceed the peak ridge of the roof of the home.			
	On corner lots, are located on secondary frontages where it is impractical to locate them elsewhere, utilising slimline or low profile units.			
3.12.6	External plumbing (excluding drainage downpipes) and reticulated or wired services are not visible from the street.			
3.12.7	Meter boxes are located on the side of the home or secondary frontage, are positioned at 90 degrees from the street frontage and are coloured/painted to match the adjacent walls.			